

Old Bethel Single Family Development Opportunity | ±47 Acres

OLD BETHEL RD, CRESTVIEW, FL 32536



OFFERED BY 4 ACRE COMMERCIAL | COLIN CHOU



**THE
PROPERTY**

PROPERTY DETAILS

PARCEL SIZE: ±46.68 ACRES
SALE PRICE: CALL FOR DETAILS
TYPE: LAND
ZONING: RESIDENTIAL
PARCEL ID: 01-3N-24-0000-0001-1320

HIGHLIGHTS

- Entitlements at Closing
- Housing Prices up 28% over the past twelve months
- Located in within minutes of HWY 85 and HWY 90
- High surrounding occupancy rates

IDEAL MIXED USE TOWNHOME DEVELOPMENT

This almost 47 acre parcel of Residential land is located on the northwest bend of Old Bethel Road near Seminole Dr. Old Bethel Rd is a fantastic place for residential development as it connects HWY 85 to HWY 90, the two main roads running through Crestview. Five minutes down the road from this property, lies Davidson Middle School and Crestview Highschool, another couple hundred feet there are two grocery Anchored Shopping Centers, one anchored by Winn Dixie and the other anchored by Publix. Given this properties prime location, future homeowners have everything they need within a 3 mile radius

MARKET SUMMARY

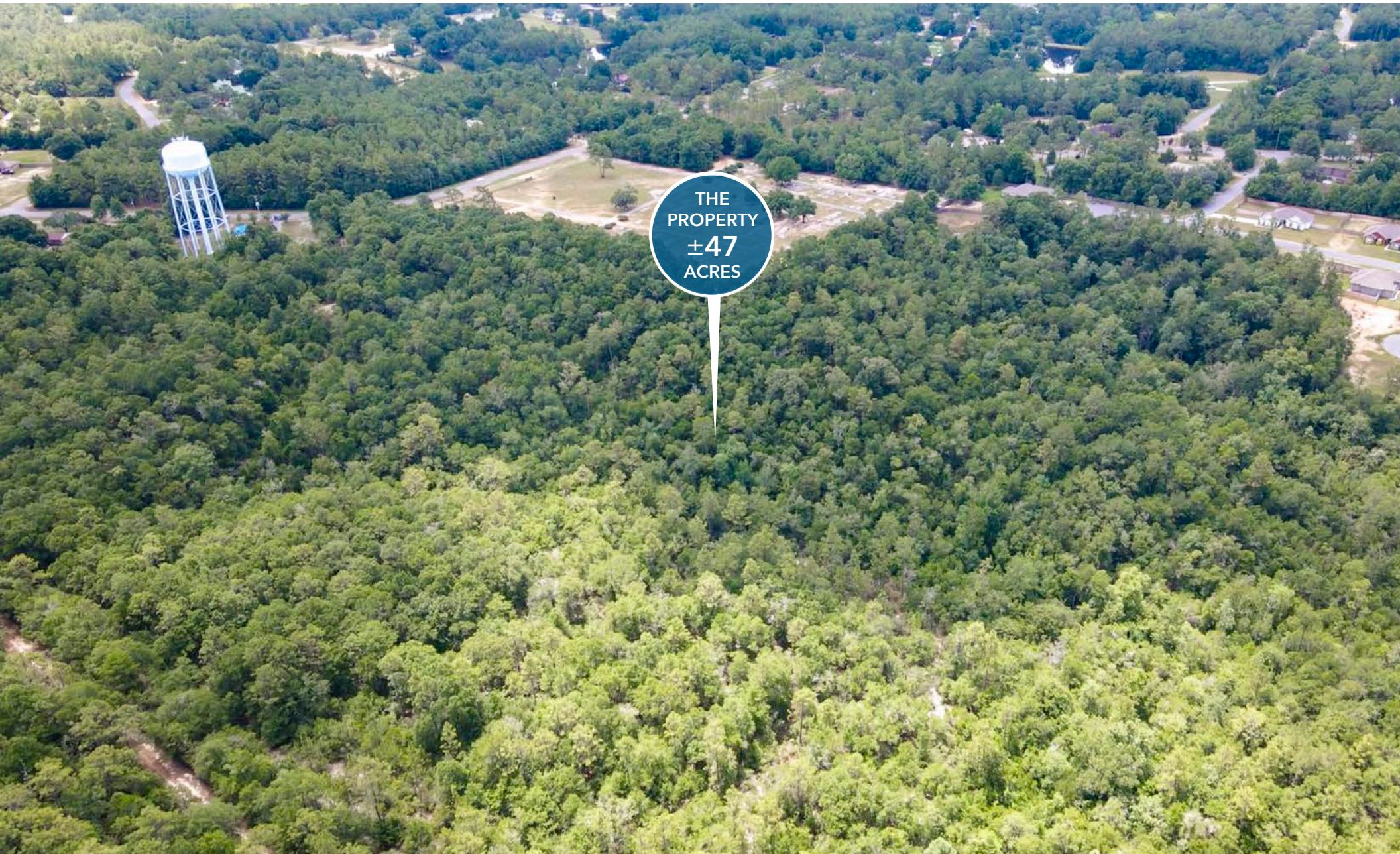
Crestview has been experiencing tremendous growth in recent years with many new residential and commercial projects being developed including multiple single family housing developments from D.R Horton, Randy Wise Homes, and Century Communities to name a few as well as commercial developments like the Crestview Commons setting to house Ultra, Adli, Marshalls, Five Below, Chili's and Burlington Coat Factory Get into this market before its too late!

