

NAVARRE .45 ACRES - COMMERCIAL LAND

2735 HWY 87, NAVARRE, FL 32566

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$109,000
Property Type:	Vacant Commercial Land
Lot Size:	0.45 Acres
Price / Acre:	\$242,222
Zoning:	HCD
Market:	Navarre
Traffic Count:	11,500

PROPERTY OVERVIEW

Prime commercial acreage available in Navarre, Florida. The site is a total of +/- .45 acres of vacant commercial land and is zoned HCD (Highway Commercial Development District - Santa Rosa County) which allows a wide variety of commercial uses. The owner has a recent wetland delineation report for the property showing no jurisdictional wetlands on the site and the entire .45 acre site is uplands. Additionally, the site has excellent drainage and would be an excellent site to develop for a business. The site is located just north of the Navarre Bridge and within minutes to the pristine white sand beaches, shopping, and restaurants in Navarre. The property has excellent visibility and exposure along East Bay Blvd (11,500 AADT) which is off of Hwy 87 (23,000 AADT). Hwy 87 connects to one of the most traveled arterial in Northwest FL, US Highway 98 (44,000 AADT).

PROPERTY HIGHLIGHTS

- High traffic location in one of Northwest Florida's most rapidly growing communities
- Close proximity to many national retailers, restaurants, beaches, and military bases.
- Located just northeast of the brand new Aldi anchored retail development in Navarre
- Excellent development site containing no wetlands. Seller has a recent wetland report

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NAVARRE TRADE AREA



LOCATION DESCRIPTION

Location Overview: The Navarre trade area has become one of the most sought after areas to reside and a popular tourist destination. The area boasts strong household income with affluent demographics. There are an estimated 4.5 million people that visit the Emerald Coast annually and Navarre Beach has been ranked by USA Today as one of the top 5 beaches in the Florida. Nearby restaurants and retailers include Publix Grocery Winn Dixie, Wal-Mart Supercenter, Dollar Tree, Culver's, Shrimp Basket, KFC, Pizza Hut, Taco Bell, Waffle House, CVS, Regions Bank, Walgreens, AT&T, & many more.

Navarre is nestled between Pensacola and Destin, which has miles of beautiful white sand beaches, emerald waters, and sand dunes. The site is within close proximity to several military bases in the region which include the Pensacola Naval Station, Naval Air Station Whiting Field, Hurlburt Field, and Eglin Air Force Base. The military bases annually bring in over \$7.8 billion into the local economy. Santa Rosa County is a resident and tourists' dream with top-notch amenities including crime rates significantly below state/national averages and an "A" grade school district from the Florida Department of Education. The current population in Santa Rosa County has grown by 19% in the last decade making it one of the fastest-growing counties in the US. The University of Florida's Bureau of Economic and Business Research predicts that the County's population could reach a record 180,000 residents by 2020. The population density in the area is expected to continue to grow, which when added to a strong tourism industry, positions the area for strong economic growth. This region is widely known as a family-friendly vacation destination ideal for weekend getaways or a place to spend an entire season.

