

**BELLCORE**

**COMMERCIAL**



**SUBJECT SITE**

HWY 85 | 41,500 AADT

85

85



# 17-ACRE COMMERCIAL LAND OPPORTUNITY

4305 FERDON BLVD S, CRESTVIEW , FL 32536



PROPERTY DESCRIPTION

Excellent developer/investor opportunity in the rapidly growing Crestview market to purchase up to +/- 16.9 acres of commercial retail land. The site consists of a total of +/- 16.9 acres off Hwy 85 (Ferdon Blvd). 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 natural wetlands located on the back parcel and additionally a warehouse. The property is an ideal location for a restaurant, QSR, retail, hotel, and office development. The property has excellent visibility and exposure on 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 less than 17 miles from the largest Air Force Base in the world, Eglin Air Force Base

OFFERING SUMMARY

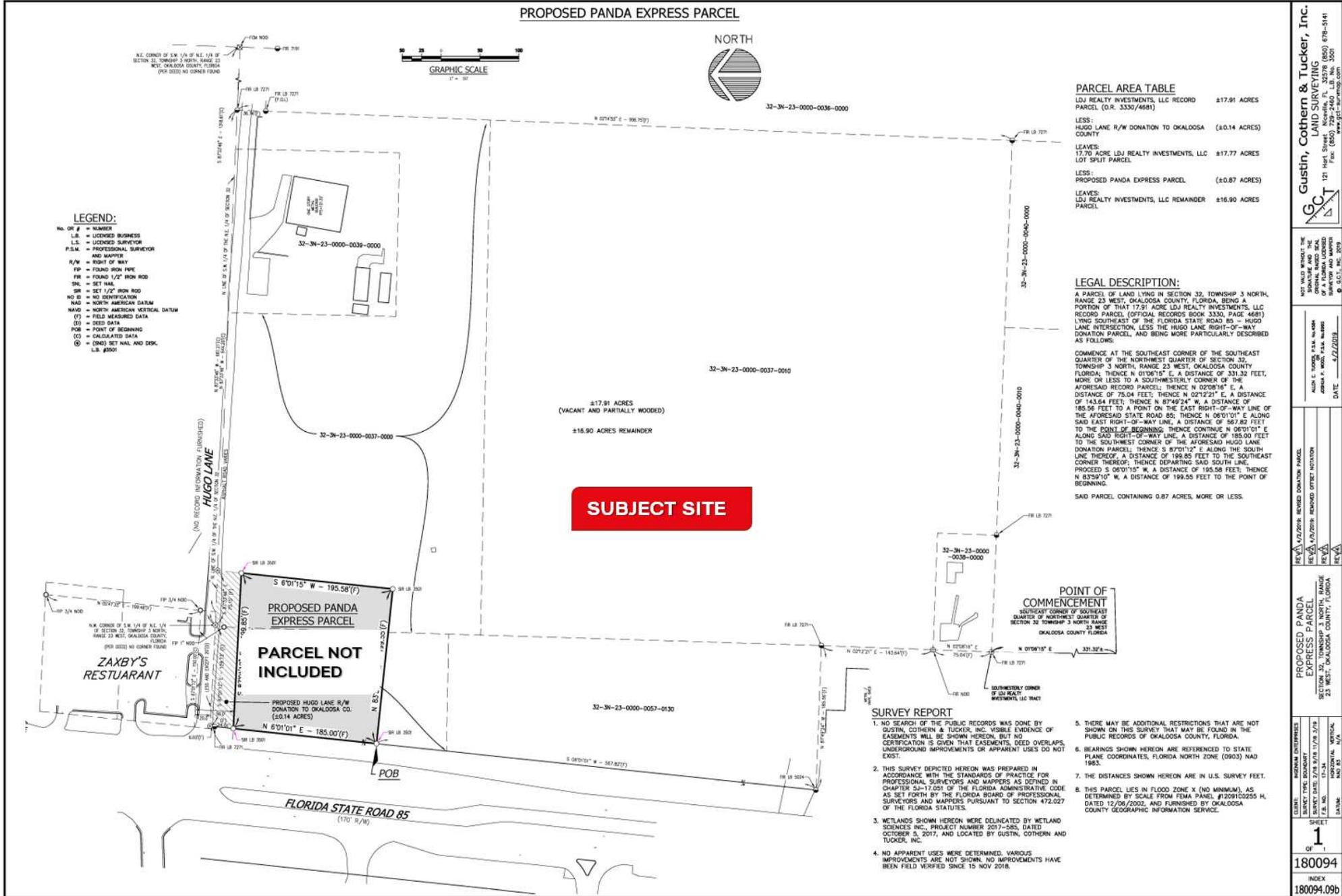
Sale Price	\$3,500,000
Lot Size	+/- 16.9 Acres
APN	Multiple Parcel ID's
Zoning	C-1
Property Type	Retail/Commercial Land
Traffic Count	41,500
Market	Crestview



