

BELLCORE

COMMERCIAL



92-ACRE WATERFRONT LAND OPPORTUNITY

ALDERBERRY RD, SANTA ROSA BEACH, FL 32459

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bellcore Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.

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An aerial photograph of a large, irregularly shaped land parcel situated along a body of water. The land is covered in dense vegetation and appears to be a mix of forest and open land. A red line outlines the boundary of the property. In the upper left, a small red rectangular box contains the word 'SITE' in white capital letters, with a thin red line extending from it down to the property boundary. The background shows the water and distant land.

SITE

PROPERTY INFORMATION

SECTION 1



PROPERTY DESCRIPTION

We are pleased to offer this exclusive waterfront residential land opportunity in Santa Rosa Beach, FL. Located on the beautiful Hogtown Bayou in the Choctawhatchee Bay, the property features over 1,552 feet of water frontage with unobstructed views. The property is an assemblage of 3 parcels and is +/- 92 acres of vacant residential land. This property offers exclusivity and tranquility in one of South Walton's most coveted locations. The breathtaking stretches of the bay, beautiful moss-draped trees, and surrounding nature serve as the perfect natural amenities for a luxury residential development or conservation land. The site is zoned Conservation Residential and Low-Density Residential, which allows for various residential uses of the property. The previous owner obtained a preliminary Planned Unit Development and plans for a 128-lot development on a 74-acre portion of the property. The DEP and Corp of Engineers previously issued a permit for the proposed development, which has expired. The owner acquired an additional 18-acre expansion parcel, which would be an excellent location for a clubhouse and additional lots on the upland portions of the property. The density allowed for the property is subject to the local municipality's planning and approval process.

PROPERTY HIGHLIGHTS

- Exclusive 92-acre waterfront residential land opportunity
- Over 1,552 feet of water frontage with unobstructed views along the Choctawhatchee Bay
- Exquisite natural scenery, panoramic views, and water frontage
- Located in one of Florida's most upscale, desirable areas to reside
- Near some of the nation's most beautiful white sand beaches
- Tax friendly state with no state income taxes

OFFERING SUMMARY

Sale Price:	\$29,000,000
Lot Size:	92 Acres
Waterfrontage:	1,552 Feet
Zoning	Conservation Residential & Low Denisty Residential
Property Type	Residential Land
Market	Santa Rosa Beach

LOCATION INFORMATION

Building Name	92-Acre Waterfront Land Opportunity
Street Address	Alderberry Rd
City, State, Zip	Santa Rosa Beach, FL 32459
County	Walton
Market	Santa Rosa Beach

PROPERTY INFORMATION

Property Type	Residential Land
Zoning	Conservation Residential & Low Density Residential
Property Subtype	Residential
Lot Size	92 Acres
APN #	20-2S-20-33300-000-0050, 20-2S-20-33300-000-0052, 20-2S-20-33300-000-0090
Waterfront	Yes
Environmental Issues	Natural Wetlands

UTILITIES & AMENITIES

Water	Yes
Telephone	Available; Not presently at Site
Cable	Available; Not presently at Site
Sewer	Yes
Power	Available; Not presently at Site

