



NAVARRE BEACH WATERFRONT 23 ACRES

GULF BLVD, NAVARRE, FL 32566



PROPERTY DESCRIPTION

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 high-density residential and commercial development. The property shall contain 171 pad RV Park with all permits ready. 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 not only to visit, but also to call home.

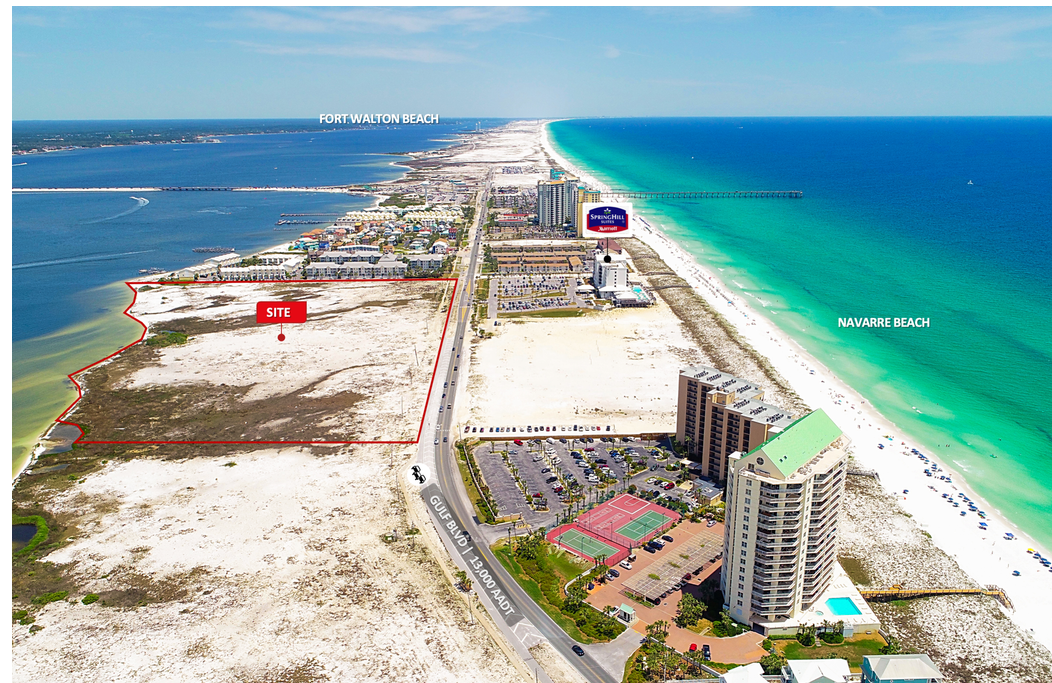
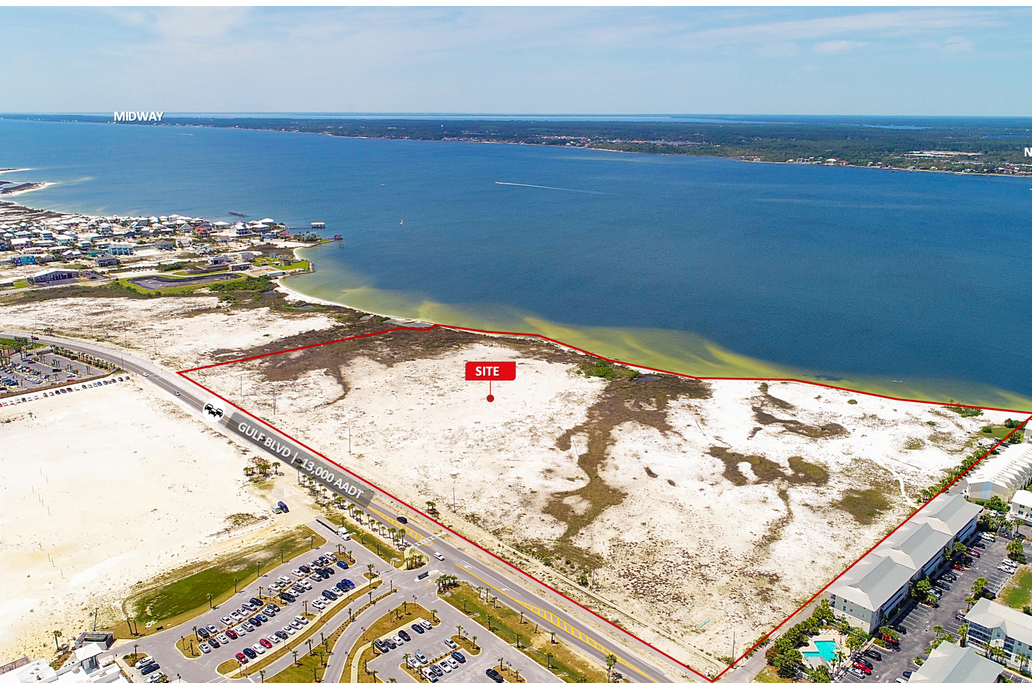
The site contains a total of 23.24 acres with approximately 1,800 feet of frontage along the Santa Rosa Sound and 1,250 feet of frontage along the north side of Gulf Blvd, the main thoroughfare in Navarre Beach (10,000 AADT). The property shall contain 171 pad RV Park with all permits ready. The NB-PMUD zoning allows for 30% of the development to be comprised of commercial uses and 70% 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 population continues to increase along with the demand for waterfront vacation destinations and condominium units. 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. This region is widely known as a family-friendly vacation destination ideal for weekend getaways or a place to spend an entire season.

