



EXCLUSIVE RETAIL/COMMERCIAL LAND INVESTMENT OPPORTUNITY

2.9-ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY

4305 FERDON BLVD S, CRESTVIEW , FL 32536

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OFFERING SUMMARY



PROPERTY SUMMARY

Sale Price:	\$975,000-\$1,950,000
Property Type:	Retail/Commercial Land
Lot Size:	Up to 2.9 Acres
APN #:	32-3N-23-0000-0057-0120 & 32-3N-23-0000-0057-0130
Zoning:	C-1
Market:	Crestview
Cross Streets:	HWY 85 & Hugo Lane
Traffic Count:	41,500

PROPERTY OVERVIEW

Excellent developer/investor opportunity in the rapidly growing Crestview market to purchase up to 2.9 acres of commercial retail land. The site consists of a total of +/- 2.9 acres and the seller would consider subdividing the acreage. The zoning is C-1 which allows for a wide variety of mixed-use commercial uses supporting retail, restaurant, hotels, and many other uses. The site has additional acreage that will become available to purchase and is an ideal location for a restaurant, QSR, retail, hotel, and office development. The property has excellent visibility and exposure along one of the most traveled arterials in NW FL, Highway 85 (Ferdon Blvd), with approximately 41,500 AADT. National retailers and restaurants nearby include Lowe's, Walmart, Panda Express, Arby's, Popeyes, Wendy's, Zaxby's, Hardee's, Whataburger, and many more.

PROPERTY HIGHLIGHTS

- High traffic location in one of Northwest Florida's most rapidly growing communities
- Close proximity to many national retailers and restaurants
- Located in one of Florida's fastest growing MSA's and the region's dominant commercial corridor
- Prime location near numerous national retailers, restaurants, and hotels
- Located off Ferdon Blvd & I-10 which experience a combined 78,593 cars per day
- Stable employment; located 17 miles from the largest Air Force Base in the world, Eglin AF Base

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CRESTVIEW, FL CITY DESCRIPTION



LOCATION DESCRIPTION

The Crestview MSA encompasses Okaloosa County and Walton County, and is located in the Florida Panhandle. With a population of nearly 270,000, the Crestview MSA is one of the fastest growing MSAs in Florida, having grown over 25% since 2000. Driven by Florida's leading economy, the Crestview MSA is expected to continue to outpace the state and national average over the next five years with projected growth of more than 7.9%.

Over the past 24 months, the Crestview MSA has increased its employment base by an impressive 2.6%. Crestview's unemployment rate is an astounding 4.2%, which is the lowest unemployment rate in Florida and represents a 5.6 percentage point drop since January 2010.

The Crestview MSA is currently experiencing an economic boom exceeding state and national averages due to its vibrant military, tourism, and fishing industries, along with Okaloosa County leading Northwest Florida in the healthcare industry. The Crestview MSA is home to the world's largest air force base, Eglin Air Force Base, located between Crestview and Fort Walton Beach. The aerospace and defense industry provides nearly \$19 billion of gross regional product in Northwest Florida, accounting for over 35% of the total gross regional product, and generating an estimated 192,000 jobs.

Other nearby large cities include Fort Walton Beach (21,817 residents) and Destin (13,523 residents), both popular tourism destinations as they are situated along Florida's Emerald Coast that stretches from Panama City Beach to Pensacola Beach.

Traffic into the retail concentration of Crestview is bolstered by the area's largest hospital, North Okaloosa Medical Center, located to the north of the site. The 110-bed hospital employs 600 healthcare professionals and serves nearly 50,000 inpatients and outpatients annually.

The world's largest air force base, Eglin Air Force Base, is located less than 25 miles south from the subject site. Eglin Air Force Base has a rapidly growing base population with approximately 38,000 personnel, and will continue to support the retail concentration in Crestview. The complex supports 72,000 jobs worth \$835 million in salaries. National retailers and restaurants in Crestview include Walmart, Publix, Staples, Lowe's, At&t, Bealls Outlet, Wendy's, Popeye's Zaxby's, Hardee's, Whataburger, Firehouse Subs, Popeye's, Chic-Fil-A, Taco Bell, Starbucks, Dunkin' Donuts, Panera Bread, Arby's, McDonald's, and Jimmy John's.



