

For Sale

Multi Use Development Opportunity



6100 Gulf Breeze Pkwy
Gulf Breeze, FL 32563

\$1,299,500

- Dual Zoned Property- Commercially Zoned Land on HWY 98
- Residentially Zoned Land to the Rear – the land to the rear is deemed wet according to recent survey
- Located Along Booming Corridor
- Strong Residential Growth & Soaring Property Values

Logan DeVries, CPM, MiCP
Broker

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Property Description

- 10.203 AC Land
- Estimated 3 AC on HWY as Uplands
- HCD/ R1 Land
- Mixed Use
- Front 1/3 of the property is Zoned Commercial and the Rear 2/3rd is Residentially Zoned and deemed wet

Property Specs

- Dimensions- 285' x 1,518'
- Frontage- 285 FT
- Traffic Count- 31,500 CPD 2020

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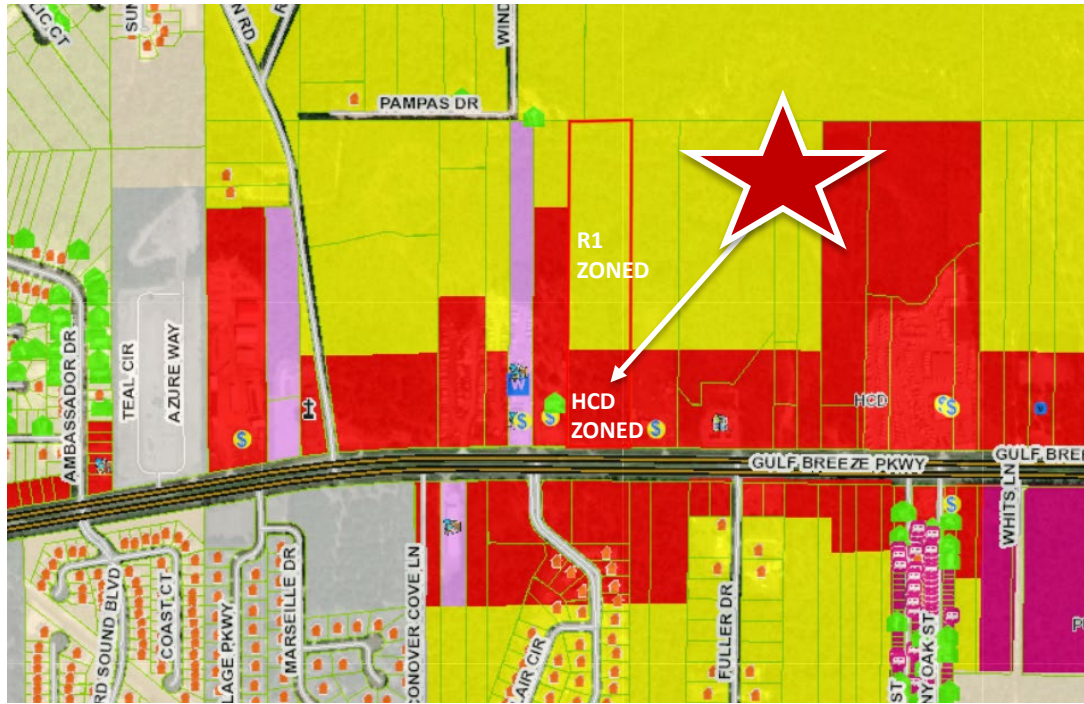
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HCD ZONING-This district is designed to provide for a wide range of uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections

Single Family Residential (R-1) – To provide suitable areas for low density residential development where appropriate urban services are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single family detached structures and such other structures as are accessory thereto. The density shall not exceed 4 dwelling units per acre for platted lots and ¼ acre (10,890 sq. ft) for metes and bounds lots.

