



EXCLUSIVE LAND INVESTMENT OPPORTUNITY

# 9-ACRE RESIDENTIAL OPPORTUNITY

MONETT STREET, NICEVILLE, FL 32578

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## PROPERTY OVERVIEW



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$550,000
<b>Lot Size:</b>	9.0 Acres
<b>APN #:</b>	01-1S-23-0000-0020-0000 & 01-1S-23-0000-0020-0010
<b>Zoning:</b>	R-1

### PROPERTY OVERVIEW

Excellent opportunity to purchase +/- 9 acres of residential land in Niceville, FL. The +/- 9 acre site is located in one of the most established, affluent areas of Niceville. The site is adjacent to Turkey Creek Park and is in close proximity to the hospital, the NW FL college, schools, the Destin/Ft Walton airport, and numerous residential developments. The property is zoned R-1 Residential Single Family which allows 5 dwelling units per acre, per the zoning code and subject to county/city approval. This is an excellent site for a single-family residence or a developer opportunity to subdivide the property and sell individual lots or single-family homes. The Turkey Creek, natural forest, and wetlands surrounding the property will serve as the perfect natural amenities for a potential residential development and/or for homeowners. The population growth in Niceville has skyrocketed in the last decade and continues to be a strong housing market due to its location being minutes of the world's largest air force base, new developments, and all of the desirable features Niceville has to offer.

### PROPERTY HIGHLIGHTS

- The sites location allows close proximity to the local schools, parks, retail centers, and highways
- Highly sought after area to reside with affluent demographics and strong economic growth



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## AERIAL MAP





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## LOCATION MAP



## LOCATION OVERVIEW

The property is located around Eglin Golf course, Twin Cities hospital, restaurants, professional and medical offices, storage facilities, single-family and multifamily residential buildings, assisted living facilities, and several other similar uses. It is less than 10 minutes to Eglin Airforce Base, which is the largest military base in the country. Northwest Florida State College nearby has approximately 6,700 students enrolled. Also, around the site is Turkey Creek Park which is a beautiful nature preserve, and to the South is the Boggy Bayou.

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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,053	13,660	27,530
Average age	34.5	37.6	37.8
Average age (Male)	27.9	33.3	35.2
Average age (Female)	43.7	43.9	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,686	6,568	10,532
# of persons per HH	2.6	2.6	2.6
Average HH income	\$59,122	\$68,838	\$74,232
Average house value	\$206,898	\$266,979	\$295,718

*\* Demographic data derived from 2020 ACS - US Census*