OFFERED BY:

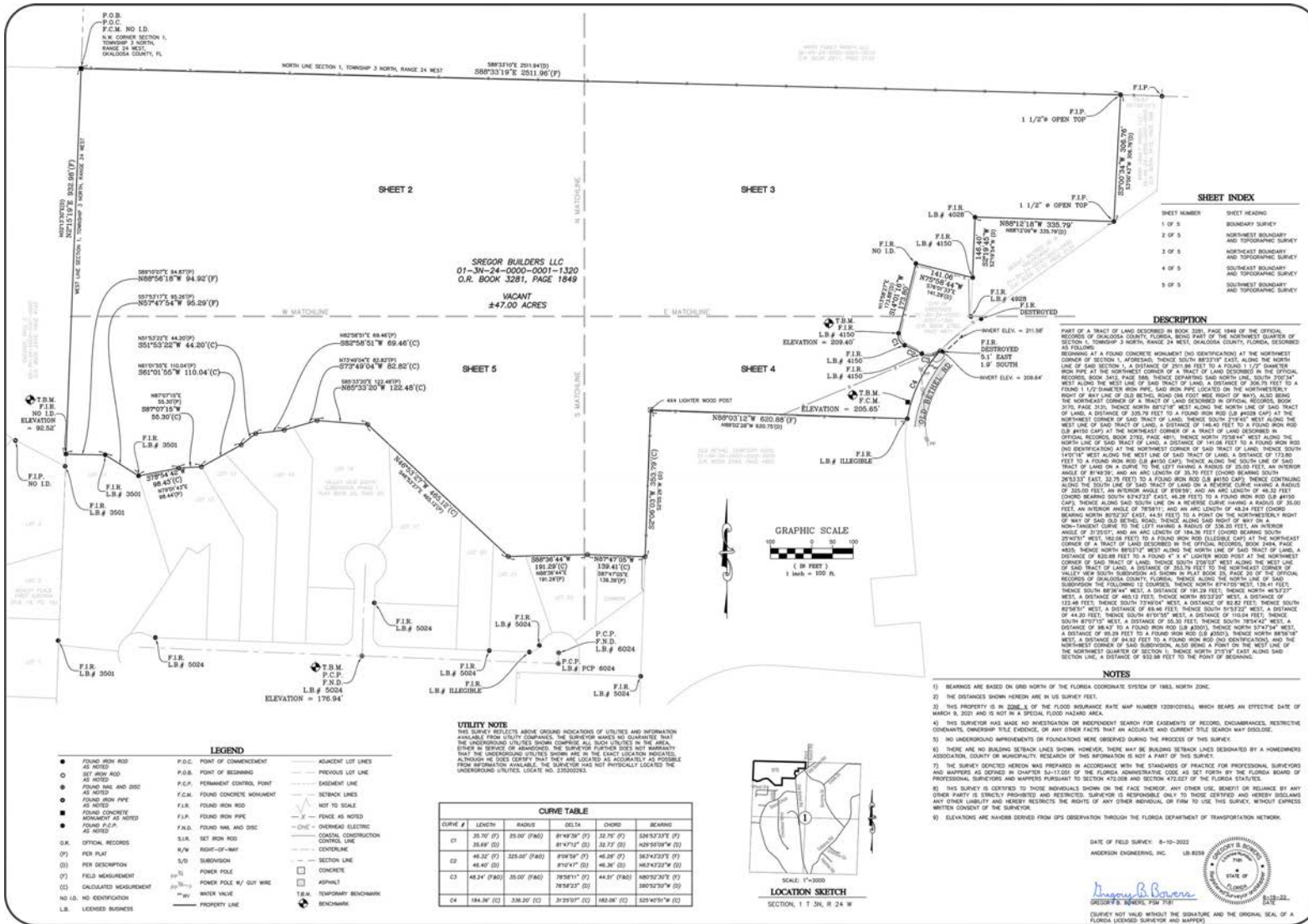


COLIN CHOU
colin@4acre.com
850.218.1902

AERIAL PHOTO



TOPOGRAPHIC & BOUNDARY SURVEY



AE ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS - SURVEYORS - LAND SURVEYORS
FELLSING • GIBB • LEAR
1 LICENSED SURVEYOR AND 1 LICENSED LAND SURVEYOR
3000 S. UNIVERSITY BLVD., SUITE 100, GAITHERSBURG, MD 20878