Property Description

- 10.203 AC Land
- HCD/ R1 Land
- Estimated 7 AC Zoned R-1 - WET
- Estimated 3.13 AC +/- Zoned HCD **UPLANDS**
- Perfect Commercial Development positioned along heavily traveled HWY 98

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2020 TOTAL SALES \$1,091,330,000

5-mile radius

	1 Mile	3 Mile	5 Mile
Population	3,943	16,240	33,385
Median Age	41.7	40.8	40.4
AVG HH Income	\$100,630	\$100,429	\$103,629
AVG Home Value	\$311,728	\$302,639	\$291,265

ADDRESSABLE MARKET

- ✓ 2.03% Annual Population Growth
- ✓ Average Age 40
- ✓ ABOVE National Average Market Potential Index
- ✓ Average HH Income \$100,000+
- ✓ A+ Schools
- ✓ Top Rated Healthcare

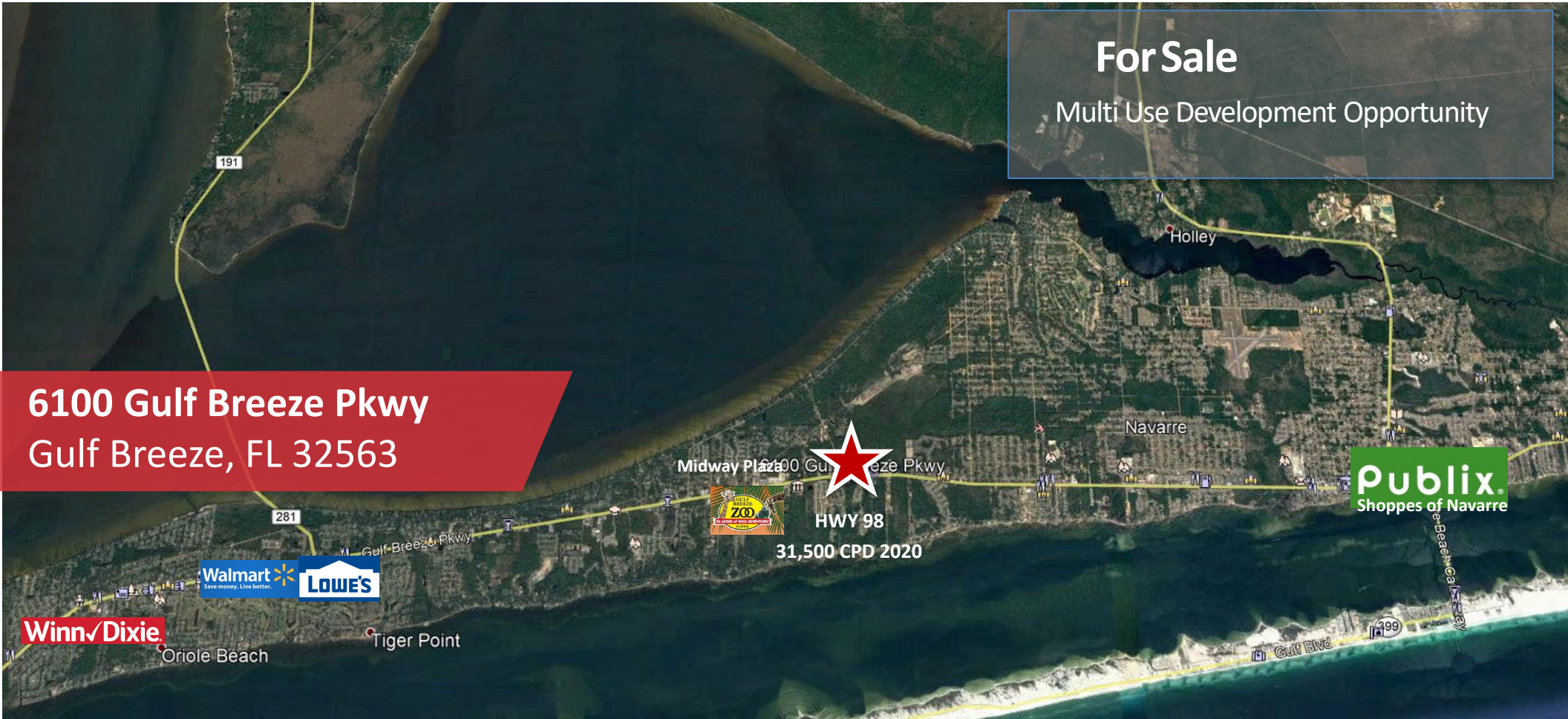
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Area Highlights:

Mixed use zoning provides optimum use for Developer. Located in an area of soaring home prices and sustained values. The property enjoys excellent exposure on busy travel corridor.

Area economy is supported by a robust tourism industry and a significant military presence with Eglin Air Force Base and Hurlburt Field located just to the East.