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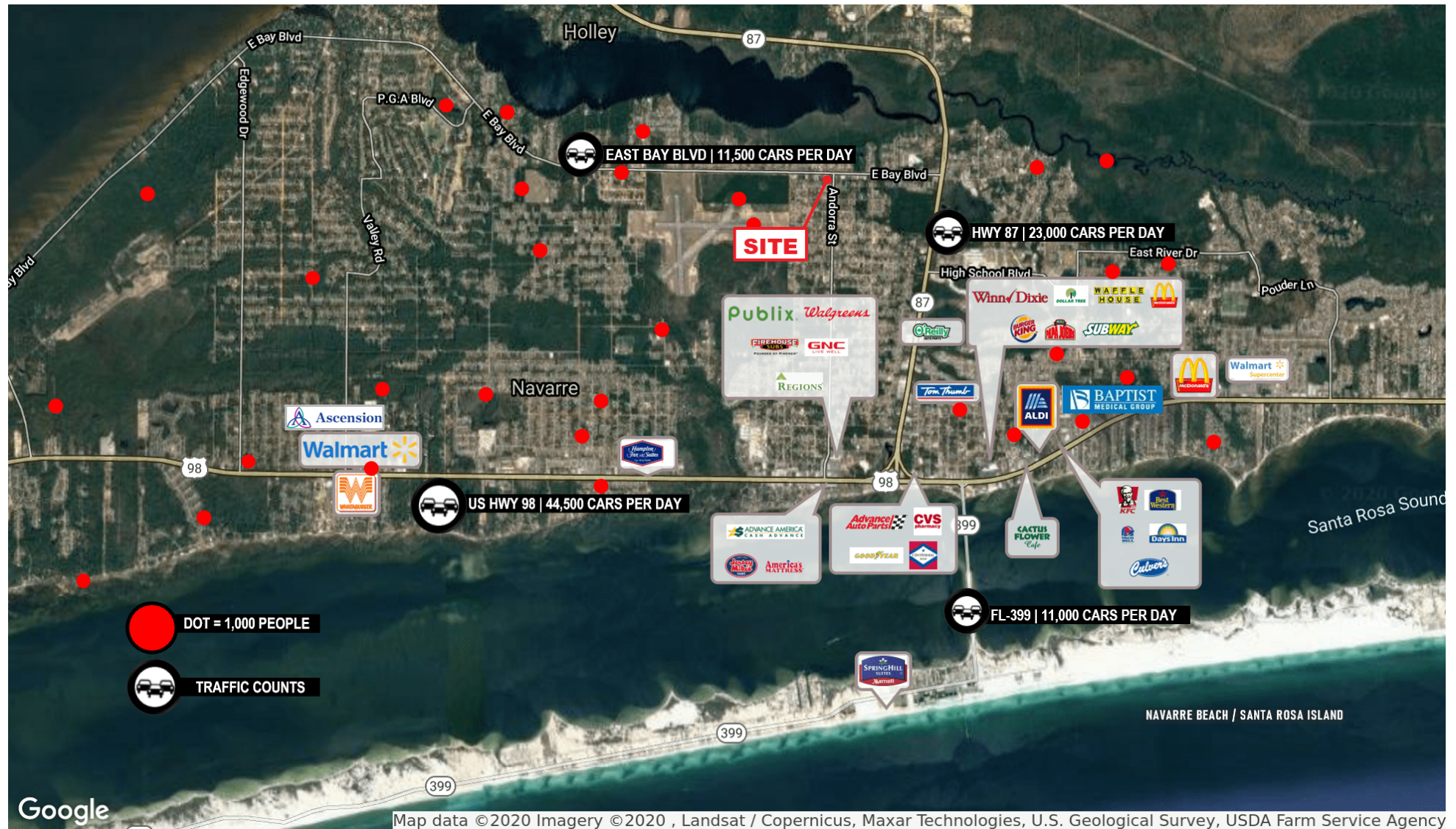
PLAT MAP



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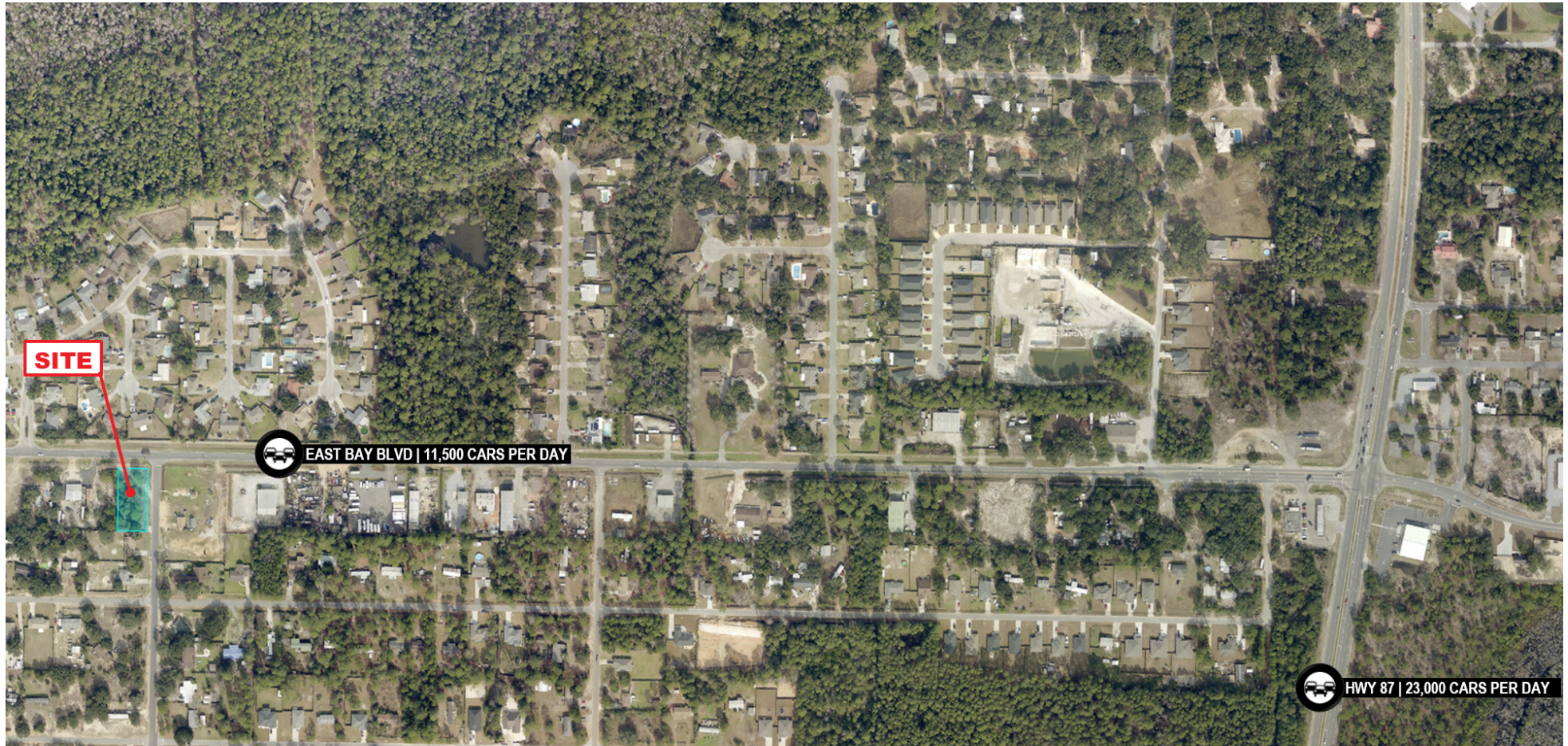
AERIAL RETAIL MAP