ZONING & DENSITY INFORMATION

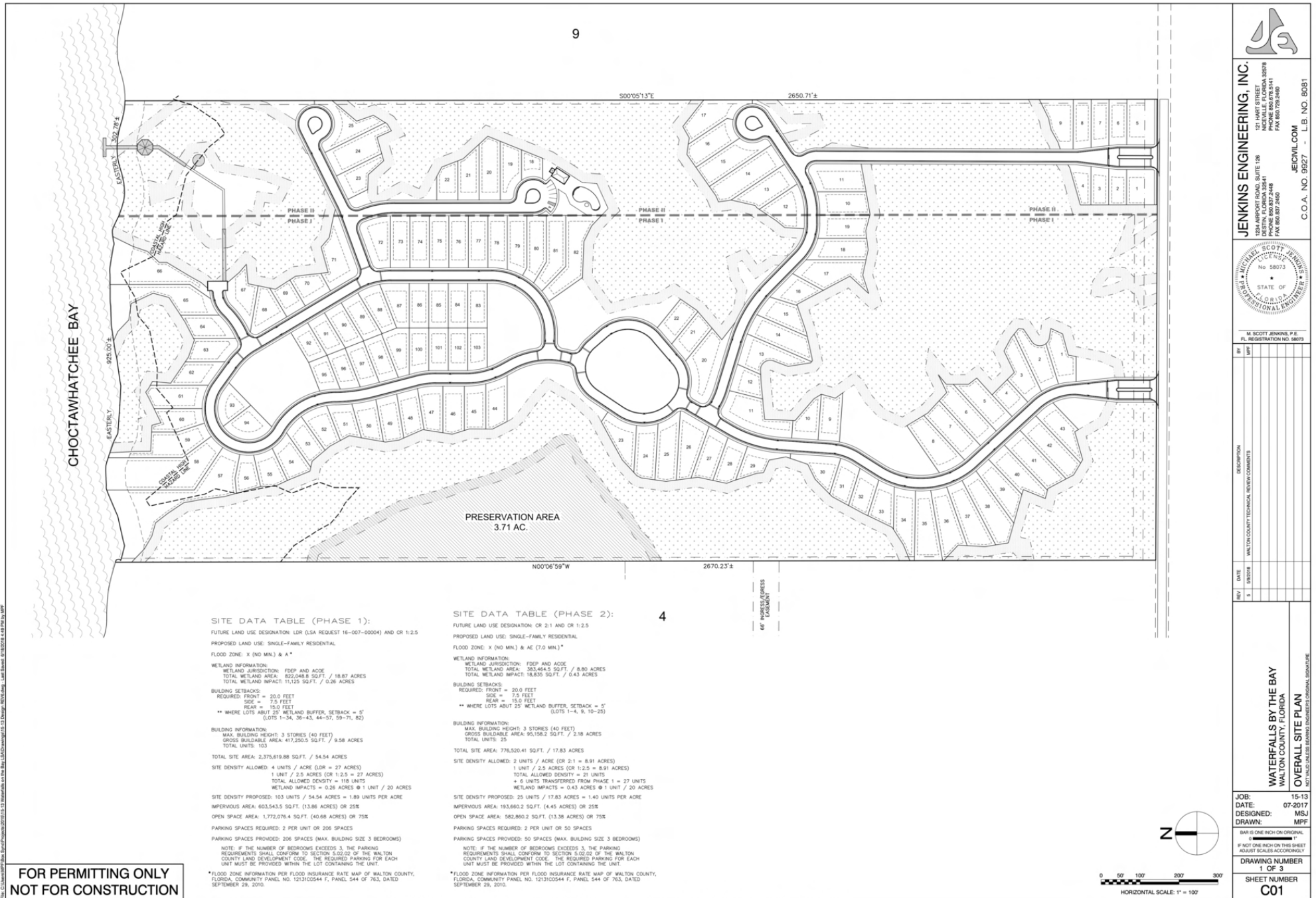
Low Density Residential	Allows 1 unit per 2.5 Acres on half of Parcel 20-2S-20-33300-000-0050
Conservation Residential	Allows 1 unit per 2.5 Acres on the North half of all 3 parcels and 2 units per 1 Acre on the South half of Parcels 20-2S-20-33300-000-0052 and 20-2S-20-33300-000-0090
Residential Set Backs	Front 20 ft, Side 7.5ft, and Rear 16ft
Density Information	The previous owner obtained a preliminary Planned Unit Development and plans for a proposed 128-lot development on 74-acres of the property. The current owner acquired an additional 18-acre expansion parcel, which would be an excellent location for a clubhouse and additional lots on the upland portions of the property. The DEP and Corp of Engineers previously issued a permit for the proposed development, which has expired. The density allowed for the entire property is subject to the local municipality's planning and approval process. The buyer will need to verify the density with the county as well and all information during buyer's due diligence period. The Seller is selling the property "As Is Where Is".





CONCEPTUAL PLAN FOR PROPOSED 128-LOT DEVELOPMENT

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An aerial photograph of a large, irregularly shaped land parcel situated along a body of water. The land is covered in dense vegetation and appears to be a mix of forest and open land. A thin red line outlines the boundary of the property. In the upper left, a small red rectangular box contains the word 'SITE' in white capital letters. The background shows the water and distant landmasses under a dark sky.