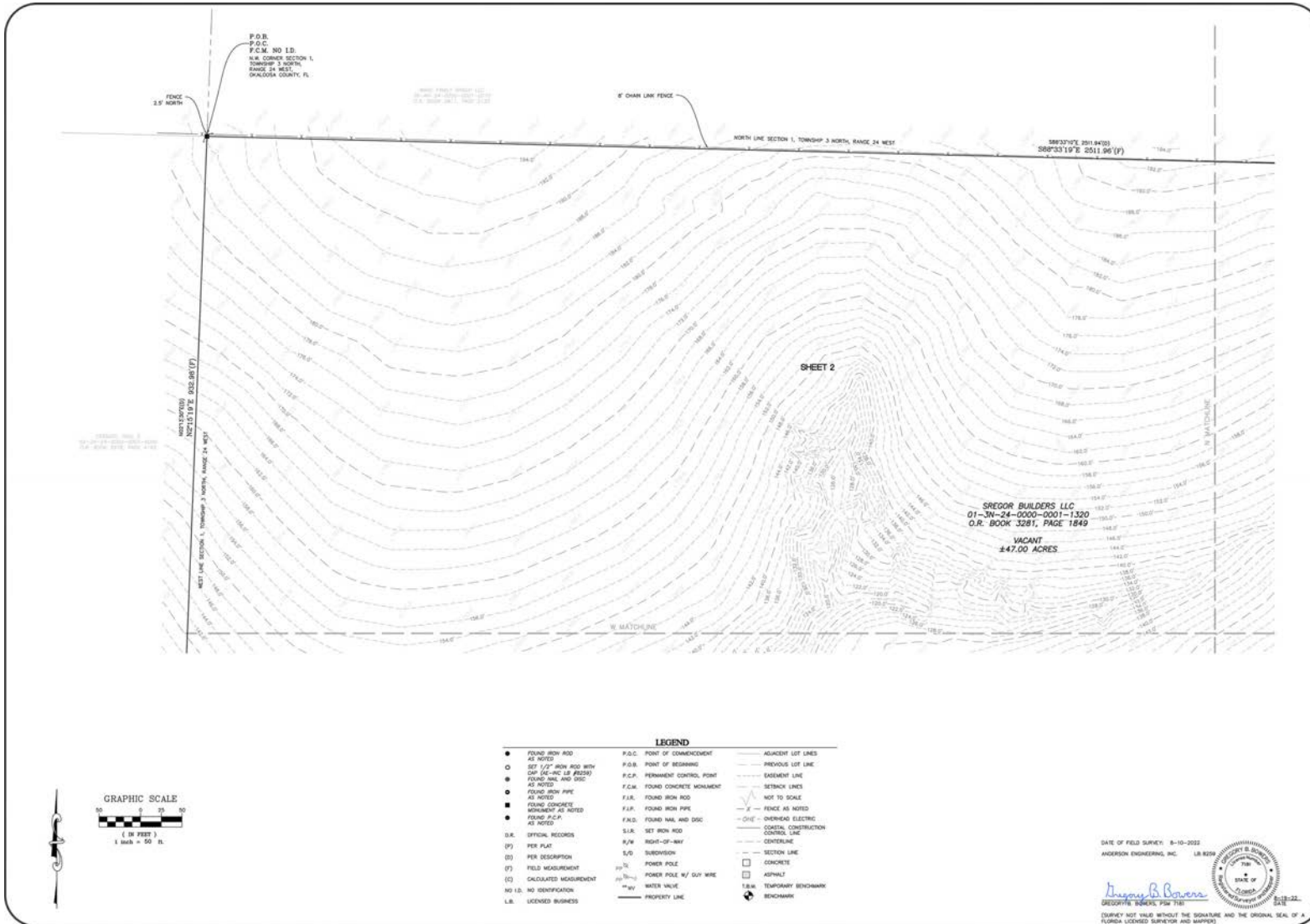
NO.	REVISIONS	DESCRIPTION	DATE
1	1	ISSUED FOR PERMIT	08/10/2022

BOUNDARY AND TOPOGRAPHIC SURVEY
OLD BETHUNE ROAD
CRESTVIEW, FLORIDA

DRAWING NO. 22D000508T
SHEET NUMBER 1 OF 5



TOPOGRAPHIC & BOUNDARY SURVEY



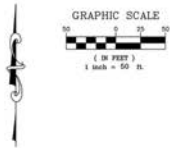
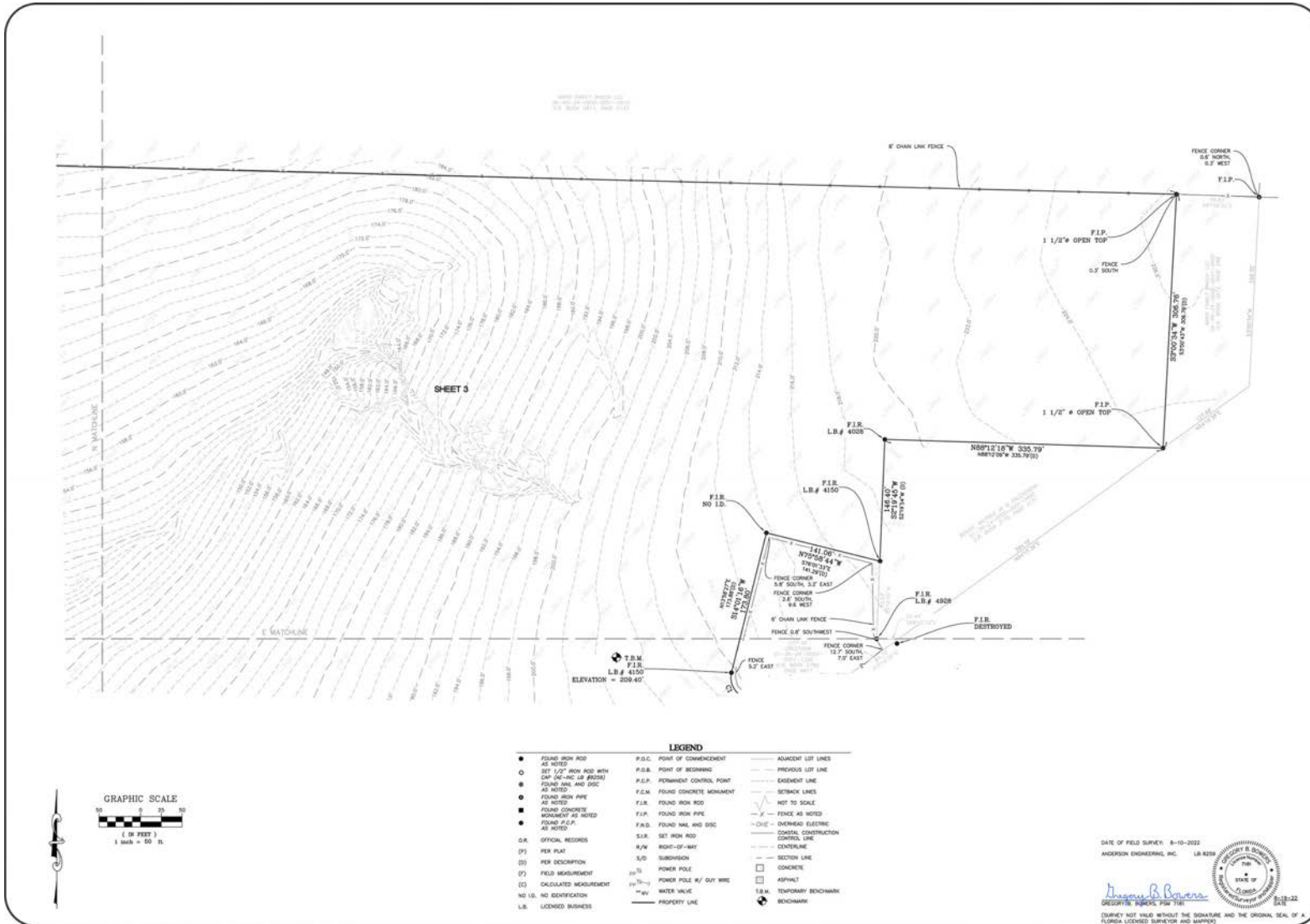
AE ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS - SURVEYORS - LANDSCAPERS
A LICENSED FLORIDA SURVEYING FIRM - LICENSE # 1213-22
WWW.ANDERSONENGINEERING.COM