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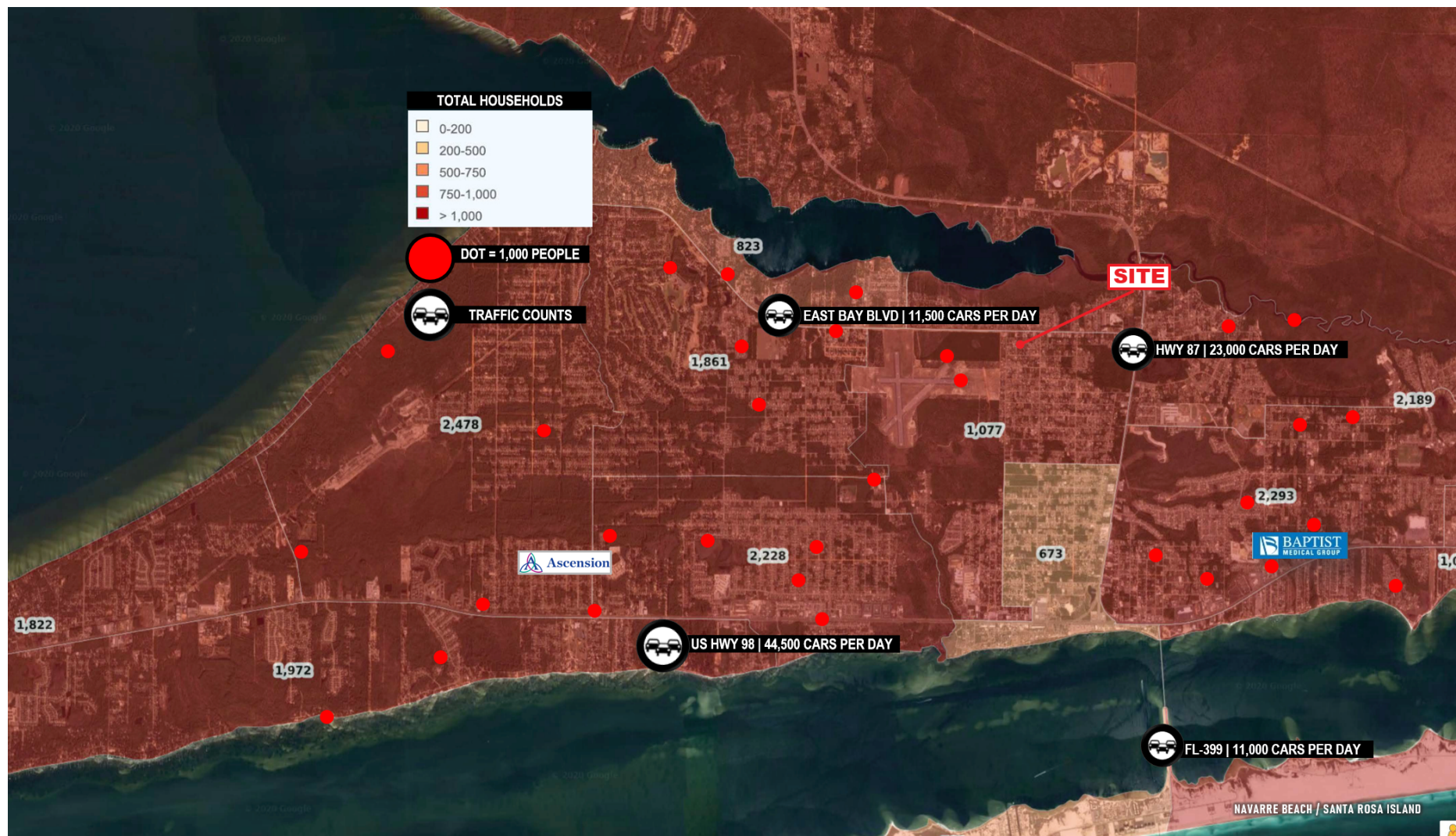
LOCATION MAPS