SITE

LOCATION INFORMATION

SECTION 2



WALTON COUNTY, FL OVERVIEW

Walton County is located in the North Florida Panhandle, approximately +/-55 miles east of the City of Pensacola and +/-100 miles west of The City of Tallahassee. The site is within minutes of the destination beaches of Florida's Emerald Coast, restaurants, and entertainment. Walton County has a strong economy supported by over 5 million visitors and an estimated \$4.8 billion in sales volume annually within the trade area. Major employers in the area include Okaloosa County School District, Walton County School Board, Fort Walton Beach Medical Center, Lockheed Martin, Walton County Government, Sandestin Golf and Beach Resort, Reliance Test & Technology, Okaloosa Board of County Commissioners, North Okaloosa Medical Center, and L3 Crestview Aerospace. There are several state parks in the county, including Topsail Hill Preserve, Grayton Beach, Point Washington, Deer Lake, and Eden Gardens. They feature hiking trails, biking, and beach access. The Walton County School District, Emerald Coast Technical College, and two Northwest Florida State College satellite campuses offer quality education throughout the county. Sacred Heart Hospital is located in Santa Rosa Beach and is nationally ranked as one of the top hospitals for patient satisfaction and patient safety. The development site is in a prime location off the main arterial, US Highway 98 West. The site is close to several national retailers, restaurants, and businesses. Three miles from the site are the Sacred Heart Hospital, Publix, and Grand Boulevard. The Santa Rosa Beach market is a highly sought-after area to reside with its affluent demographics, shopping, entertainment, and minutes to the white sand beaches of Walton County.