# OF LOTS 1 | TOTAL LOT SIZE +/-16.9 ACRES | TOTAL LOT PRICE \$3,500,000 | BEST USE COM/RETAIL/RESTAURANT

STATUS	SUB-TYPE	SIZE	PRICE	ZONING
Available	Retail	16.9 Acres	\$3,500,000	C-1

PROPOSED PANDA EXPRESS PARCEL



**Gustin, Cothern & Tucker, Inc.**  
 LAND SURVEYING  
 121 Hart Street, Okaloosa, FL 32578 (850) 678-3141  
 Fax: (850) 739-2440 L.B. No. 3501  
 www.gct-surveying.com

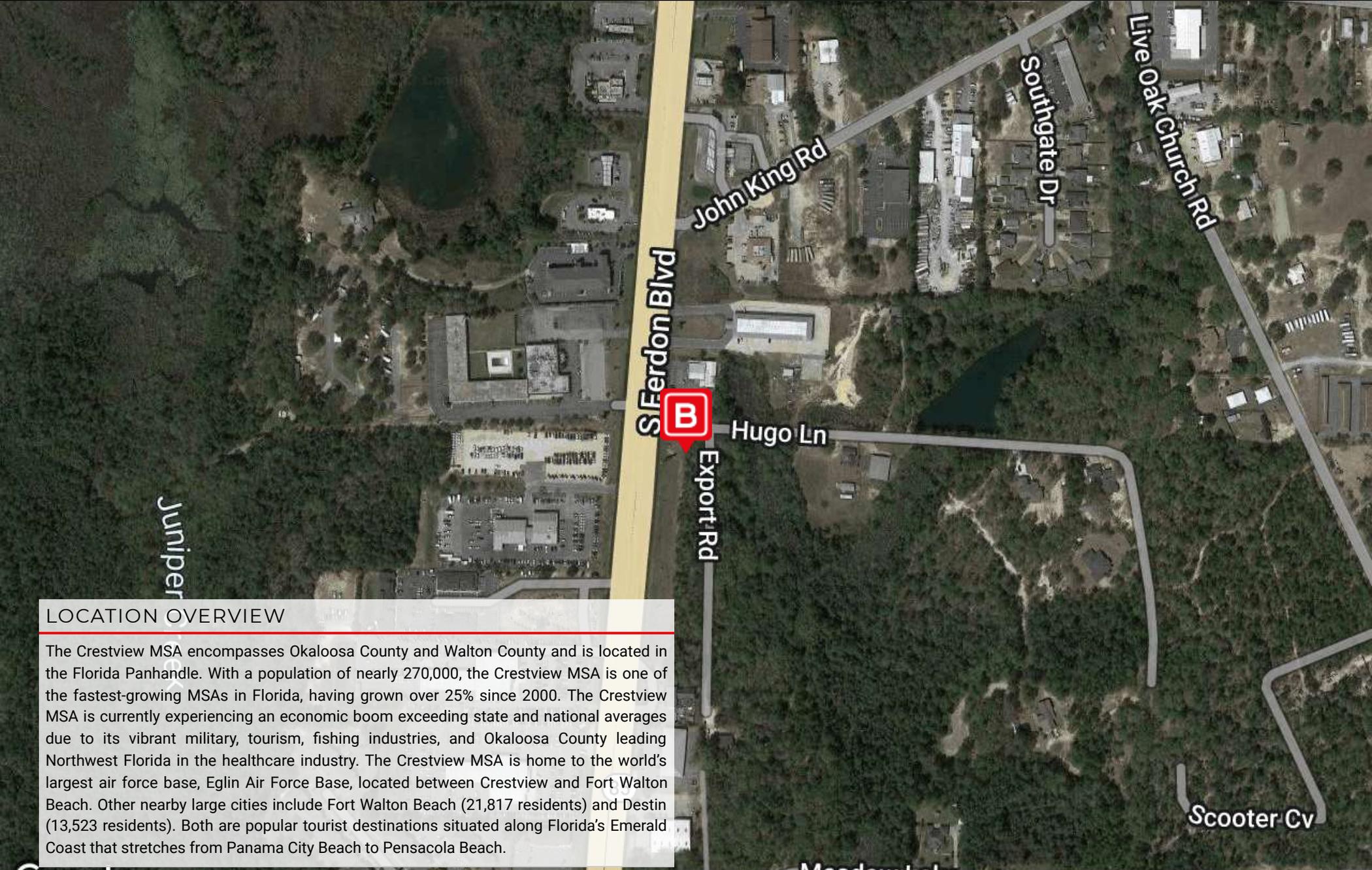
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A LICENSED SURVEYOR OF FLORIDA LICENSED SURVEYOR AND MAPPER  
 DATE: 4/2/2019