PROPERTY HIGHLIGHTS

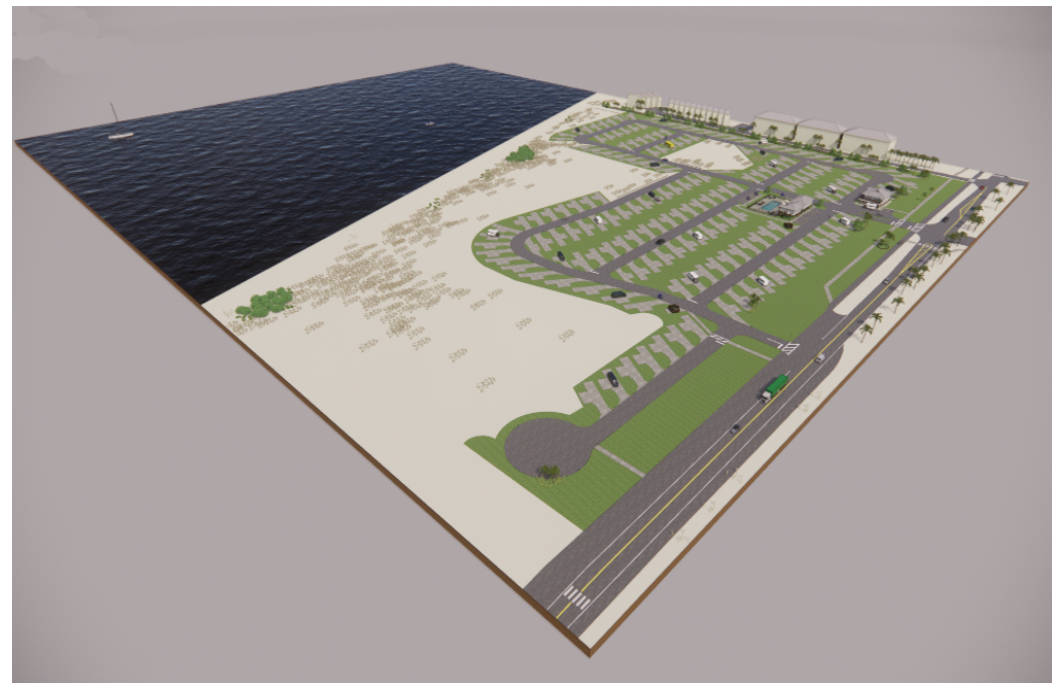
- Rare opportunity to purchase the largest remaining undeveloped waterfront property on Santa Rosa Island
- Only 4 miles of the island is allowed to be developed into a mixture of condominiums, townhomes, and restaurants
- One of the largest and best waterfront development sites available in Northwest Florida
- 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

OFFERING SUMMARY

Sale Price	\$27,500,000
Lot Size	23.24 Acres
RV Park with Permits	171 Pads
Zoning	NB-PMUD Navarre Beach, Planned Mixed Use Development
Property Type	Land
Traffic Count	13,000







LOCATION OVERVIEW

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 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.