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LAND AVAILABLE



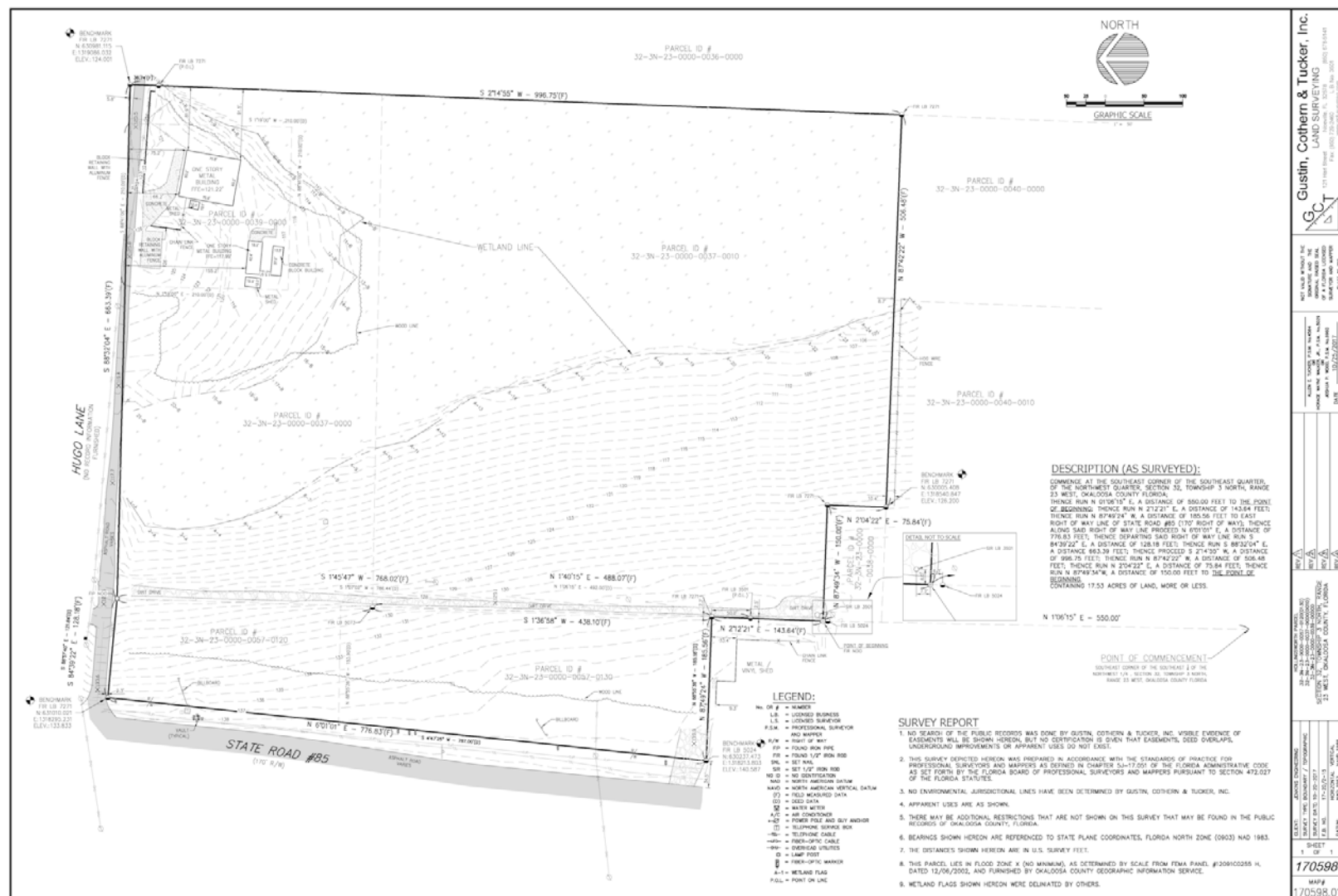
OF LOTS 2 | TOTAL LOT SIZE 2.9 ACRES | TOTAL LOT PRICE \$975,000 - \$1,950,000 | BEST USE RETAIL/RESTAURANT DEVELOPMENT

STATUS	LOT #	SIZE	PRICE	ZONING
Available	1	1.45 Acres	\$975,000	C-1
Available	2	1.45 Acres	\$975,000	C-1

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SURVEY



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CONCEPTUAL SITE PLAN



HWY 85 & HUGO LANE IN CRESTVIEW

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AERIAL RETAIL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,239	32,279	50,010
Average age	33.4	33.1	34.4
Average age (Male)	34.2	33.4	34.5
Average age (Female)	31.7	32.6	34.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	852	12,044	18,476
# of persons per HH	2.6	2.7	2.7
Average HH income	\$64,986	\$61,537	\$61,575
Average house value	\$199,242	\$197,812	\$198,402
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	1,760	25,122	39,843
Total Population - Black	281	4,714	6,351
Total Population - Asian	74	923	1,158
Total Population - Hawaiian	0	9	15
Total Population - American Indian	2	133	273
Total Population - Other	15	269	733

* Demographic data derived from 2010 US Census

