

LAND FOR SALE
APRIL 2024

HWY 87 @ SEGURA ST - COMMERCIAL LAND

stirling



OFFERING SUMMARY

Sale Price: \$499,000

Lot Size: 3.1 Acres

Zoning: HCD-HON

Price / SF: \$3.70

PROPERTY OVERVIEW

Large Development-Ready Commercial Property! This offering includes 2 parcels totaling just over 3 acres of land with 500 feet of depth. It's hard to find a commercial lot this large and deep along Hwy 87. The property is currently being leased as a gravel parking lot for the call center next door and shares a full access curb cut to Hwy 87. The site is also accessible from Segura St to the north.

The property is just half a mile away from Navarre High School which is the largest, and rapidly growing, high school in the County. Just under 2 miles to the south is Hwy 98 (Navarre Parkway) which is the main coastal commercial corridor along the Florida Panhandle. Hwy 87 is the main (soon be a full 4 lane) connector from I-10 to Hwy 98 (Navarre Parkway) and Navarre Beach. The State of Florida is widening Hwy 87 to 4 lanes to help with the traffic from I-10 to Navarre, Fort Walton Beach, and Destin. With this widening, Hwy 87 will become the fastest route to Destin for traffic coming from the East on I-10.

An environmental assessment was complete on the parcels early in 2018 and is available on request. Basic findings were:

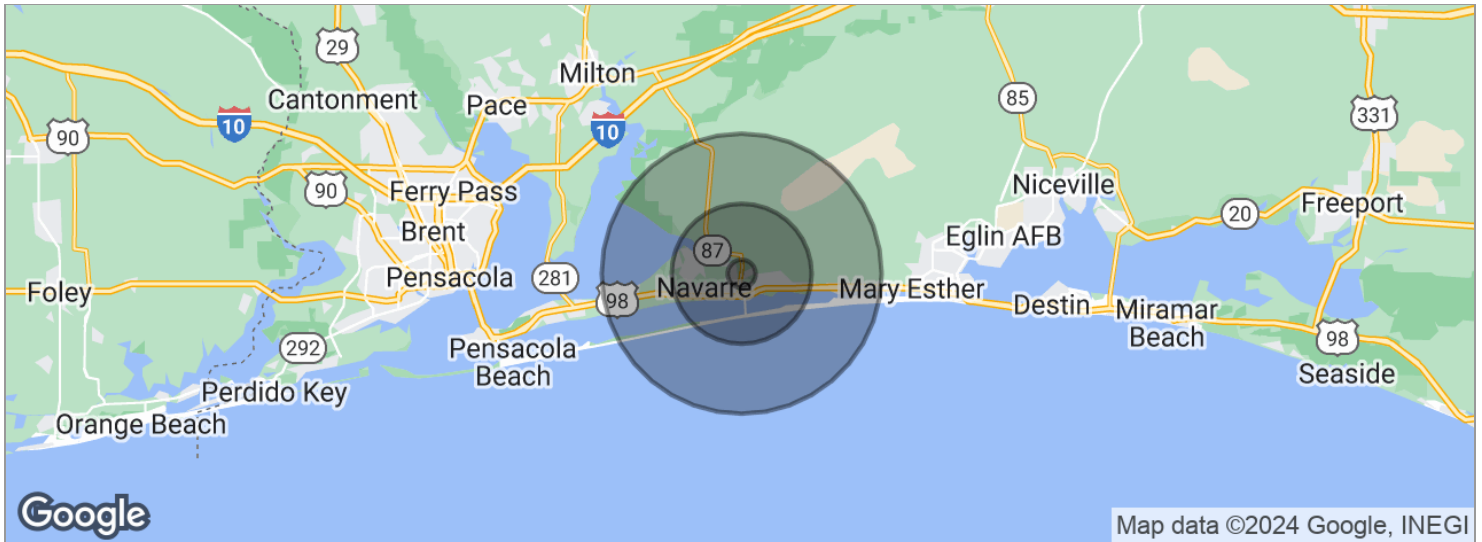
- No Wetlands identified (small drainage ditch on SW back edge).
- Zone X, completely outside of any mapped floodplains or areas with any known flood hazards.
- No indicated Hazardous Materials or Contamination.
- No indicated Endangered Species.











POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,717	23,370	48,336
Median age	35.7	35.9	36.8
Median age (Male)	37.0	36.7	37.4
Median age (Female)	35.0	35.3	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	630	8,588	18,438
# of persons per HH	2.7	2.7	2.6
Average HH income	\$65,075	\$67,924	\$71,638
Average house value	\$247,826	\$257,582	\$256,405

* Demographic data derived from 2020 ACS - US Census