NO.	REVISIONS	DESCRIPTION	BY	DATE
	DRAWING INFO:			
	FIELD BY:	NA		
	CHECK BY:	CB		
	DATE:	8-10-2022		
	FIELD BOOK:	N/A		
	JOB NUMBER:	220210050		

AMETE CAPITAL GROUP
BOUNDARY AND TOPOGRAPHIC SURVEY
OLD INTERSTATE ROAD
CRESTVIEW, FLORIDA

DRAWING NO.
22D00050BT
SHEET NUMBER
2
OF 5

TOPOGRAPHIC & BOUNDARY SURVEY



- LEGEND**
- FOUND IRON ROD AS NOTED
 - SET 1/2" IRON ROD WITH CAP (AC-INC LB #8229)
 - FOUND NAIL AND DISC AS NOTED
 - FOUND IRON PIPE AS NOTED
 - FOUND CONCRETE MONUMENT AS NOTED
 - FOUND P.C.P. AS NOTED
 - OFFICIAL RECORDS
 - PER PLAT
 - PER DESCRIPTION
 - FIELD MEASUREMENT
 - CALCULATED MEASUREMENT
 - NO LB. NO IDENTIFICATION
 - LB. LICENSED BUSINESS
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.E.P. PERMANENT CONTROL POINT
 - F.C.M. FOUND CONCRETE MONUMENT
 - F.I.R. FOUND IRON ROD
 - F.I.P. FOUND IRON PIPE
 - F.A.D. FOUND NAIL AND DISC
 - S.I.R. SET IRON ROD
 - R/W ROAD-OF-WAY
 - S/D SUBDIVISION
 - POWER POLE
 - POWER POLE W/ GUY WIRE
 - WATER VALVE
 - PROPERTY LINE
- ADJACENT LOT LINES
 - PREVIOUS LOT LINE
 - EXEMPTED LOT LINE
 - SETBACK LINES
 - NOT TO SCALE
 - FENCE AS NOTED
 - OVERHEAD ELECTRIC
 - CONCRETE CONSTRUCTION
 - CONTROL LINE
 - CENTERLINE
 - SECTION LINE
 - CONCRETE
 - ASPHALT
 - T.B.M. TEMPORARY BENCHMARK
 - BENCHMARK

DATE OF FIELD SURVEY: 8-10-2022
 ANDERSON ENGINEERING, INC. LB 8229

 Gregory B. Brown
 GEORGETOWN, FLORIDA 32909
 (SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

ANDERSON ENGINEERING
 EMPLOYEE OWNED
 ENGINEERS - SURVEYORS - LANDSCAPERS
 PELLING - GOS - LEAKE
 11000 SUWANNEE COURT SUITE 100 SUWANNEE, FLORIDA 32088
 PHONE: 850.221.1111 FAX: 850.221.1112

