



EXCLUSIVE LAND INVESTMENT OPPORTUNITY

NAVARRE BEACH WATERFRONT 23 ACRES

GULF BLVD, NAVARRE, FL 32566

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BERKSHIRE HATHAWAY
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PROPERTY INFORMATION / 3



NAVARRE BEACH WATERFRONT 23 ACRES

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$14,500,000

Lot Size: 23.24 Acres

APN #: 28-2F-26-0000-00500-0000

Zoning: NB-PMUD Navarre Beach,
Planned Mixed Use
Development

**Traffic
Count:** 10,000 AADT

PROPERTY OVERVIEW

Rare developer opportunity to purchase 23+/- acres of waterfront land located on Florida's Emerald Coast. The 23+/- acre site is located in Navarre Beach on Santa Rosa Island. Santa Rosa Island is a strip of land connecting Pensacola Beach and Navarre with over 18 miles of pristine white sand beaches along the Gulf of Mexico and the Santa Rosa Sound. Zoned Navarre Beach Planned Mixed Use, the 23.24-acre tract is the premier development site for a high density residential and commercial development. Year after year, the Santa Rosa Island beaches are ranked as some of the best beaches in the nation. Top-rated schools, quality health care, and a stable economy make Navarre a great location to not only visit, but also call home.

The site contains a total of 23.24 acres with approximately 1,800 feet of frontage along the Santa Rosa Sound and 1,250 feet of frontage along the north side of Gulf Blvd, the main thoroughfare in Navarre Beach (10,000 AADT). The NB-PMUD zoning allows for 30% of the development to be comprised of commercial uses and 70% of the development to be for residential uses. There is a maximum density of 30 residential units per acre. The owner has conceptual plans for a legally permissible mixed-used development consisting of 697 residential condominium units, 148 condo/hotel units, and 100,000 SF of commercial retail space. In addition, the owner also has conceptual plans for a potential 148 slip marina along the Santa Rosa Sound. The site would be an excellent location for an RV park and is an allowed use under the current zoning.

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LOCATION OVERVIEW

NAVARRE BEACH, FLORIDA

Navarre Beach is nestled between Navarre Beach County Park and the Gulf Islands National Seashore, which has miles of beautiful white sand beaches, emerald waters, and sand dunes. Connected to Interstate 10 by the Garcon Point Bridge, Santa Rosa Island is easily accessible from all over the Southeast United States. Navarre Beach is situated between Destin and Pensacola near several military bases 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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COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase the largest remaining undeveloped property on Santa Rosa Island
- Premier development land - 1,800 feet of frontage on Santa Rosa Sound
- One of the largest and best waterfront development sites available in Northwest Florida
- Only 4 miles of the island is allowed to be developed into a mixture of condominiums, townhomes, and restaurants
- An estimated 4.5 million people visit the Emerald Coast annually
- USA Today ranked Navarre Beach as one of the top 5 Florida beaches in 2018
- Only 10 coastal areas in the U.S. have the designation "National Seashore"
- Navarre Beach recently completed another round of the beach renourishment project in 2016
- Excellent mixed-use development site suitable for a hotel, condominiums, high-density residential, retail, shopping center, marina, RV park, restaurants and other commercial uses.



PROPERTY WEBSITE

- [CLICK HERE](#)

PROPERTY VIDEO

- [CLICK HERE](#)

GOOGLE EARTH VIEW

- [CLICK HERE](#)

ZONING INFORMATION

- [CLICK HERE](#)



