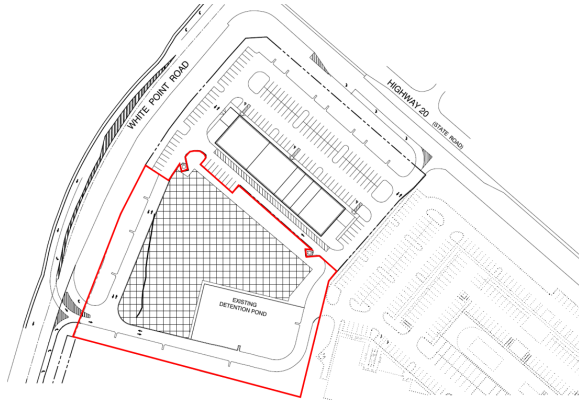


4585 HWY 20 E

NICEVILLE, FL 32578



EXECUTIVE SUMMARY



PROPERTY SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.72 Acres
APN #:	23-1S-22-0000-0001-024F
Property Type:	Vacant Mixed Use Land
Zoning:	Mixed Use 1 (MU-1)
Cross Streets:	HWY 20 & White Point Rd

PROPERTY OVERVIEW

Rare opportunity to purchase 1.72 acres of mixed use land in Niceville, FL. The 1.72 acre site is ideally located at the signaled intersection of Hwy 20 and White Point Rd and is located in one of the most established neighborhoods in Niceville. The site is adjacent to the Shops at Bluewater Bay which is a mixed use development consisting of 18,900 SF of retail and restaurant space. There are strong traffic counts in excess of 30,000 cars per day on Hwy 20 and is close to CR 293 which has over 20,000 cars per day. The site is a portion of the Shops at Bluewater Bay parcel (Parcel ID 23-1S-22-0000-0001-024F). The property is zoned MU-1 and can accommodate a variety of commercial and residential uses. This site would be excellent for an office, retail, or multi-family use.

The property falls Allowable uses under MU-1 zoning include retail shopping centers, restaurants, convenience store, professional and medical offices, warehouse, single-family and multifamily residential buildings, assisted living facilities, and several other similar uses.

PROPERTY HIGHLIGHTS

- Excellent mixed use acreage available in the booming city of Niceville
- Ideal developer opportunity for a office, retail, multifamily or residential site
- 1.72 acres ideally located near the busy signaled intersection of Hwy 20 E & White Point Rd
- Highly sought after area to reside with affluent demographics
- Average household income within a 5 mile radius is over \$88,000