Gulf Blvd

Tina Dr

Bahia Dr

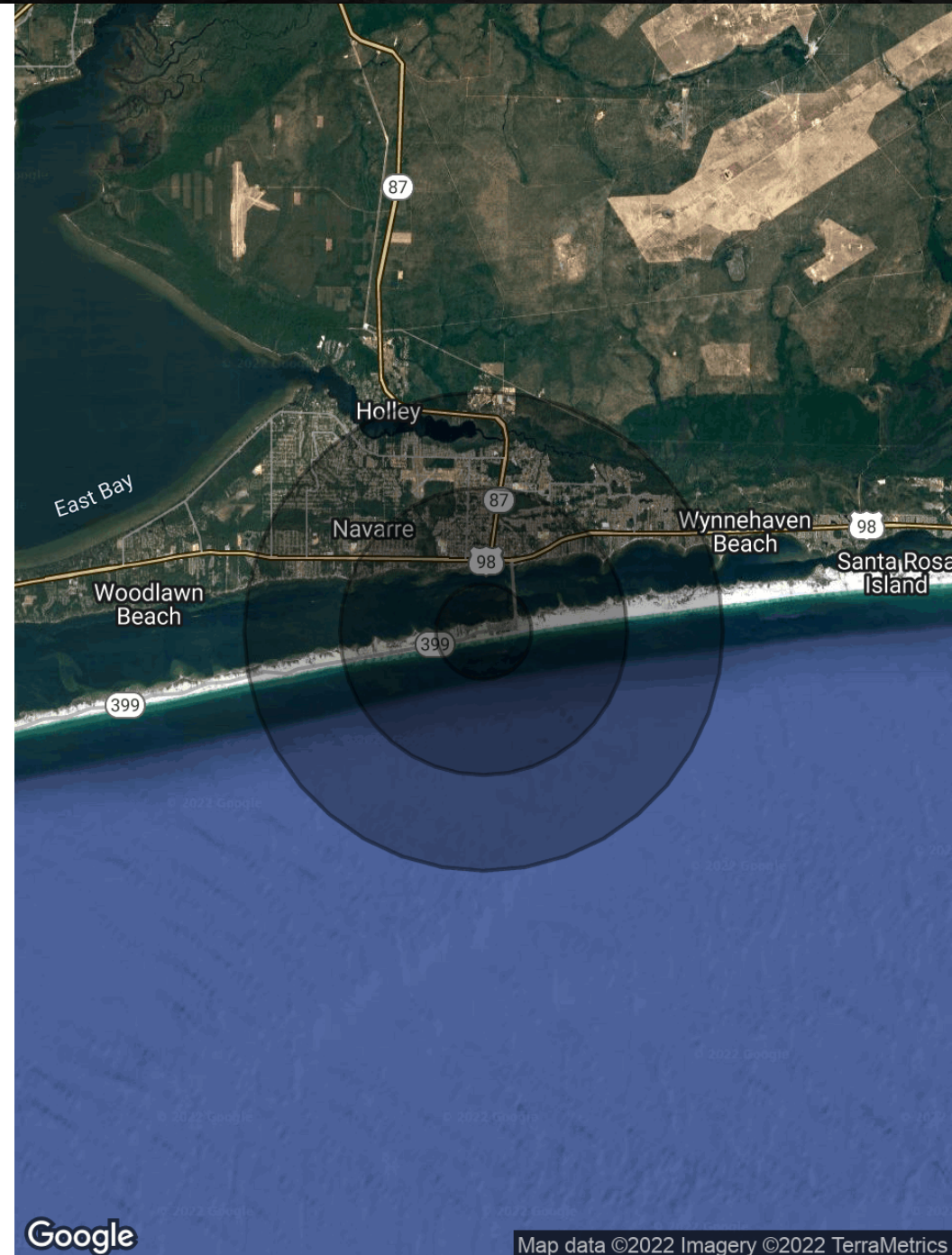
SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.3817/-86.8732

Gulf Blvd		1 mi radius	3 mi radius	5 mi radius
Navarre, FL 32566				
POPULATION	2021 Estimated Population	1,333	15,430	38,434
	2026 Projected Population	1,517	17,810	44,657
	2010 Census Population	418	10,126	29,221
	2000 Census Population	480	6,448	18,265
	Projected Annual Growth 2021 to 2026	2.8%	3.1%	3.2%
	Historical Annual Growth 2000 to 2021	8.5%	6.6%	5.3%
	2021 Median Age	51.6	38.3	37.9
HOUSEHOLDS	2021 Estimated Households	696	5,930	14,644
	2026 Projected Households	759	6,554	16,300
	2010 Census Households	227	3,840	10,949
	2000 Census Households	181	2,411	6,778
	Projected Annual Growth 2021 to 2026	1.8%	2.1%	2.3%
RACE AND ETHNICITY	2021 Estimated White	91.7%	82.3%	82.2%
	2021 Estimated Black or African American	1.6%	6.3%	6.7%
	2021 Estimated Asian or Pacific Islander	1.6%	3.8%	3.7%
	2021 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2021 Estimated Other Races	4.6%	7.1%	6.8%
	2021 Estimated Hispanic	6.0%	8.9%	8.8%
INCOME	2021 Estimated Average Household Income	\$84,233	\$85,125	\$87,393
	2021 Estimated Median Household Income	\$91,126	\$79,347	\$79,890
	2021 Estimated Per Capita Income	\$44,010	\$32,749	\$33,317
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.1%	1.6%
	2021 Estimated Some High School (Grade Level 9 to 11)	1.8%	3.9%	4.6%
	2021 Estimated High School Graduate	12.6%	24.4%	24.2%
	2021 Estimated Some College	18.7%	26.3%	26.3%
	2021 Estimated Associates Degree Only	9.8%	14.1%	14.5%
	2021 Estimated Bachelors Degree Only	34.6%	17.5%	17.8%
	2021 Estimated Graduate Degree	21.0%	11.6%	11.1%
BUSINESS	2021 Estimated Total Businesses	43	644	1,337
	2021 Estimated Total Employees	157	3,400	6,196
	2021 Estimated Employee Population per Business	3.7	5.3	4.6
	2021 Estimated Residential Population per Business	31.2	23.9	28.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



NAVARRE, FL

BELLCORE
COMMERCIAL



**HARRY BELL JR.**

harry@bellcorecommercial.com
Direct: 850.977.6991

PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434