NAVARRE BEACH WATERFRONT 23 ACRES

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PROPERTY DETAILS

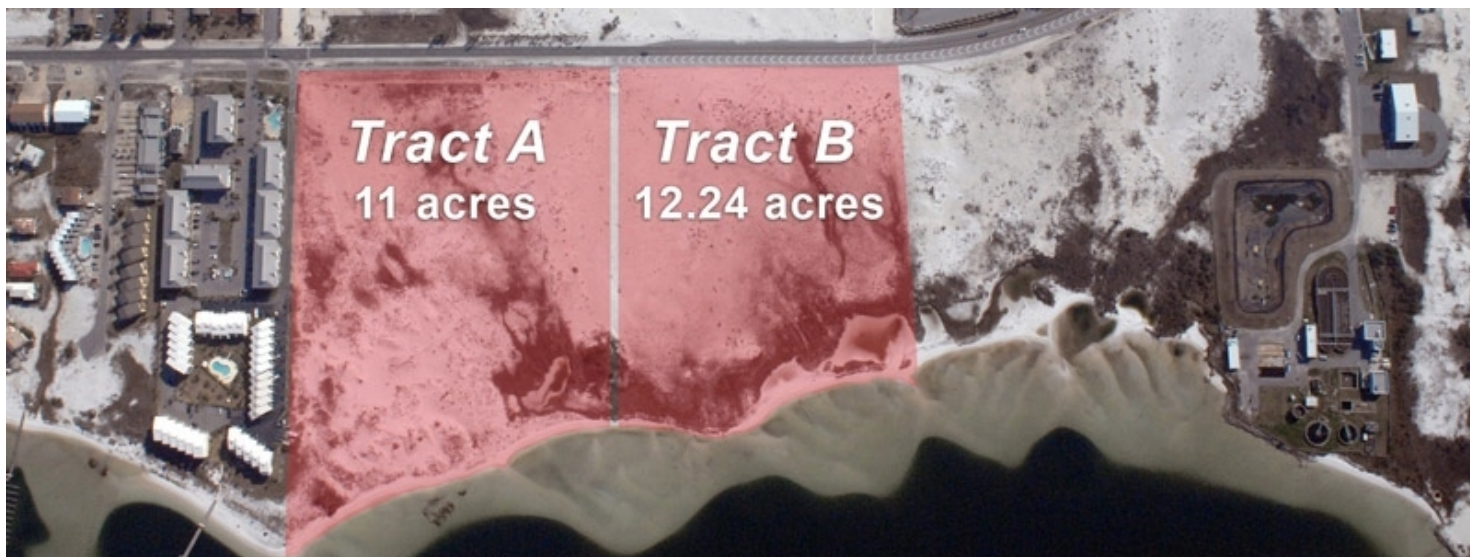
PROPERTY NAME:	Navarre Beach Waterfront 23 Acres
PROPERTY TYPE:	High density residential and commercial Land
PROPERTY ADDRESS:	Gulf Blvd Navarre, FL 32566
APN:	28-2F-26-0000-00500-0000
ZONING:	NB-PMUD Navarre Beach, Planned Mixed Use Development
PROPOSED USE:	Commercial/Residential mixed-use development
PRICE / ACRE:	\$623,924
TOTAL ACRES:	23.24
LAND SPLITS:	Tract A: 11 acres = \$7,500,000 Tract B: 12.24 acres = \$7,500,000
NEAREST MSA:	Pensacola-Ferry Pass-Brent
AIRPORT:	Pensacola International Airport
COUNTY:	Santa Rosa
PROPERTY VISIBILITY:	Excellent
STREET FRONTAGE:	1,250 feet on Gulf Blvd
TRAFFIC COUNT:	10,000 AADT
WATERFRONT:	1,800 feet of frontage on Santa Rosa Sound
DIMENSIONS:	Site dimensions: 1,250' x 716.34 x 1,801 +/-' x 1,058.23. The site has a slightly irregular shape.
TOPOGRAPHY:	Level
UTILITIES:	All public and private utilities are available along Gulf Blvd and require extension to the site



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PROPERTY PHOTOS



NAVARRE BEACH WATERFRONT 23 ACRES

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PORT NAVARRE CONCEPTUAL PLANS



*Port Navarre
Gulf Blvd. View*

MSA
ARCHITECTS
ARCHITECTURE & PLANNING



*Port Navarre
Santa Rosa Sound View*

MSA
ARCHITECTS
ARCHITECTURE & PLANNING

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PORT NAVARRE CONCEPTUAL PLANS



