



FOR SALE | LAND

DEVELOPMENT SITE - BANK OWNED!

975 Golf Avenue, Holly Hill, FL 32117



5+/- Acres

SALE OVERVIEW

LOT SIZE: 5+/- Acres
330+/- FF On Golf Ave.

SALE PRICE: \$195,000

PARCEL NO: 4242-04-21-0100

ZONING: IPUD 'Industrial
Planned Unit
Development'

PROPERTY DESCRIPTION

Development Site - Bank Owned!
Current IPUD limited to Self Storage with Manager Residence.
Per City of Holly Hill best Future Land Use may be 'Low Density' max 6 units per acre - Single Family or Townhomes.
Just a few blocks off Nova Road between LPGA Boulevard and Hand Avenue.
Great location for infill project.
Mostly cleared and fenced.
Per City of Holly Hill - Sewer available at site.

LOCATION OVERVIEW

Located just east of Nova Road and north of LPGA Boulevard.



JOHN W. TROST, CCIM
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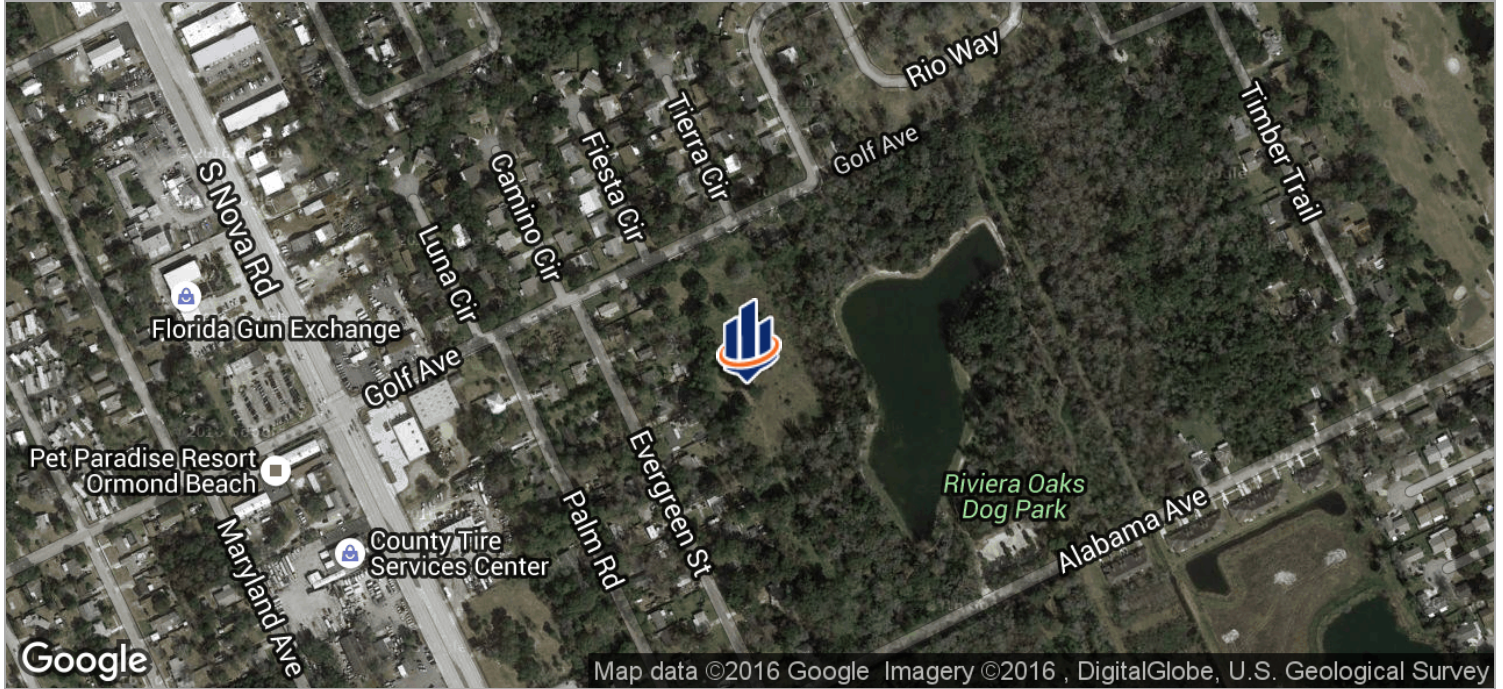
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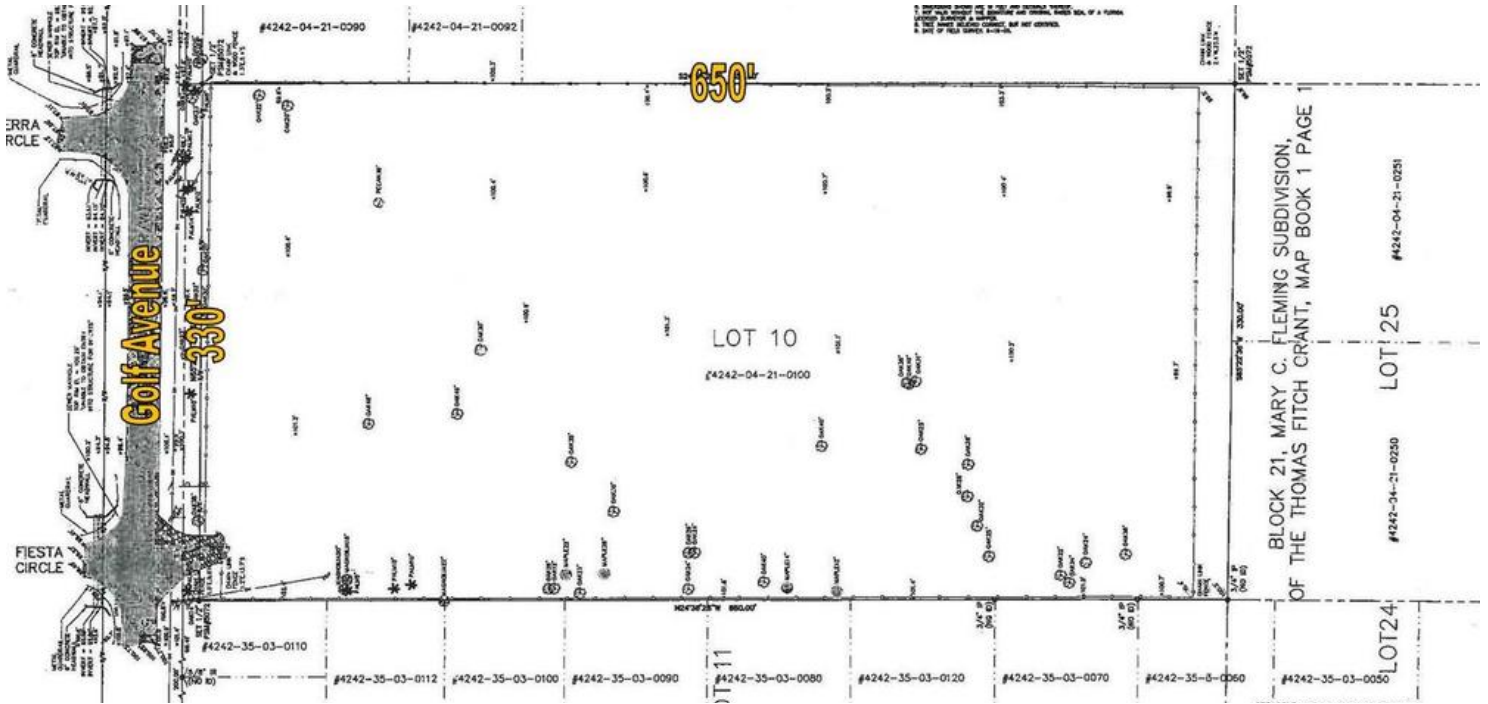
