

# Townhome Development Opportunity For Sale | ±20 Acres

475 VALLEY ROAD, CRESTVIEW, FL 32539



OFFERED BY 4 ACRE COMMERCIAL | COLIN CHOU



±20  
ACRES

## PROPERTY DETAILS

**PARCEL SIZE:** ±20 ACRES  
**SALE PRICE:** CALL FOR DETAILS  
**TYPE:** LAND  
**ZONING:** HIGH DENSITY  
**PARCEL ID:** 09-3N-23-0000-0068-0000

## HIGHLIGHTS

- High Density Zoning
- Direct Access to Durrell Lee Field
- Located in close proximity HWY 85 and Hwy 90
- High surrounding occupancy rates

## IDEAL MIXED USE TOWNHOME DEVELOPMENT

This 20 acre parcel of Mixed Use land is located minutes from HWY 85 and HWY 90 on the corner of E 1st Street and Valley Rd. Being located directly adjacent to Durrell Lee Pak, one of the finest youth baseball and softball facilities in the panhandle of Florida, this future residential development is positioned well for young families with kids actively involved in sports.

### 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:

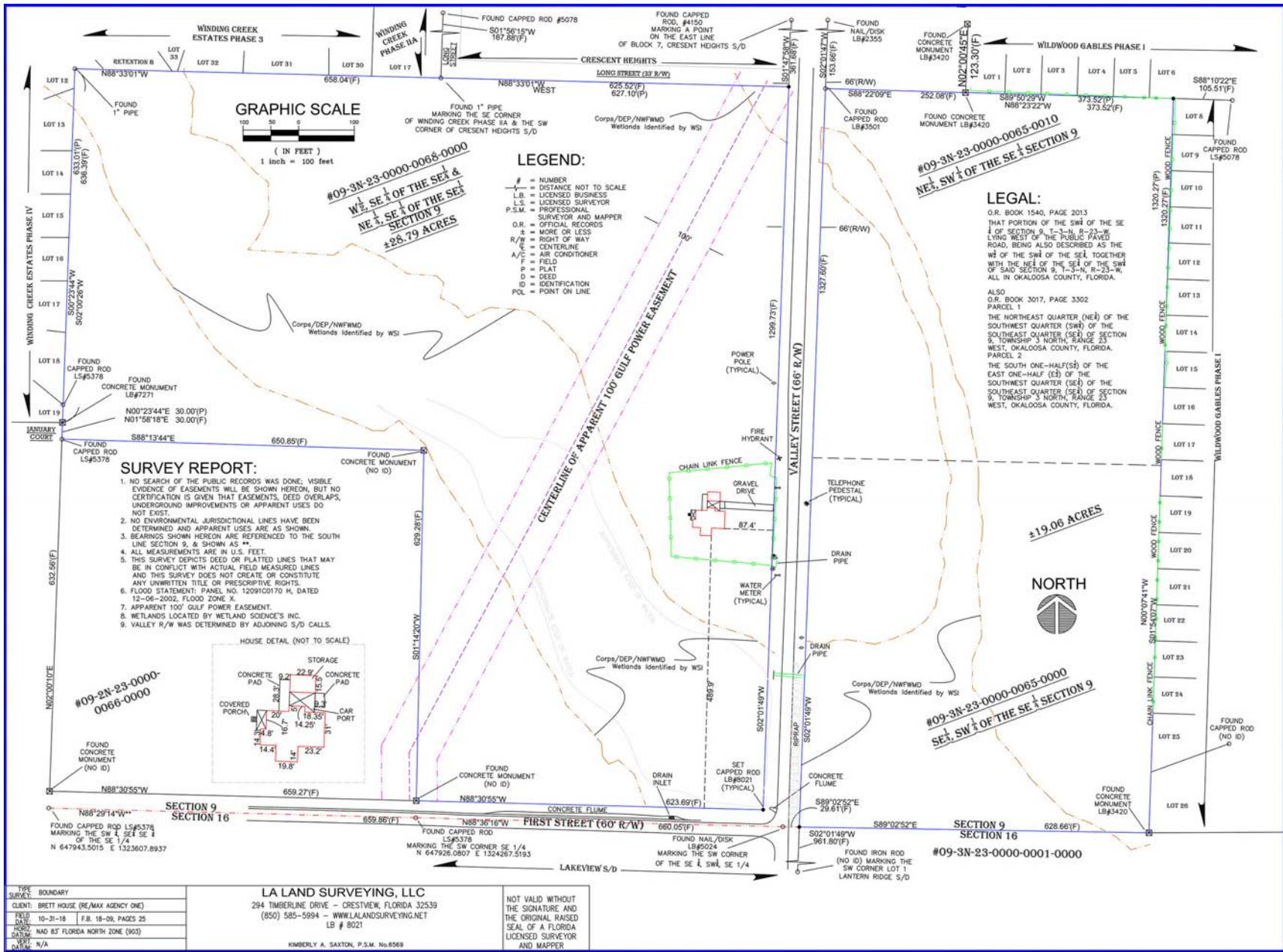


**COLIN CHOU**  
colin@4acre.com  
850.218.1902

# AERIAL PHOTO



# TOPOGRAPHIC & BOUNDARY SURVEY



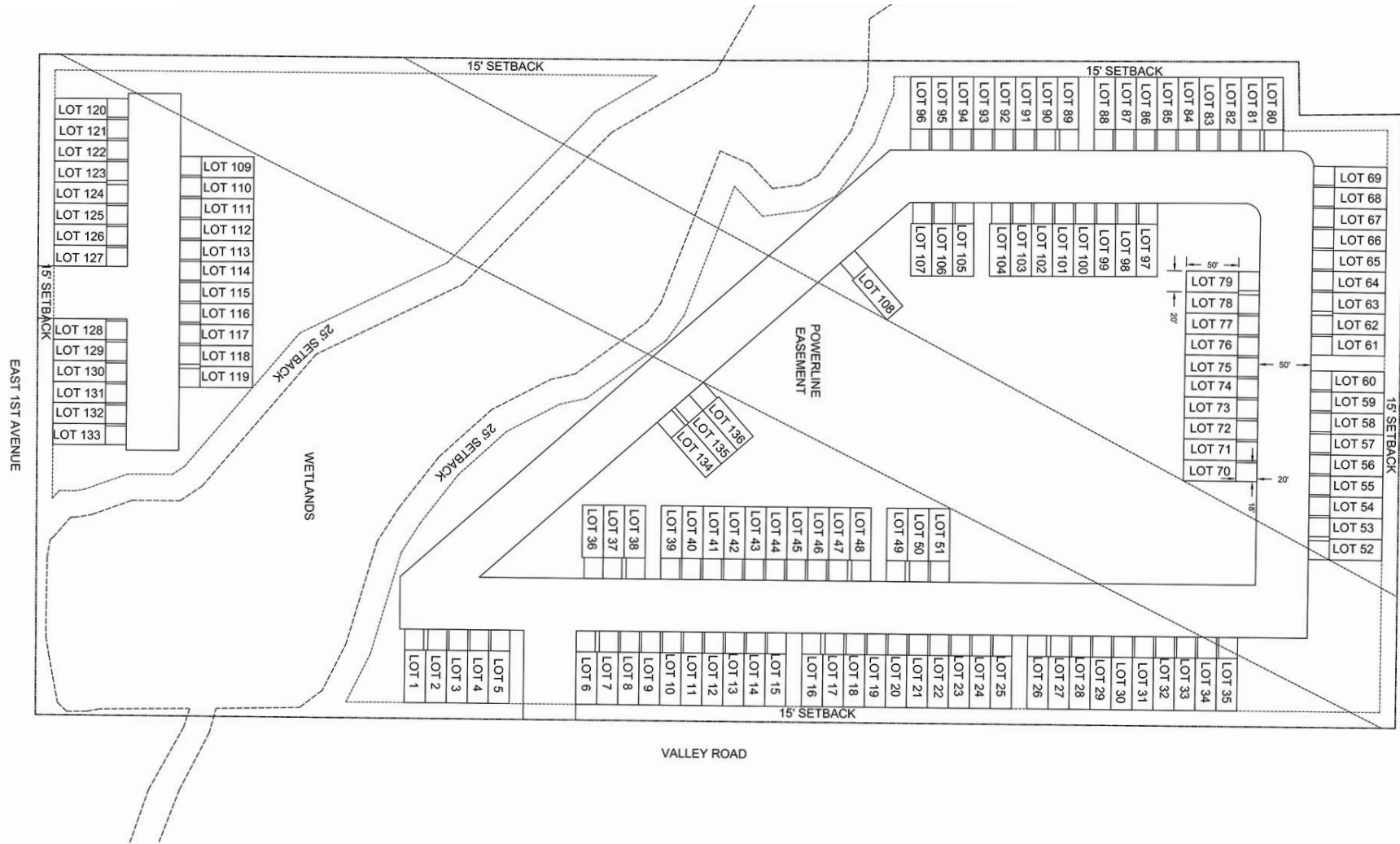
TYPE	BOUNDARY
SURVEY	
CLIENT	BRETT HOUSE (RE/MAX AGENCY ONE)
FILED	10-31-18 F.B. 18-09, PAGES 25
BOOK	
DATE	NAD 83 FLORIDA NORTH ZONE (903)
SCALE	N/A