ALVIN L. GUSTIN, P.L.M. No. 6084  
 ALAN P. WOOD, P.L.M. No. 6089  
 ALAN A. WOOD, P.L.M. No. 6090

REV'D 4/2/2019 REVISED DONATION PARCEL  
 REV'D 4/2/2019 REDUCED OFFSET INDICATOR  
 REV'D 4/2/2019

PROPOSED PANDA EXPRESS PARCEL  
 SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA

COUNTY: OKALOOSA  
 COUNTY TYPE: BULKHEAD  
 SURVEY DATE: 2/18, 2/19, 3/18, 3/19  
 F.I.D. NO.: 17-34  
 DATE: 4/2/2019  
 SHEET: 1 OF 1  
 INDEX: 180094  
 180094.09b

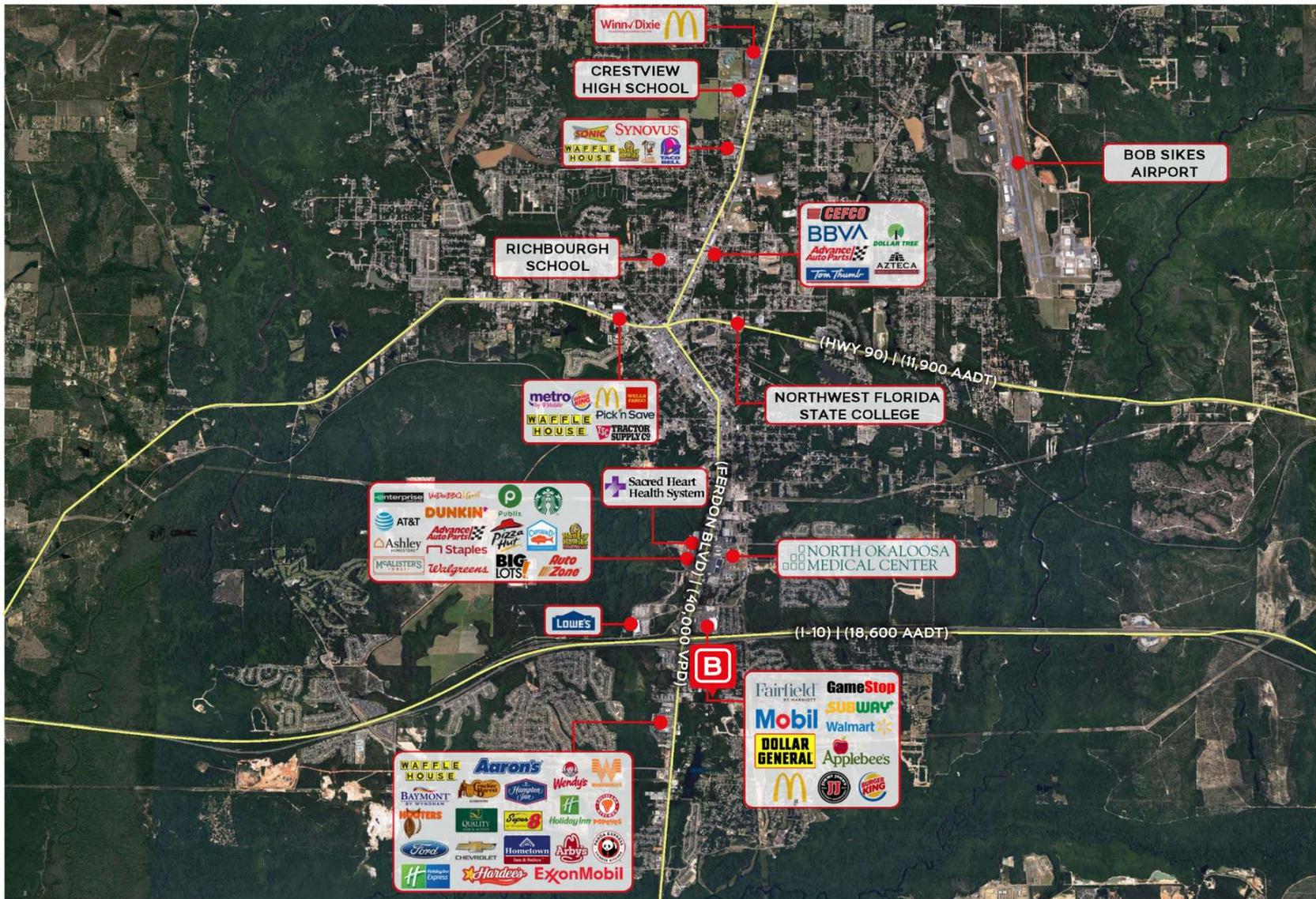


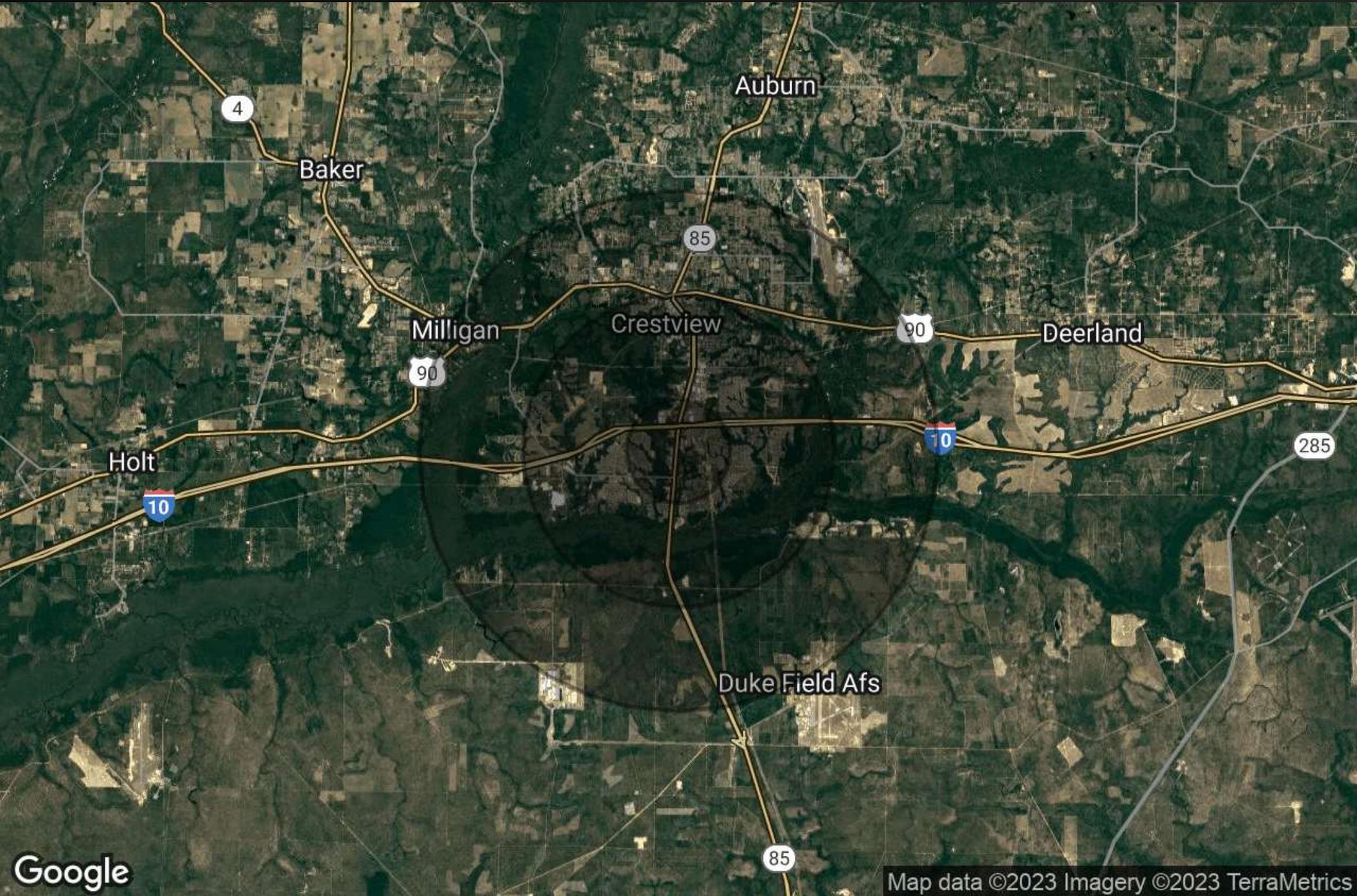
**LOCATION OVERVIEW**

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. The Crestview MSA is currently experiencing an economic boom exceeding state and national averages due to its vibrant military, tourism, fishing industries, and 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. Other nearby large cities include Fort Walton Beach (21,817 residents) and Destin (13,523 residents). Both are popular tourist destinations situated along Florida's Emerald Coast that stretches from Panama City Beach to Pensacola Beach.

# CRESTVIEW, FL

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Google