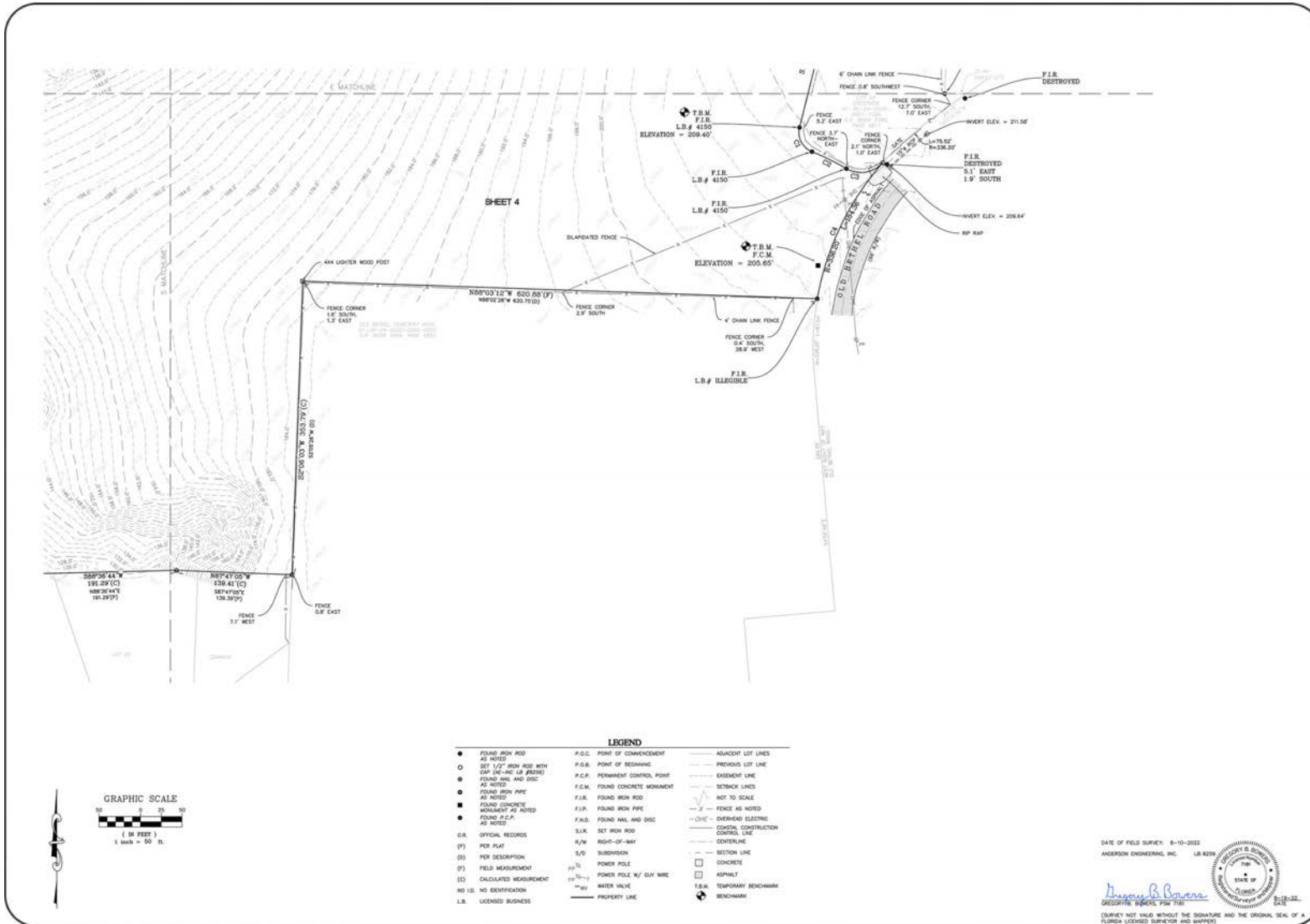
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DRAWING NO.	22D00050BT
SHEET NUMBER	3
OF	5

AMERTE CAPITAL GROUP
BOUNDARY AND TOPOGRAPHIC SURVEY
 OLD INTEREST ROAD
 CRESTVIEW, FLORIDA

DRAWING DATE:	8-10-2022
FIELD DATE:	8-10-2022
FIELD BOOK:	N/A
JOB NUMBER:	220110050

TOPOGRAPHIC & BOUNDARY SURVEY



AE ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS - SURVEYORS - LANDSCAPERS
WELLING - GIS - LEAD
11000 FLORIDA COAST HWY SUITE 100A SEVENTH FLORIDA BANK
FORT LAUDERDALE, FL 33304
LICENSE # 222010000

DRAWING NO.	DRAWING DATE	FIELD BY	FIELD DATE
22D000050BT	8-10-2022	COLIN CHOU	8-10-2022
SHEET NUMBER	FIELD BOOK	FIELD NO.	JOB NUMBER
4	N/A	N/A	220210000
OF 5			

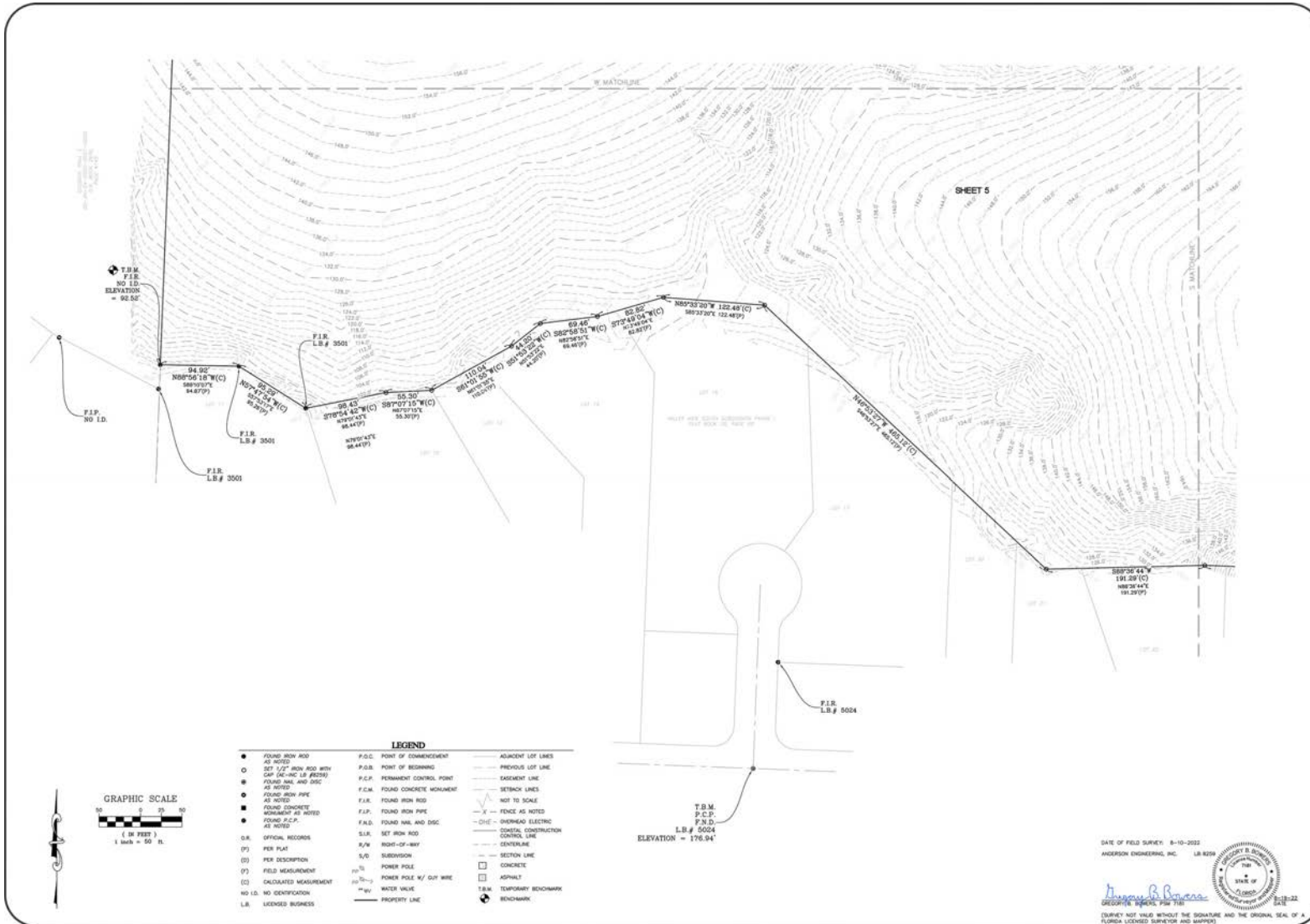
AMERITE CAPITAL GROUP
BOUNDARY AND TOPOGRAPHIC SURVEY
OLD BETHUNE ROAD
CRESTVIEW, FLORIDA

