SVN
SOUTHLAND COMMERCIAL

HIGH DENSITY WATERFRONT DEVELOPMENT SITE

NAVARRE BEACH

TINA DRIVE
NAVARRE, FL 32566

Michael Carro, CCIM
Senior Advisor, Principal
850.434.7500
mcarro@svn.com

Lisa D. Bradley
Advisor
850.434.7500
lbradley@svn.com

Executive Summary

OFFERING SUMMARY

Sale Price:	$2,299,000
Lot Size:	1.8 Acres
Zoning:	NB-HD, Navarre Beach - High Density
Market:	Gulf Coast
Submarket:	Navarre Beach
Price / AC:	$1,277,222

PROPERTY OVERVIEW

ATTENTION DEVELOPERS - PRICE REDUCED! SVN SouthLand Commercial is proud to offer this waterfront development site for sale! Great location for a high end condominium, townhome, or multifamily development along the white sands of the Santa Rosa Sound on Navarre Beach. This great Investment Opportunity, previously approved for 12 level complex that includes 54 units, covered parking, pools, private beaches, 30 boat slip marina, and many other amenities.

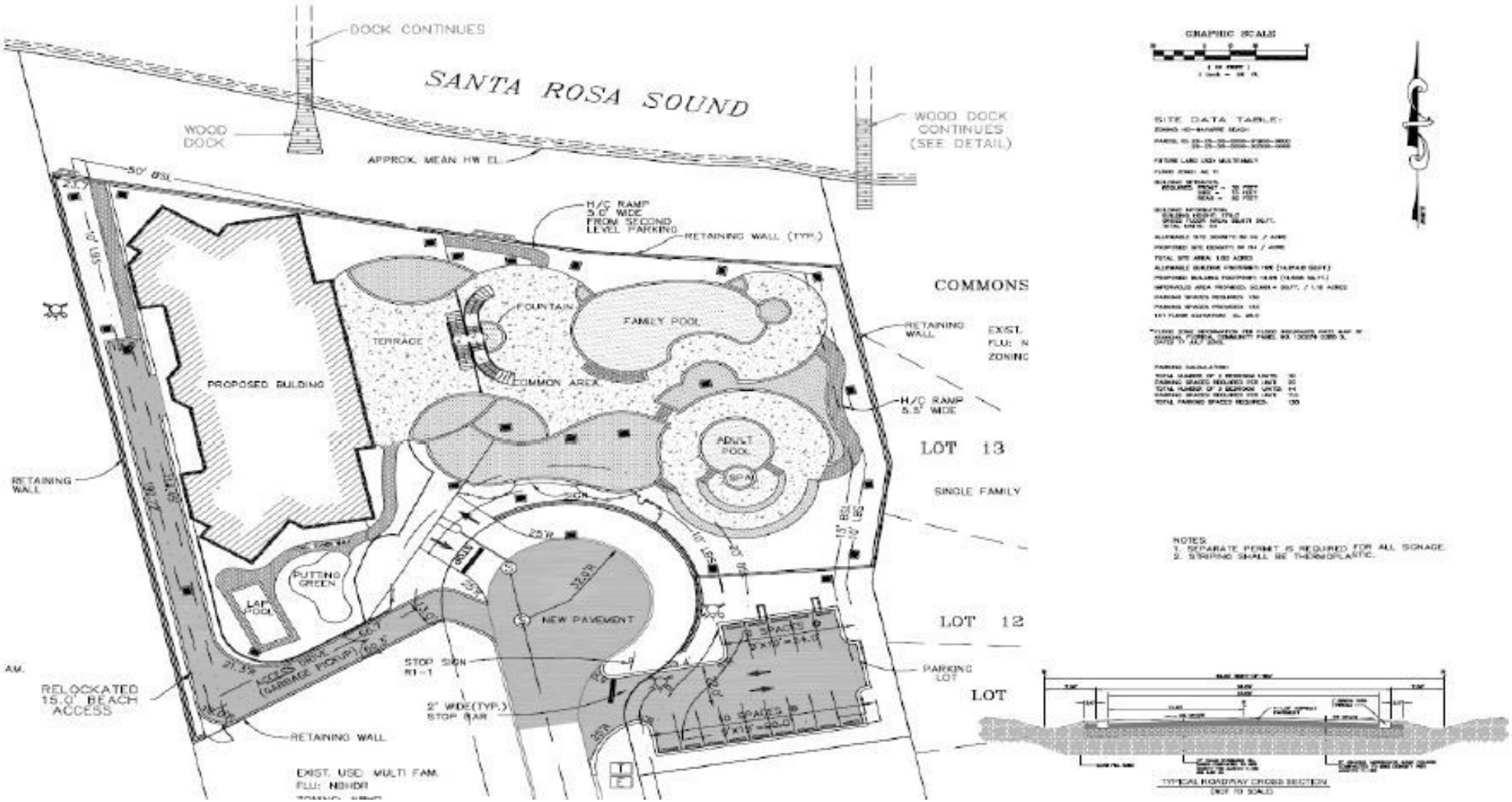
PROPERTY HIGHLIGHTS

- 320 Ft of Water Frontage
- Zoned HD
- Development Order In Place
- 54 Unit High Rise
- 1.8 Acres
- Current Strong Demand for Condominiums in Navarre Beach

Aerial Photo

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Site Plan



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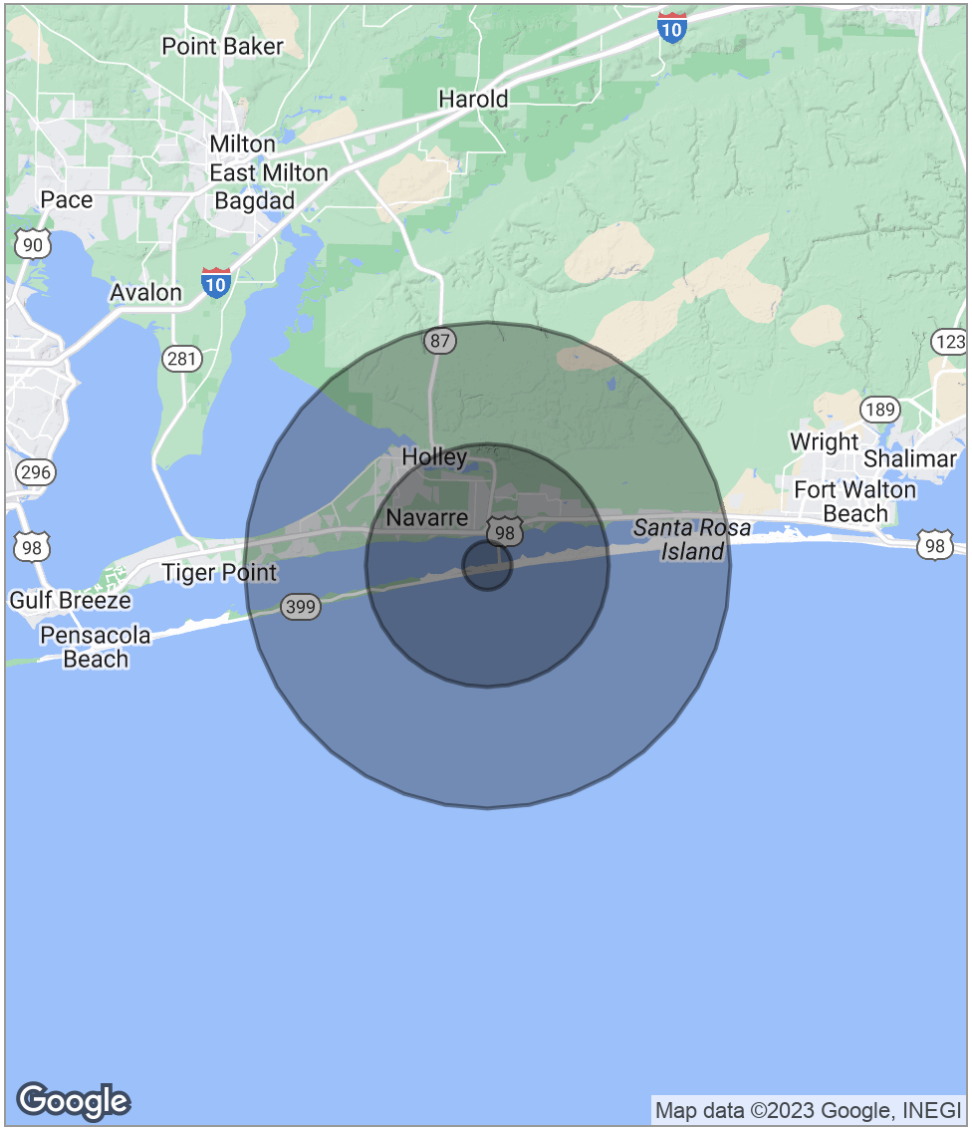
Location Maps