Map data ©2023 Imagery ©2023 TerraMetrics

# SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.7186/-86.569

RS1

**4305 S Ferdon Blvd**

**Crestview, FL 32536**

**1 mi radius    3 mi radius    5 mi radius**

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2021 Estimated Population	5,193	24,532	40,805
	2026 Projected Population	5,899	27,584	45,404
	2010 Census Population	4,406	19,801	33,024
	2000 Census Population	3,245	14,157	24,467
	Projected Annual Growth 2021 to 2026	2.7%	2.5%	2.3%
	Historical Annual Growth 2000 to 2021	2.9%	3.5%	3.2%
	2021 Median Age	33.0	33.0	33.5
<b>HOUSEHOLDS</b>	2021 Estimated Households	1,795	8,909	14,894
	2026 Projected Households	1,961	9,643	15,958
	2010 Census Households	1,570	7,166	11,983
	2000 Census Households	1,128	5,027	8,776
	Projected Annual Growth 2021 to 2026	1.8%	1.6%	1.4%
	Historical Annual Growth 2000 to 2021	2.8%	3.7%	3.3%
<b>RACE AND ETHNICITY</b>	2021 Estimated White	74.2%	72.2%	73.5%
	2021 Estimated Black or African American	13.3%	16.3%	16.0%
	2021 Estimated Asian or Pacific Islander	4.2%	3.6%	3.0%