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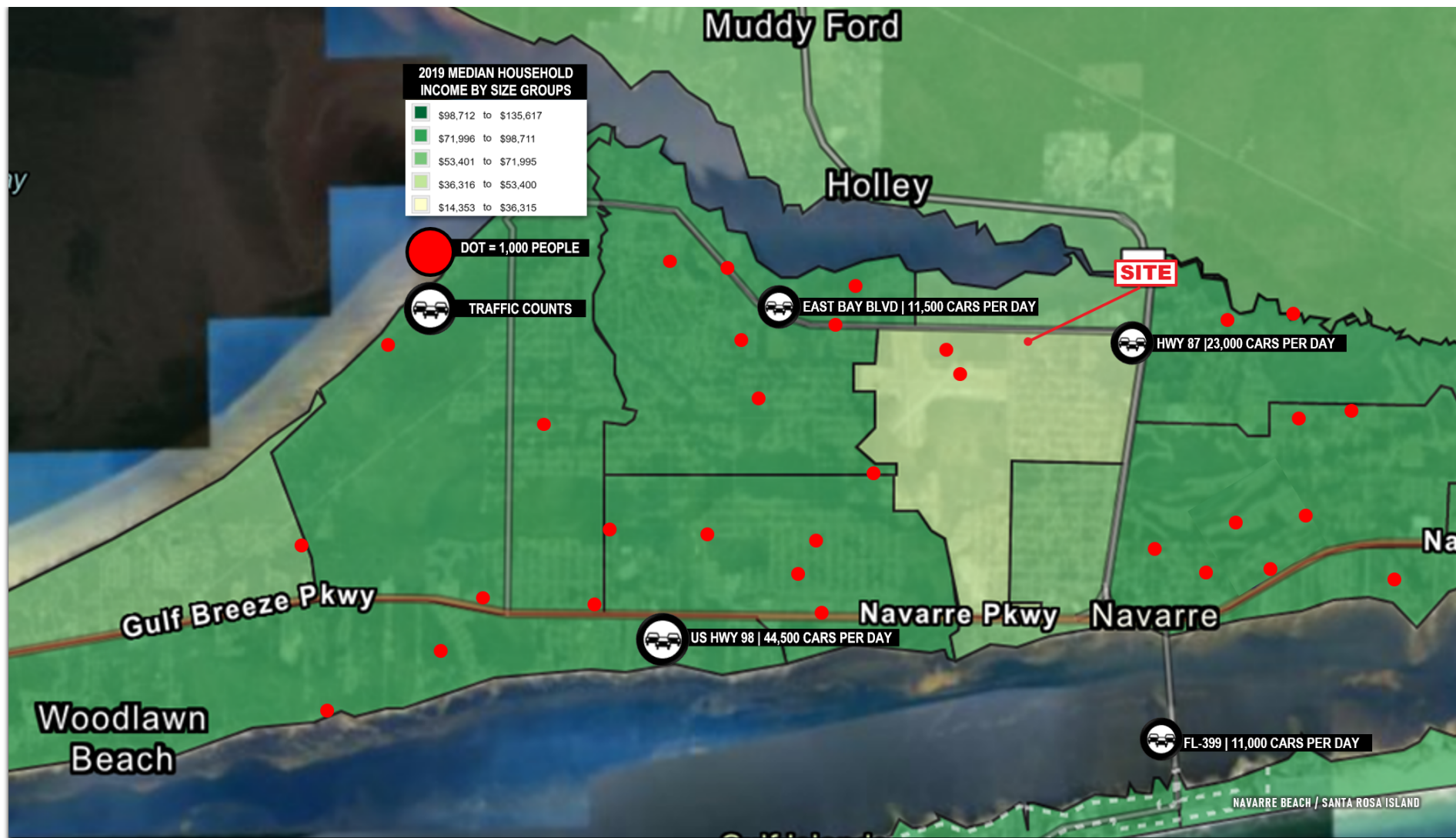
TOTAL HOUSEHOLDS