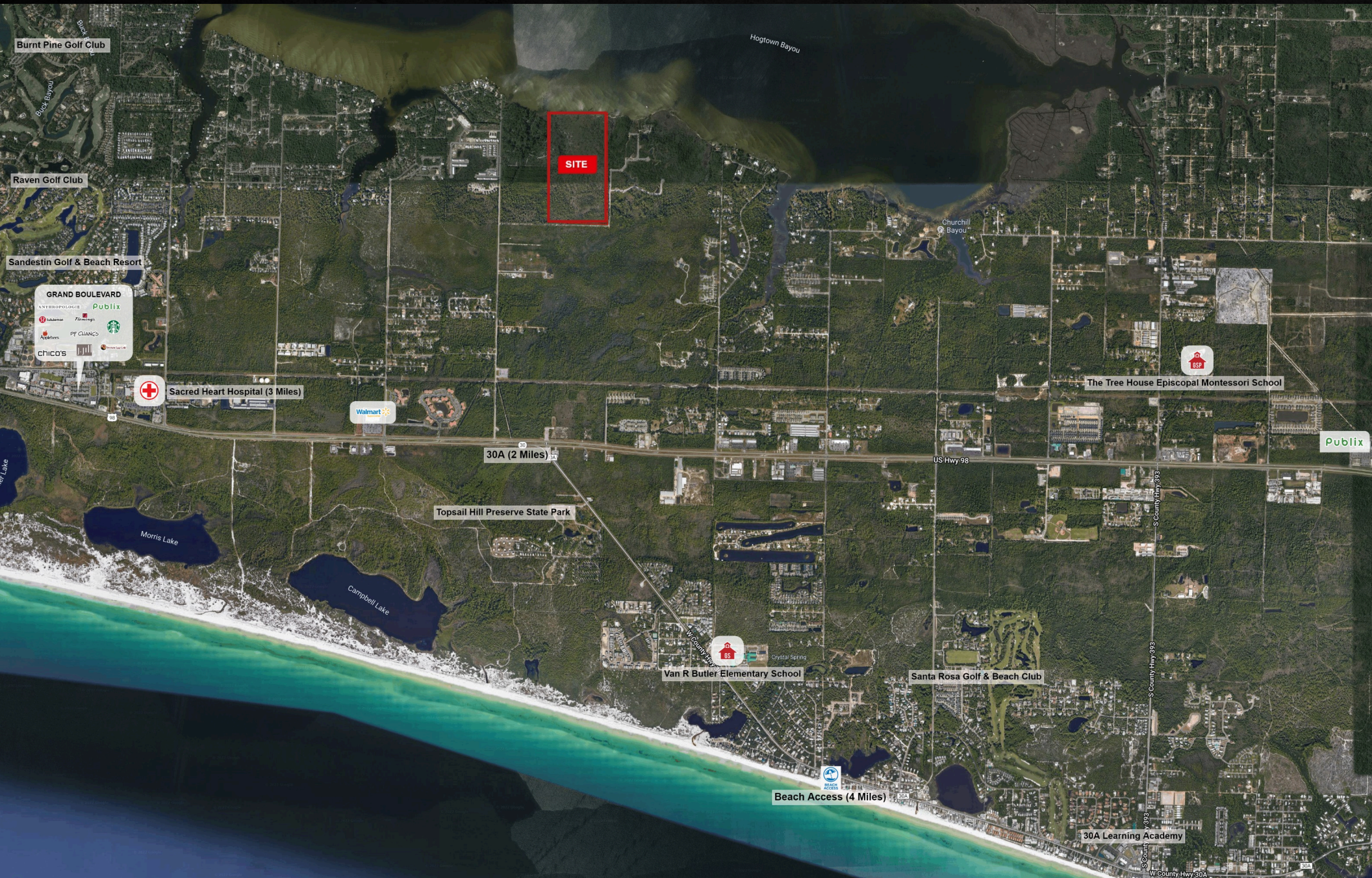
PROPERTY LOCATION OVERVIEW

The property is nestled along the Choctawhatchee Bay off of Alderberry Road, just north of Hwy 98 and 30A. Santa Rosa Beach is one of the area's most desirable markets to reside, with high-end shopping, fine-dining restaurants, beautiful beaches, and entertainment within minutes away. There are numerous golf courses close by, such as Watersound Origins, Camp Creek, Santa Rosa Golf & Beach Club, Seascape, Raven, and Burnt Pine Golf Club. The property is minutes away from Topsail Hill Preserve State Park, Ascension Medical Group Sacred Heart Hospital, Sandestin, Publix, Grand Boulevard, and local schools. The property is 3 miles from Van R Butler Elementary, 11 miles from Destin Middle School and Emerald Coast Middle School, and 8 miles from South Walton High School. Experience the luxury and beauty the Gulf Coast offers with this incredible waterfront land opportunity.

SOURCES

LINKS

	wcdafl.com
	visitsouthwalton.com



An aerial photograph of a large, irregularly shaped land parcel, primarily covered in dense green trees. The parcel is outlined with a thin red line. To the left of the parcel, a small red square contains the word 'SITE' in white capital letters, with a thin red line pointing to the parcel's boundary. In the background, a body of water is visible, with a distant shoreline and some structures. The overall image has a dark, muted color palette.

SITE

DEMOGRAPHICS

SECTION 3

Summary Profile

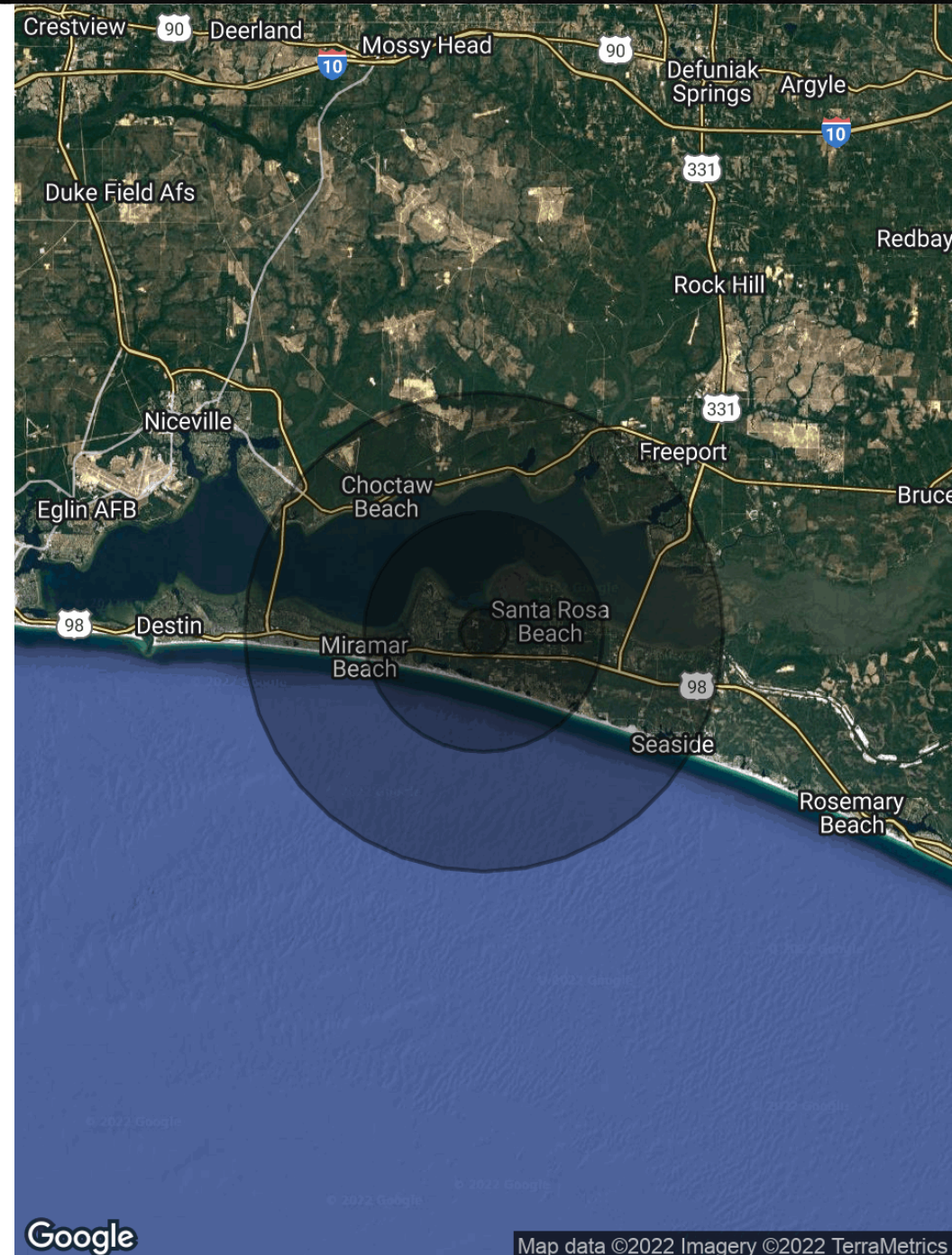
2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.3897/-86.2756