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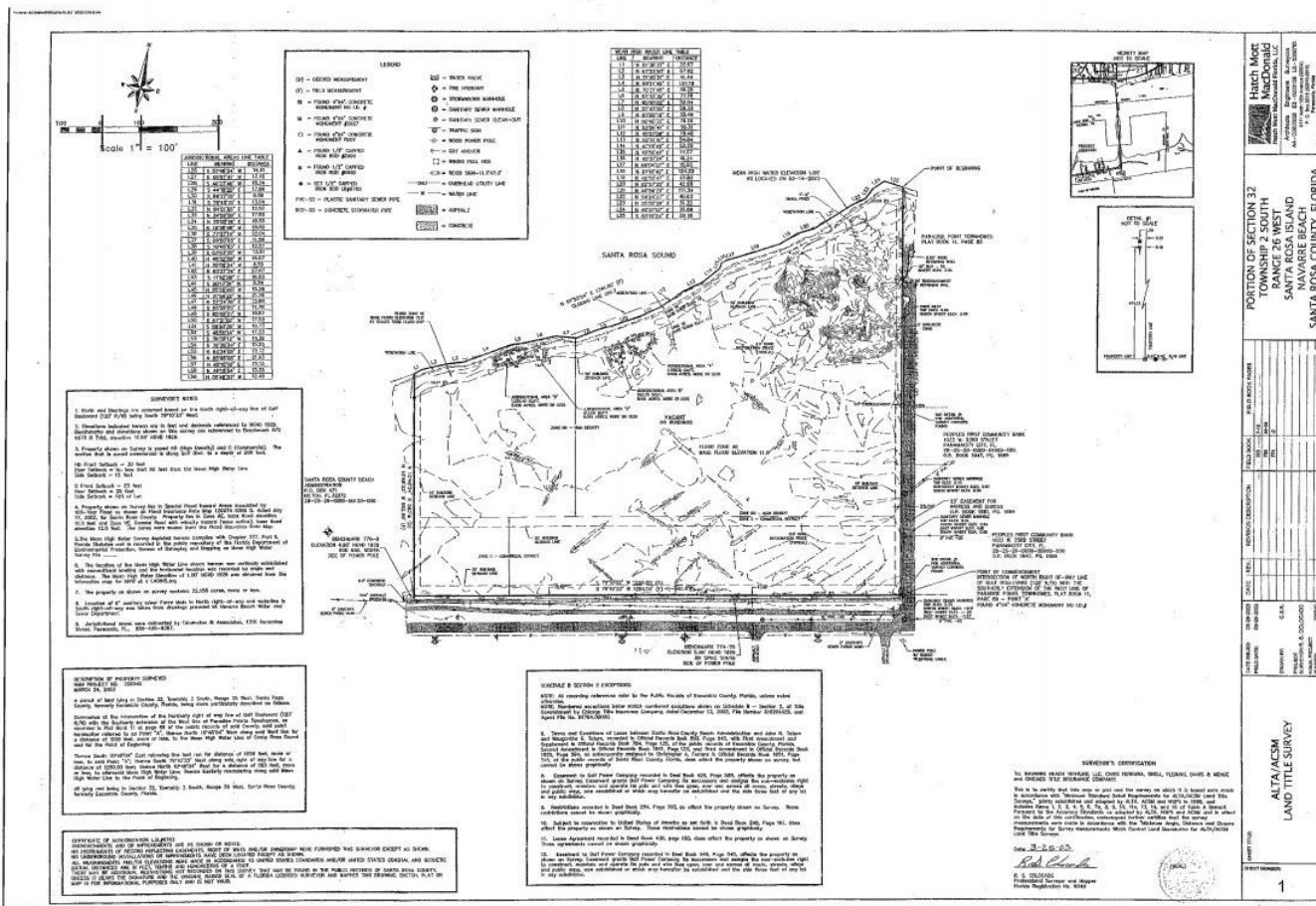
SURVEY



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SURVEY





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RETAILER MAP



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MORE INFORMATION AVAILABLE
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LOCATION MAPS





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DEMOGRAPHICS

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DEMOGRAPHICS REPORT

	3 MILES	5 MILES	10 MILES
Total households	3,308	7,535	17,767
Total persons per hh	2.7	2.7	2.6
Average hh income	\$65,446	\$67,932	\$71,853
Average house value	\$252,760	\$256,662	\$256,026

	3 MILES	5 MILES	10 MILES
Total population	8,785	20,468	46,516
Median age	36.4	35.8	36.8
Median age (male)	37.4	36.8	37.4
Median age (female)	35.8	35.3	36.6

	3 MILES	5 MILES	10 MILES
Total population - White	7,229	16,596	38,551
% White	82.3%	81.1%	82.9%
Total population - Black	735	2,005	3,613
% Black	8.4%	9.8%	7.8%
Total population - Asian	356	717	1,796
% Asian	4.1%	3.5%	3.9%
Total population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total population - Indian	53	138	236
% Indian	0.6%	0.7%	0.5%
Total population - Other	68	185	453
% Other	0.8%	0.9%	1.0%