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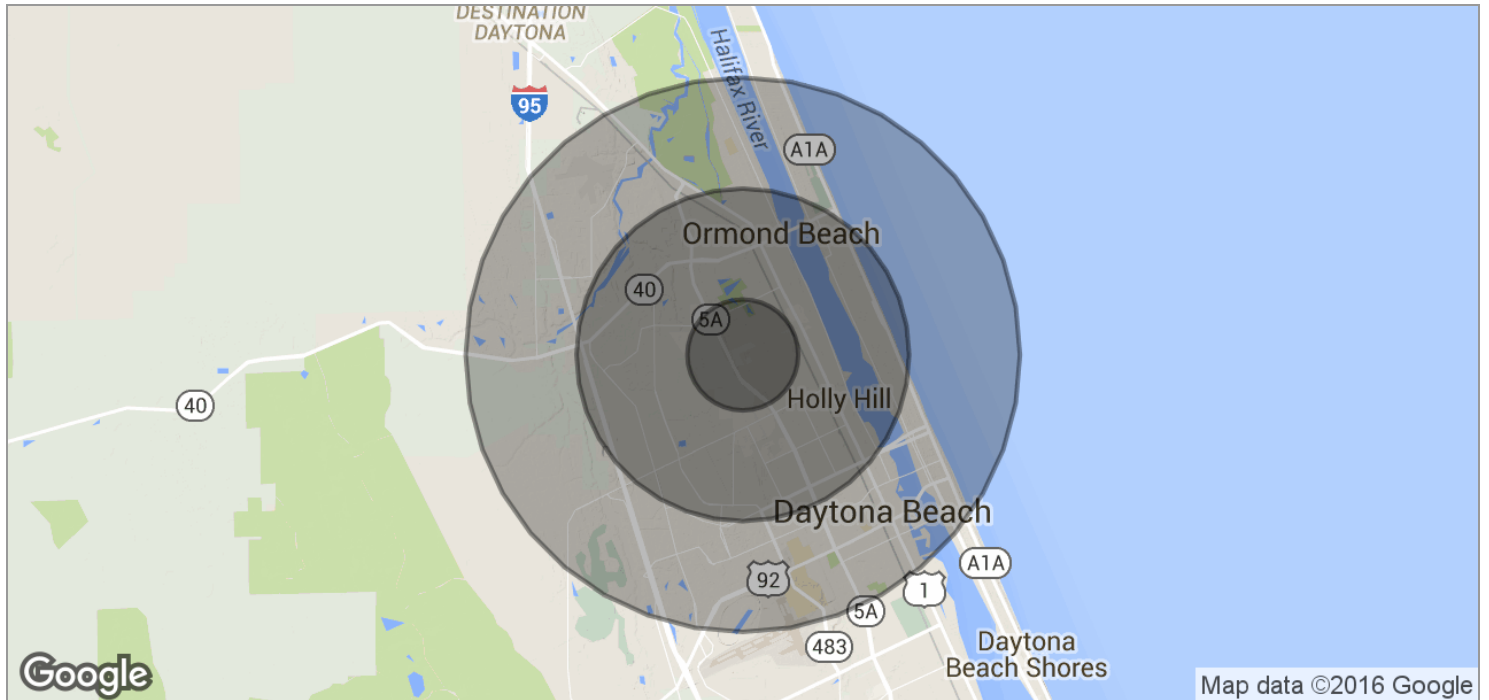
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,148	58,466	100,375
MEDIAN AGE	44.2	44.6	41.5
MEDIAN AGE (MALE)	41.5	42.2	40.1
MEDIAN AGE (FEMALE)	46.9	46.1	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,906	25,125	41,985
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$42,672	\$47,966	\$49,095
AVERAGE HOUSE VALUE	\$159,226	\$174,719	\$195,952



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