DATE OF FIELD SURVEY: 8-10-2022
ANDERSON ENGINEERING, INC. LB 8276
Colin Chou
REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA
LICENSE # 222010000
EXPIRES 08-31-22

(SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

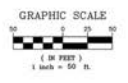


TOPOGRAPHIC & BOUNDARY SURVEY



LEGEND

● FOUND IRON ROD AS NOTED	F.O.C. POINT OF COMMENCEMENT	— ADJACENT LOT LINES
○ SET 1/2" IRON ROD WITH CAP (SEE INC. LB #3001)	P.O.B. POINT OF BEGINNING	— PREVIOUS LOT LINE
● FOUND NAIL AND DISC AS NOTED	F.C.P. PERMANENT CONTROL POINT	— EXISTENCE LINE
● FOUND IRON PIPE AS NOTED	F.C.M. FOUND CONCRETE MONUMENT	— SETBACK LINES
■ FOUND CONCRETE MONUMENT AS NOTED	F.I.R. FOUND IRON ROD	— NOT TO SCALE
● FOUND P.C.P. AS NOTED	F.I.P. FOUND IRON PIPE	-X- FENCE AS NOTED
O.R. OFFICIAL RECORDS	F.A.D. FOUND NAIL AND DISC	-OHE- OVERHEAD ELECTRIC
(P) PER PLAT	S.I.R. SET IRON ROD	— CONCRETE CONSTRUCTION CONTROL LINE
(D) PER DESCRIPTION	R/W RIGHT-OF-WAY	— CENTERLINE
(M) FIELD MEASUREMENT	S/D SUBDIVISION	— SECTION LINE
(C) CALCULATED MEASUREMENT	P.P. POWER POLE	□ CONCRETE
NO I.D. NO IDENTIFICATION	P.P.W. POWER POLE W/ OUT WIRE	□ ASPHALT
L.B. LICENSED BUSINESS	W.V. WATER VALVE	T.B.M. TEMPORARY BENCHMARK
	— PROPERTY LINE	⊕ BENCHMARK



DATE OF FIELD SURVEY: 8-10-2022
 ANDERSON ENGINEERING, INC. LB #208
 GEORGE W. BROWN, P.E.
 SURVEYOR
 STATE OF FLORIDA
 LICENSE #12222

(SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

AE ANDERSON ENGINEERING
 EMPLOYEE OWNED
 ENGINEERS - SURVEYORS - LANDSCAPERS
 PELLING - GOS - LEGER
 11000 FLORIDA SUITE 1000 WINTER HAVEN, FLORIDA 33884
 WWW.ANDERSONENGINEERING.COM LICENSE #22105