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MEDIAN HOUSEHOLD INCOME

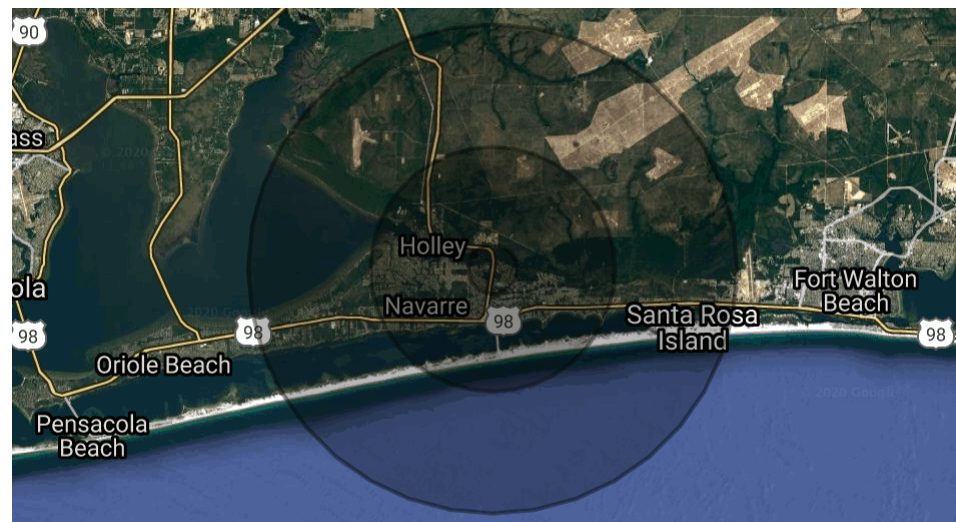


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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILES	3 MILES	5 MILES
2023 Projection			
Total Population	3,740	26,163	44,527
2018 Estimate			
Total Population	3,745	22,932	38,980
2010 Census			
Total Population	3,108	18,959	32,695
2000 Census			
Total Population	1,177	9,112	19,643
Current Daytime Population			
2018 Estimate	2,987	14,688	26,634
HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2023 Projection			
Total Households	1,328	9,695	16,972
2018 Estimate			
Total Households	1,303	8,437	14,711
Average (Mean) Household Size	2.65	2.69	2.65
2010 Census			
Total Households	1,084	6,999	12,395
2000 Census			
Total Households	418	3,344	7,391
HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2017 Estimate			
\$200,00 or More	0.88%	0.94%	1.36%
\$150,00 - \$199,999	2.27%	2.50%	2.74%
\$100,000 - \$149,999	8.06%	8.34%	8.81%
\$75,000 - \$99,999	12.22%	12.70%	12.73%
\$50,000 - \$74,999	12.36%	13.82%	17.04%
\$35,000 - \$49,999	12.92%	13.58%	14.40%
\$25,000 - \$34,000	9.77%	9.75%	10.09%
\$15,000 - \$24,999	14.01%	13.58%	12.79%
Under \$15,000	24.14%	22.70%	18.86%
Average Household Income	\$48,203	\$50,505	\$55,319
Median Household Income	\$33,692	\$36,945	\$42,078
Per Capita Income	\$18,989	\$19,830	\$21,382



POPULATION PROFILE	1 MILES	3 MILES	5 MILES
Population By Age			
2018 Estimate Total Population	3,745	22,932	38,980
Under 20	28.73%	27.46%	26.70%
20 to 34 Years	20.72%	19.36%	19.98%
35 to 39 Years	8.02%	7.45%	7.10%
40 to 49 Years	14.31%	14.20%	14.13%
50 to 64 Years	17.51%	18.89%	19.49%
Age 65+	10.71%	12.66%	12.60%
Median Age	36.34	37.13	37.31
Population 25+ By Education Level			
2018 Estimate Population Age 25+	2,455	15,409	26,431
Elementary (0-8)	0.85%	0.88%	1.23%
Some High School (9-11)	3.83%	4.38%	5.05%
High School Graduate (12)	19.67%	20.56%	21.82%
Some College (13-15)	28.59%	26.33%	25.59%
Associate Degree Only	14.38%	14.74%	14.86%
Bachelors Degree Only	22.73%	22.87%	21.17%
Graduate Degree	9.52%	9.80%	9.86%