	2021 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
	2021 Estimated Other Races	7.6%	7.3%	7.0%
	2021 Estimated Hispanic	9.5%	9.2%	8.7%
<b>INCOME</b>	2021 Estimated Average Household Income	\$78,262	\$71,425	\$69,868
	2021 Estimated Median Household Income	\$77,842	\$69,096	\$67,258
	2021 Estimated Per Capita Income	\$27,118	\$26,194	\$25,881
<b>EDUCATION (AGE 25+)</b>	2021 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.8%	2.0%
	2021 Estimated Some High School (Grade Level 9 to 11)	5.0%	6.5%	7.4%
	2021 Estimated High School Graduate	24.3%	26.6%	29.4%
	2021 Estimated Some College	24.7%	24.6%	24.3%
	2021 Estimated Associates Degree Only	17.1%	15.8%	13.8%
	2021 Estimated Bachelors Degree Only	19.3%	16.8%	15.5%
	2021 Estimated Graduate Degree	8.6%	8.0%	7.5%
<b>BUSINESS</b>	2021 Estimated Total Businesses	245	1,032	1,512
	2021 Estimated Total Employees	2,442	8,499	12,170
	2021 Estimated Employee Population per Business	10.0	8.2	8.0
	2021 Estimated Residential Population per Business	21.2	23.8	27.0

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

**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