NO.	REVISIONS	DESCRIPTION	BY	DATE

DRAWING NO.	22D00050BT
SHEET NUMBER	5
OF	5

DRAWING REV.	NO.
FIELD BY	WA
CHECK BY	GB
DATE	8-10-2022
FIELD BOOK	N/A
JOB NUMBER	220110050

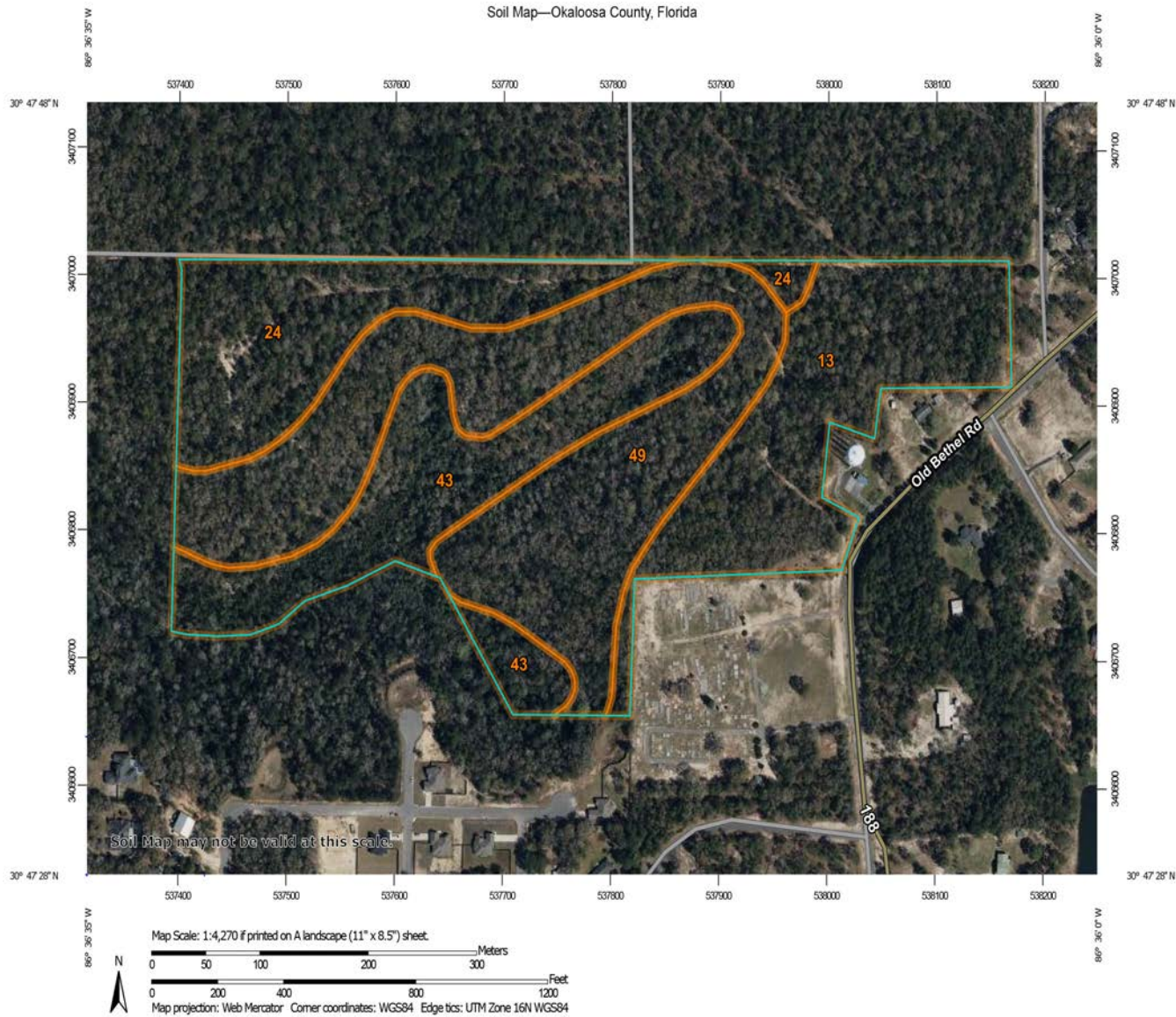
AMETE CAPITAL GROUP
BOUNDARY AND TOPOGRAPHIC SURVEY
 OLD BERTHE ROAD
 OKLAHOMA, FLORIDA