Alderberry Rd	1 mi radius	3 mi radius	5 mi radius
Santa Rosa Beach, FL 32459			
Population			
2021 Estimated Population	2,155	12,811	19,193
2026 Projected Population	2,868	16,710	24,853
2020 Census Population	1,648	12,571	18,943
2010 Census Population	828	7,487	11,815
Projected Annual Growth 2021 to 2026	6.6%	6.1%	5.9%
Historical Annual Growth 2010 to 2021	14.6%	6.5%	5.7%
2021 Median Age	40.6	44.8	45.5
Households			
2021 Estimated Households	826	5,221	8,057
2026 Projected Households	1,014	6,261	9,568
2020 Census Households	623	5,119	7,910
2010 Census Households	333	3,168	5,140
Projected Annual Growth 2021 to 2026	4.6%	4.0%	3.7%
Historical Annual Growth 2010 to 2021	13.4%	5.9%	5.2%
Race and Ethnicity			
2021 Estimated White	81.8%	83.6%	83.6%
2021 Estimated Black or African American	1.6%	1.4%	1.4%
2021 Estimated Asian or Pacific Islander	0.5%	1.9%	1.9%
2021 Estimated American Indian or Native Alaskan	0.2%	0.5%	0.5%
2021 Estimated Other Races	15.9%	12.6%	12.6%
2021 Estimated Hispanic	15.8%	11.6%	11.6%
Income			
2021 Estimated Average Household Income	\$75,731	\$97,293	\$105,702
2021 Estimated Median Household Income	\$86,904	\$89,410	\$88,130
2021 Estimated Per Capita Income	\$29,244	\$39,773	\$44,466
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	0.2%	1.0%	0.8%
2021 Estimated Some High School (Grade Level 9 to 11)	5.9%	3.2%	3.1%
2021 Estimated High School Graduate	18.7%	17.7%	18.7%
2021 Estimated Some College	31.4%	26.0%	24.9%
2021 Estimated Associates Degree Only	12.7%	8.9%	8.7%
2021 Estimated Bachelors Degree Only	19.2%	28.4%	29.3%
2021 Estimated Graduate Degree	11.9%	14.9%	14.5%
Business			
2021 Estimated Total Businesses	77	1,198	2,077
2021 Estimated Total Employees	334	5,642	10,952
2021 Estimated Employee Population per Business	4.4	4.7	5.3
2021 Estimated Residential Population per Business	28.1	10.7	9.2

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

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An aerial photograph of a large, wooded property adjacent to a body of water. A red line outlines the property boundary. A small red circle on the boundary is labeled 'SITE' in a dark red box. The text 'ADVISOR' and 'SECTION 4' is overlaid in the center of the property.

SITE

ADVISOR

SECTION 4



HARRY BELL JR.

Managing Broker

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Direct: 833.434.2355 | Cell: 850.240.0527

FL #BK3026917

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.

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