	3 MILES	5 MILES	10 MILES
Total population - Hispanic	603	1,445	3,482
% Hispanic	6.9%	7.1%	7.5%

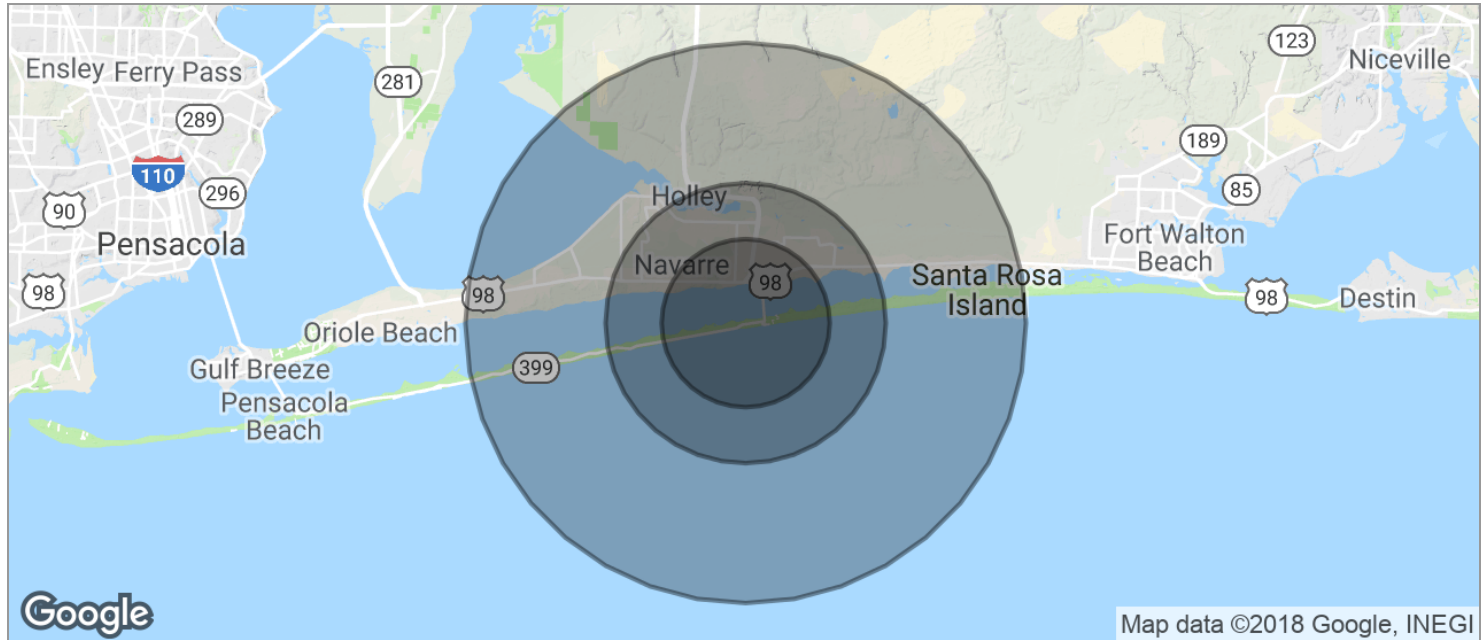
* Demographic data derived from 2010 US Census



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DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	8,785	20,468	46,516
MEDIAN AGE	36.4	35.8	36.8
MEDIAN AGE (MALE)	37.4	36.8	37.4
MEDIAN AGE (FEMALE)	35.8	35.3	36.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,308	7,535	17,767
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$65,446	\$67,932	\$71,853
AVERAGE HOUSE VALUE	\$252,760	\$256,662	\$256,026
RACE	3 MILES	5 MILES	10 MILES
% WHITE	82.3%	81.1%	82.9%
% BLACK	8.4%	9.8%	7.8%
% ASIAN	4.1%	3.5%	3.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.7%	0.5%
% OTHER	0.8%	0.9%	1.0%
ETHNICITY	3 MILES	5 MILES	10 MILES
% HISPANIC	6.9%	7.1%	7.5%

* Demographic data derived from 2010 US Census