<b>LA LAND SURVEYING, LLC</b>	
294 TIMBERLINE DRIVE - CRESTVIEW, FLORIDA 32539	
(850) 585-5994 - WWW.LANDSURVEYING.NET	
LB # 8021	
KIMBERLY A. SAXTON, P.S.M. No. 6569	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



# CONCEPTUAL SITE PLAN



# SOIL MAP

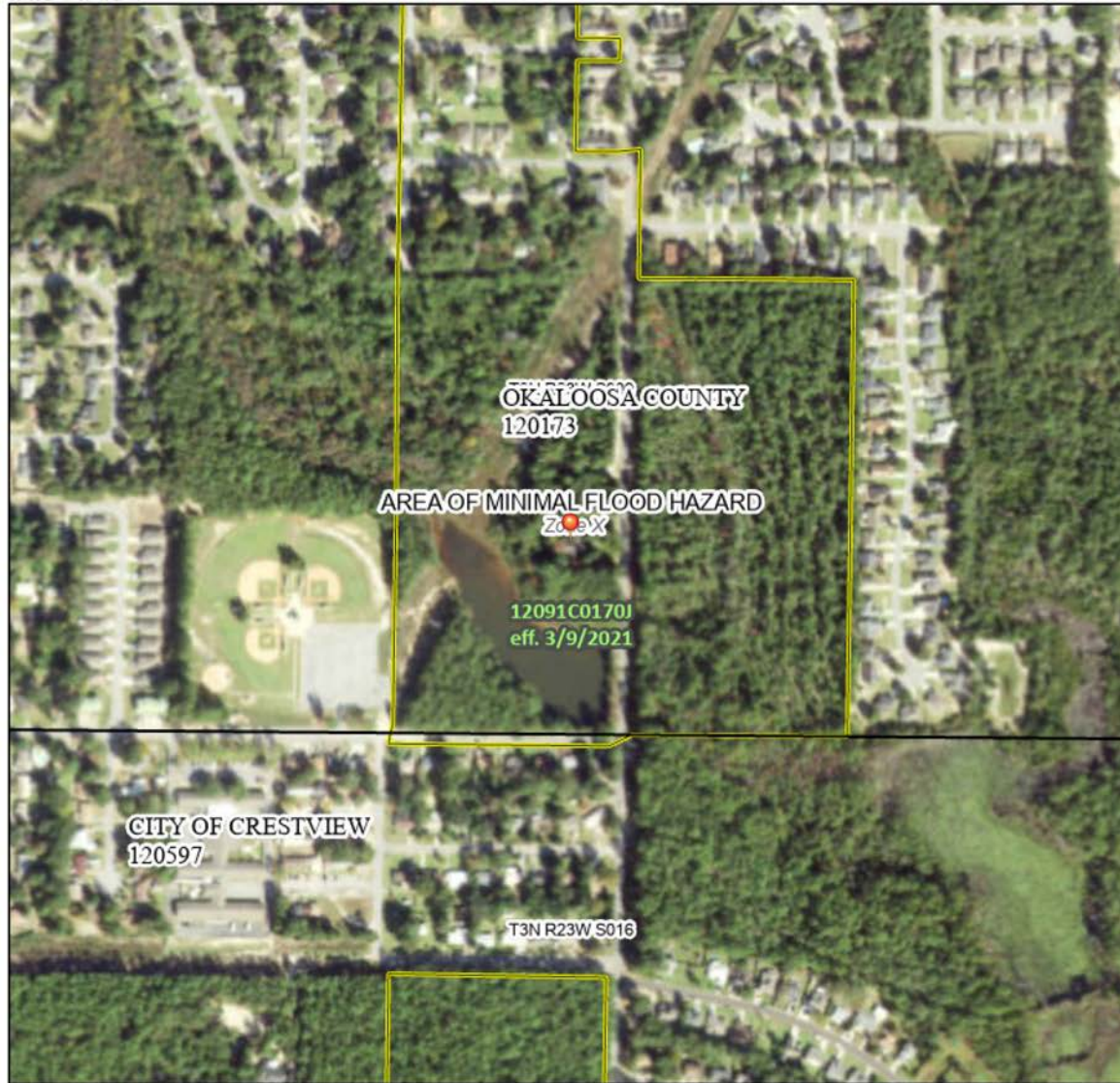


# NATIONAL FLOOD SURVEY

## National Flood Hazard Layer FIRMette



86°33'17"W 30°46'17"N



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
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 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 10:30 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

475 Valley Rd



13, 2022

- |                             |                                   |          |
|-----------------------------|-----------------------------------|----------|
|                             | Freshwater Emergent Wetland       | Lake     |
| Marine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other    |
| Marine 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**

**850.218.1902**

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.