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,035	20,824	46,065
Median age	38.6	35.8	36.7
Median age (male)	39.7	36.7	37.3
Median age (Female)	37.9	35.3	36.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	417	7,651	17,574
# of persons per HH	2.5	2.7	2.6
Average HH income	$61,038	$67,873	$71,829
Average house value	$247,479	$256,621	$256,339

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

Michael Carro, CCIM

MICHAEL CARRO, CCIM

Senior Advisor, Principal

186 N. Palafox Street
Pensacola, FL 32502
T 850.434.7500
C 850.380.3344
mcarro@svn.com
FL #BK3179263

PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Halford. He received the NAIOP 2010 "Broker Deal of the Year" Award and the NAIOP "New Development of the Year" in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

2016 #1 Top Producer in the State of Florida for SVN
2016 #3 Top Producer in the USA for SVN
2016 NAIOP Broker Deal of the Year Award Winner

Restaurant Background
•Founded The Restaurant Realty Network and TheRestaurantRealty.com
•Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
•In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
•Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

•Graduated from the University of Arizona with a BS in Business Administration
•Member of the Alpha Tau Omega fraternity
•Cheerleader for the University of Arizona from 1987 to 1990.

MEMBERSHIPS & AFFILIATIONS

•President of Gallery Night Pensacola
•Board Member for the Downtown Improvement Board
•Former President of Pathways For Change, a faith based sentencing option for non-violent criminal offenders.
•Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
•2008 Received the National "President's Volunteer Service Award"

Lisa Bradley

LISA D. BRADLEY

Advisor

186 N. Palafox Street
Pensacola, FL 32502
T 850.434.7500
C 850.712.2232
lbradley@svn.com
FL #SL3113372

PROFESSIONAL BACKGROUND

Lisa D Bradley is a Commercial Real Estate Advisor with SVN | SouthLand Commercial Real Estate, providing the highest quality brokerage, consulting, and advisory services in Northwest Florida. Lisa specializes in the sales of Multifamily/Apartment investment properties and development land. She is a member of the SVN Land & Development Council, and the SVN National Multifamily Council, and the SVN Florida Multifamily Team. The Florida team is a premier group of agents/brokers that have sold over 12,000 apartment units, with nearly $1 Billion in total sales. Although Lisa specializes in land and multifamily properties, she has extensive experience representing buyers, sellers, landlords, and tenants in a variety of investment and owner-user properties, including industrial, office and retail properties. SVN's commitment to excellence and their entrepreneurial spirit is reflected in their strict policy of sharing commissions with other brokers 100% of the time. This has been proven to increase demand for assets and, consequently, sale prices.

Background:
Lisa began her commercial real estate career as a Certified General Commercial Real Estate Appraiser in the Bay Area of California. She moved to Pensacola in 2003 to further her career as a commercial real estate appraiser. With 20+ years of experience appraising a variety of commercial and investment properties, Lisa joined SVN with a unique set of expertise that has assisted her in exceeding the goals of her clients.

Family/Community:
A wife, mother, and grandmother. Lisa enjoys cooking, boating, biking, paddle boarding, SCUBA diving, golf, hiking, and target shooting. Lisa is a proud member of Impact 100 (provides annual grants to local non-profits), a board member of Bread & Table (a non-profit & social group working to help feed children in our community) and a volunteer ReadingPal with Every Child Reader in Escambia (ECARE).

MEMBERSHIPS & AFFILIATIONS

SVN National Multifamily Council
SVN Florida Multifamily Advisors
SVN Land and Development Council