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ADDITIONAL PHOTOS



Shops at Bluewater Bay - Adjacent to the subject site

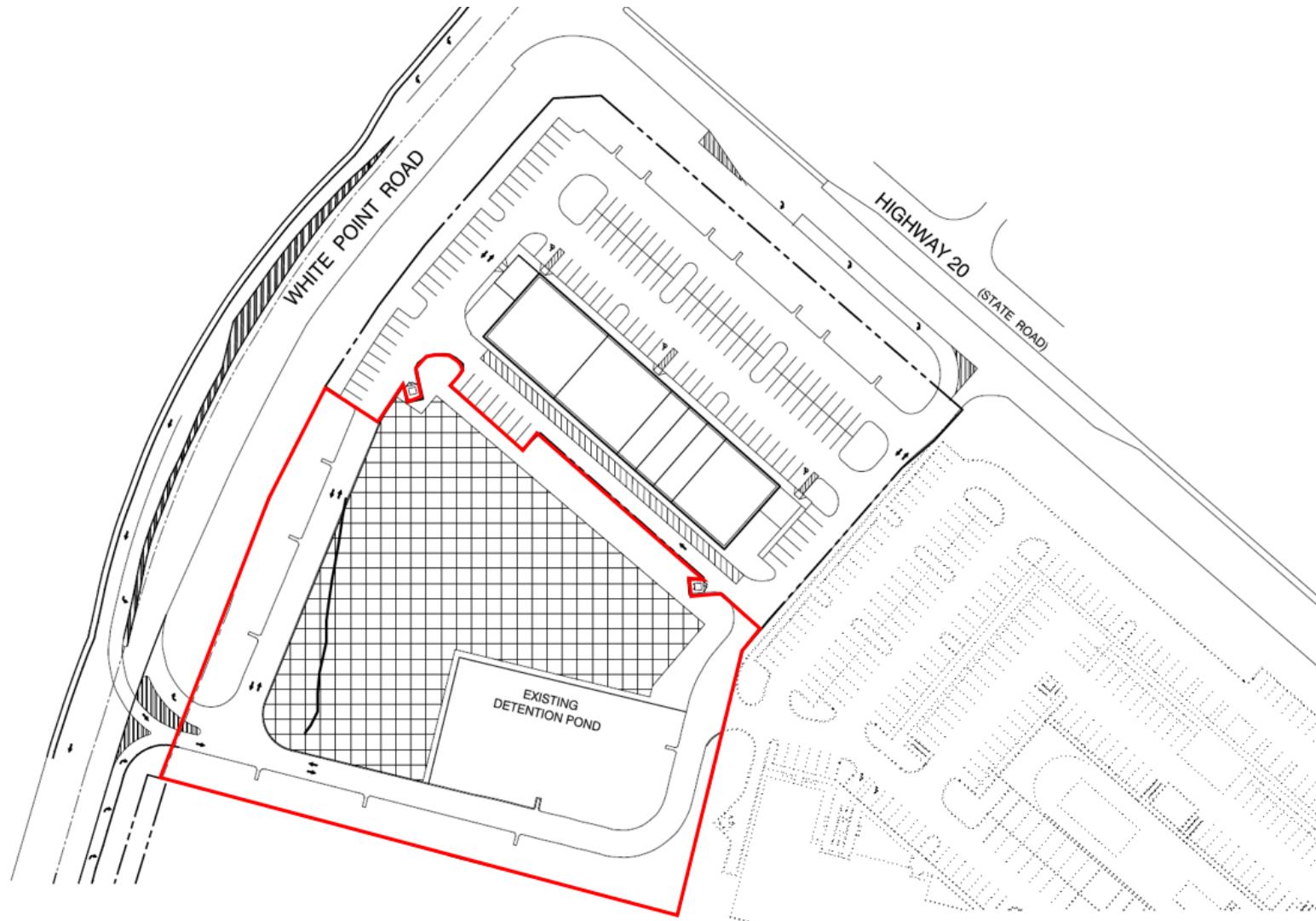


Streetview of the 1.72-acre subject site

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SUBJECT SITE

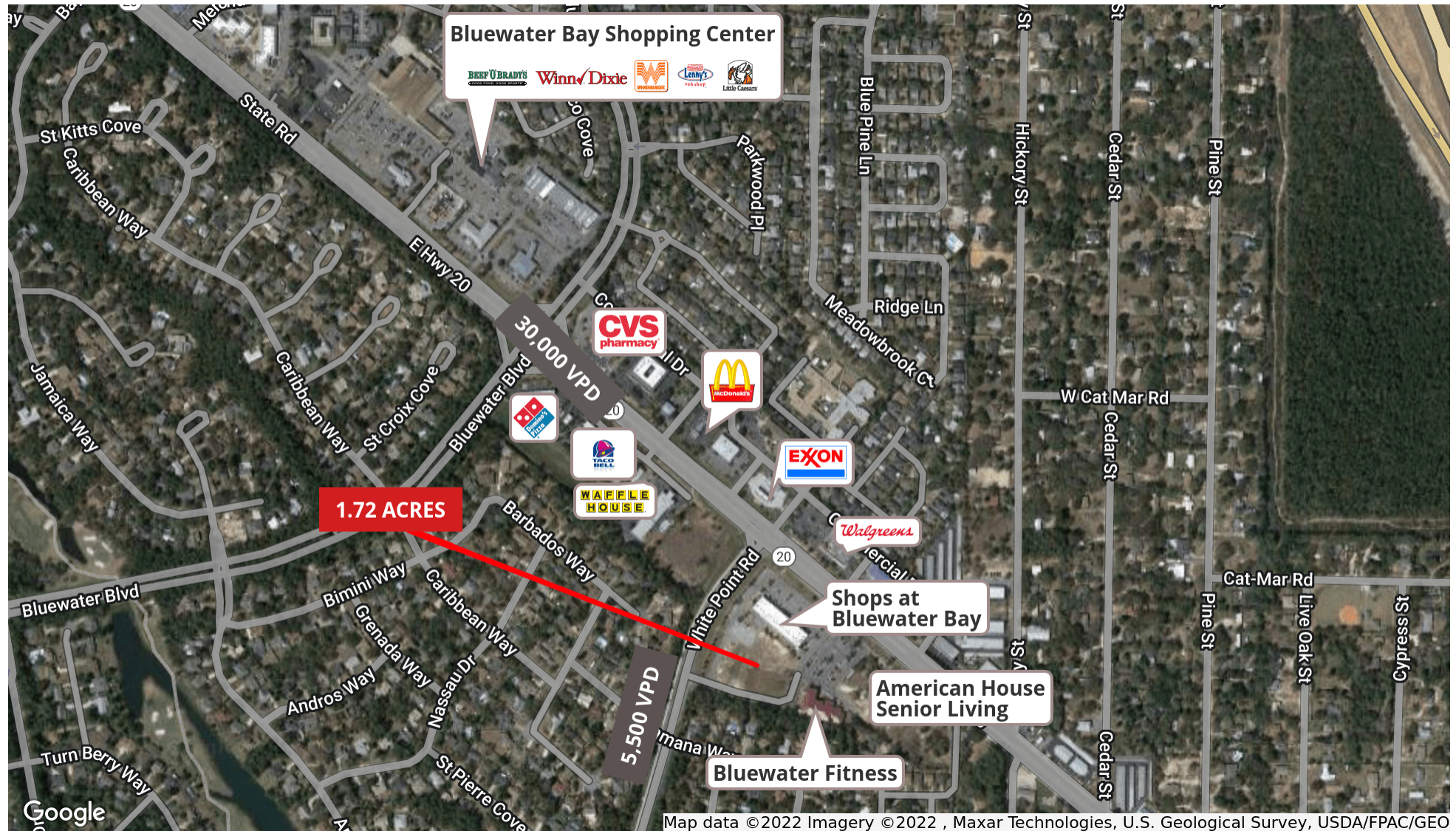


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LOCATION MAPS



BERKSHIRE HATHAWAY
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 PenFed Realty

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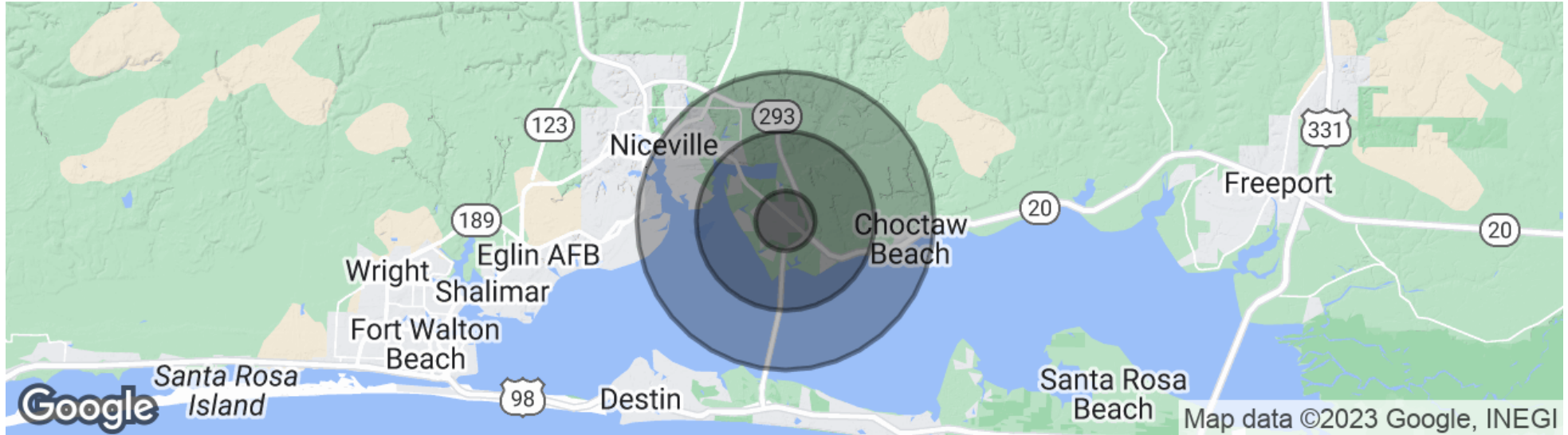
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 MORE INFORMATION AVAILABLE
 BHHSPENFED.COM

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,821	14,269	27,699
Median age	43.6	43.2	43.1
Median age (Male)	42.3	42.0	41.7
Median age (Female)	44.7	44.2	44.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,449	5,452	10,846
# of persons per HH	2.6	2.6	2.6
Average HH income	\$97,925	\$95,681	\$88,283
Average house value	\$344,376	\$337,971	\$316,571

* Demographic data derived from 2020 ACS - US Census