CONCEPTUAL SITE PLAN



TOPO WORKSHEET FOR JBN 21306
4/3/07

SOIL MAP



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

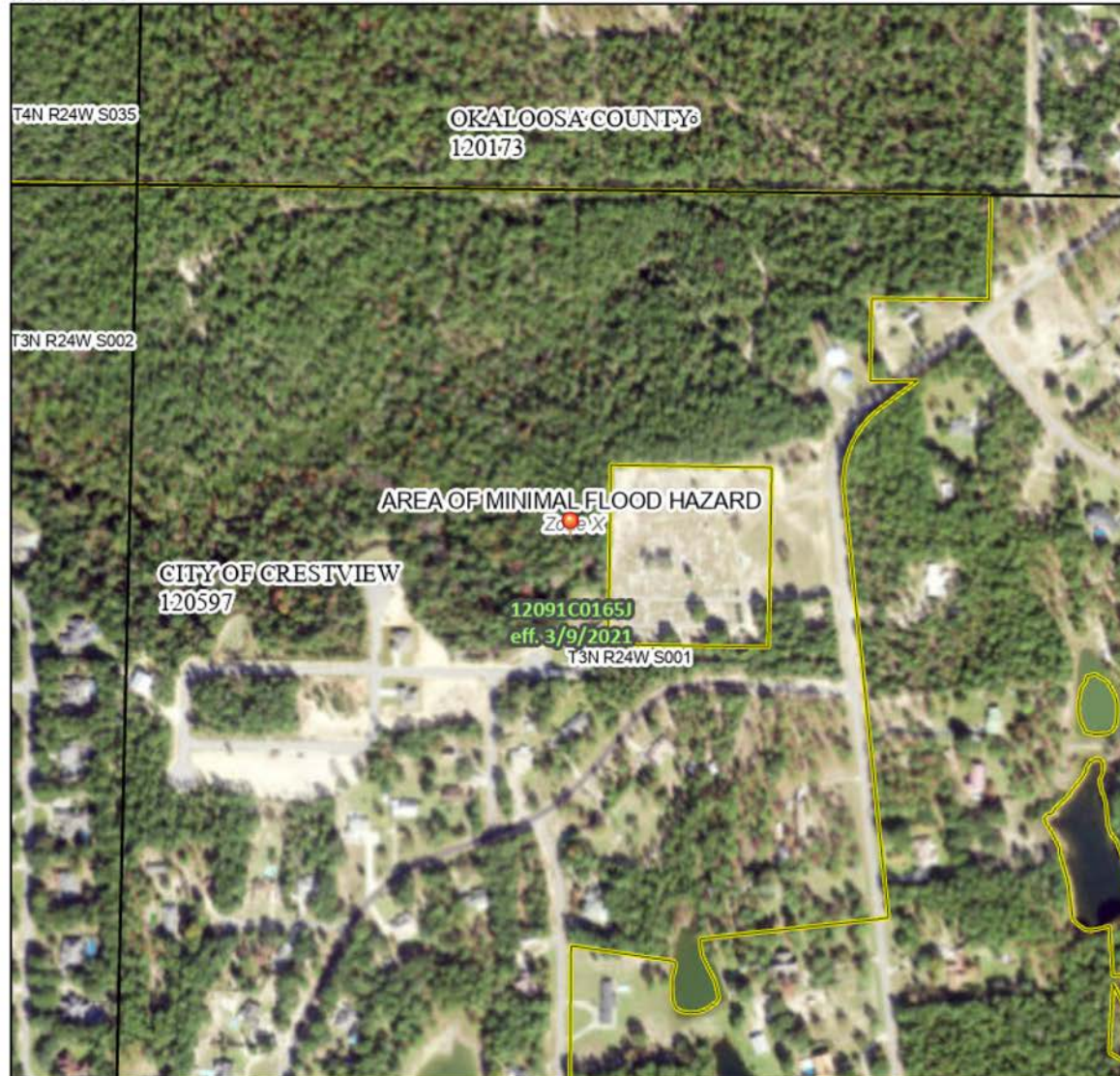
9/13/2022
Page 1 of 3

NATIONAL FLOOD SURVEY

National Flood Hazard Layer FIRMette



86°36'37"W 30°47'49"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

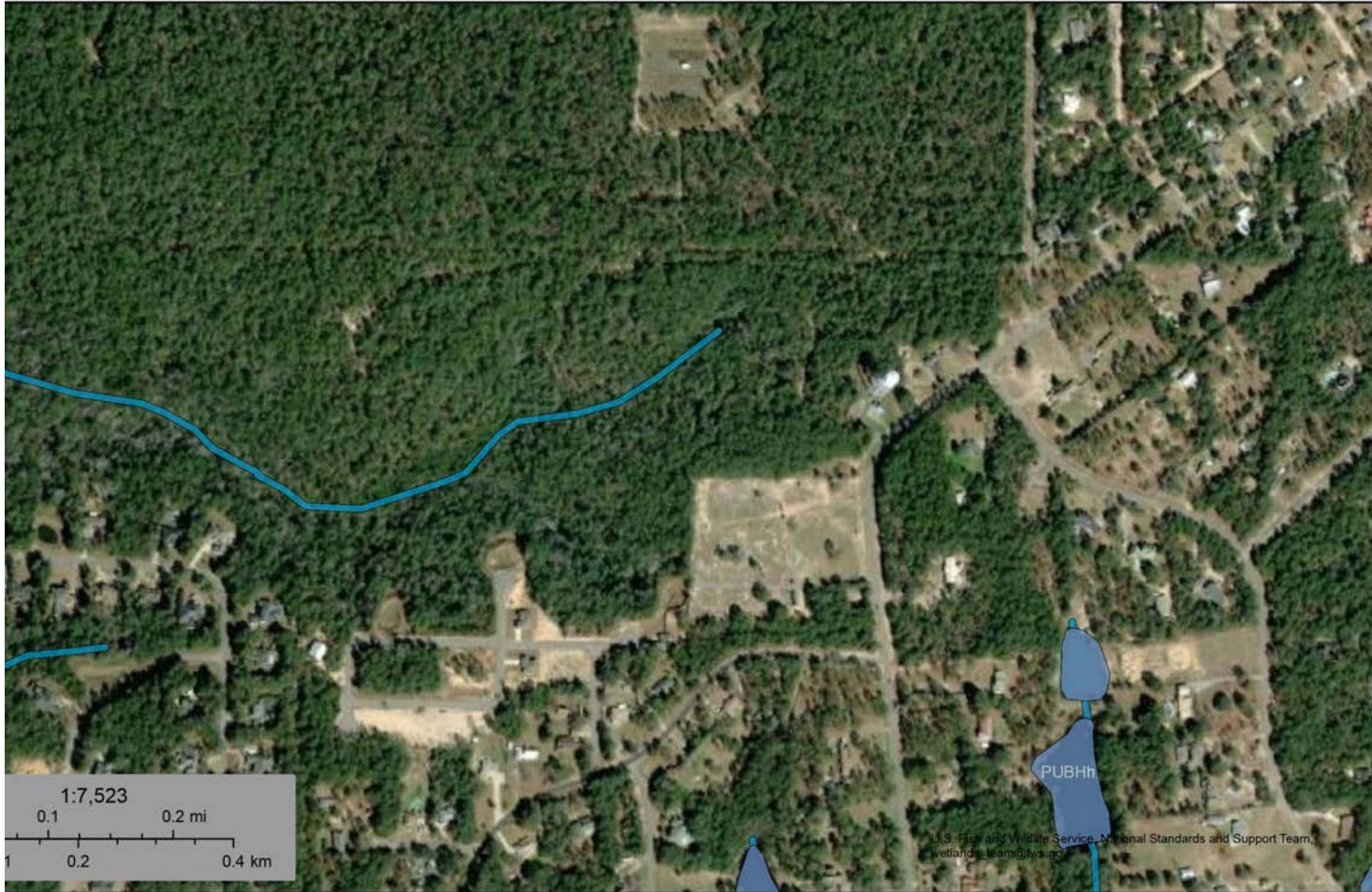
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/13/2022 at 10:35 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

WETLAND JURISDICTION MAP

U.S. Fish and Wildlife Service
National Wetlands Inventory

Old Bethel Rd



13, 2022

- | | | |
|----------------------------|--|--|
| | ■ Freshwater Emergent Wetland | ■ Lake |
| arine and Marine Deepwater | ■ Freshwater Forested/Shrub Wetland | ■ Other |
| arine and Marine Wetland | ■ Freshwater Pond | ■ Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

LOCATION MAP



POINTS OF INTEREST MAP





COLIN CHOU

colin@4acre.com

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