

LAND FOR SALE

# CRESTVIEW COMMERCIAL LAND

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**REDSTONE AVENUE W**

Crestview, FL 32539

**PRESENTED BY:**

**CLAY TAYLOR, ALC**

Senior Advisor

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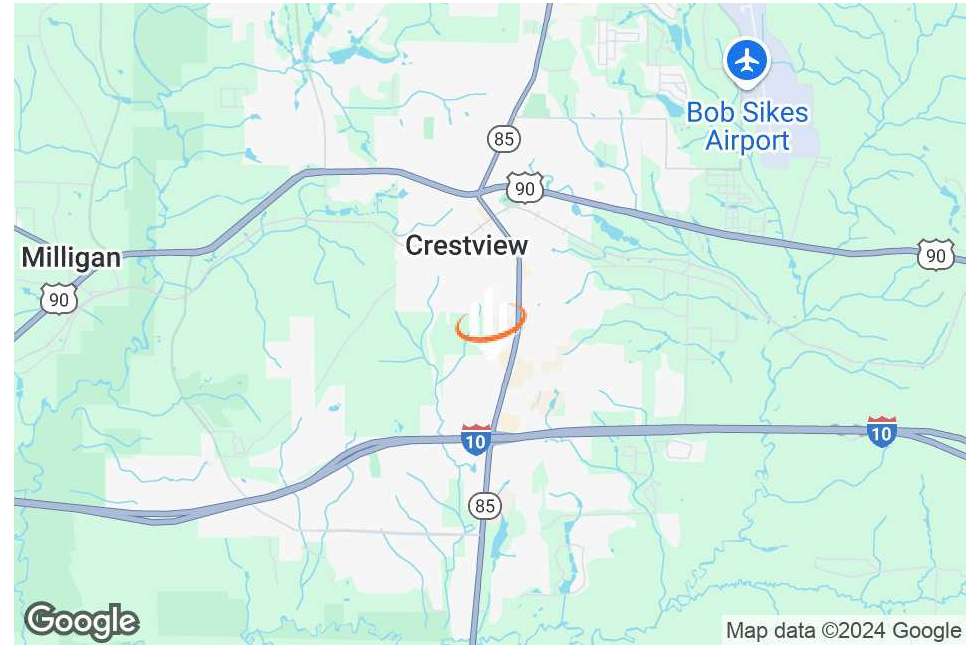
**BRYANT PEACE, ALC**

Senior Advisor

C: 229.726.9088

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<b>SALE PRICE</b>	<b>\$500,000</b>
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### OFFERING SUMMARY

<b>LOT SIZE:</b>	1.36 Acres
<b>PRICE / ACRE:</b>	\$367,647
<b>ZONING:</b>	C-1
<b>COUNTY:</b>	Okaloosa
<b>TRAFFIC COUNT:</b>	45,500 cars per day via Ferdon Blvd
<b>APN:</b>	29-3N-23-0440- 0500-0010

### PROPERTY OVERVIEW

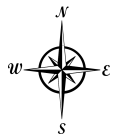
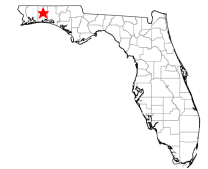
Crestview Commercial Acreage is a vacant development parcel located in Crestview, FL. The property is high and dry and ready for commercial development within a very active market with strong anchors. The current zoning, Commercial Low-Intensity District, allows for restaurants, retail, service, entertainment, professional offices, gas stations, and other similar uses. The property benefits from the close proximity to Interstate-10 and US Highway 90, which are major connectors along North Florida.

### PROPERTY HIGHLIGHTS

- Paved corner lot!
- C-1 Zoning
- Less than 1 mile from I-10
- All utilities are available on Redstone Ave.

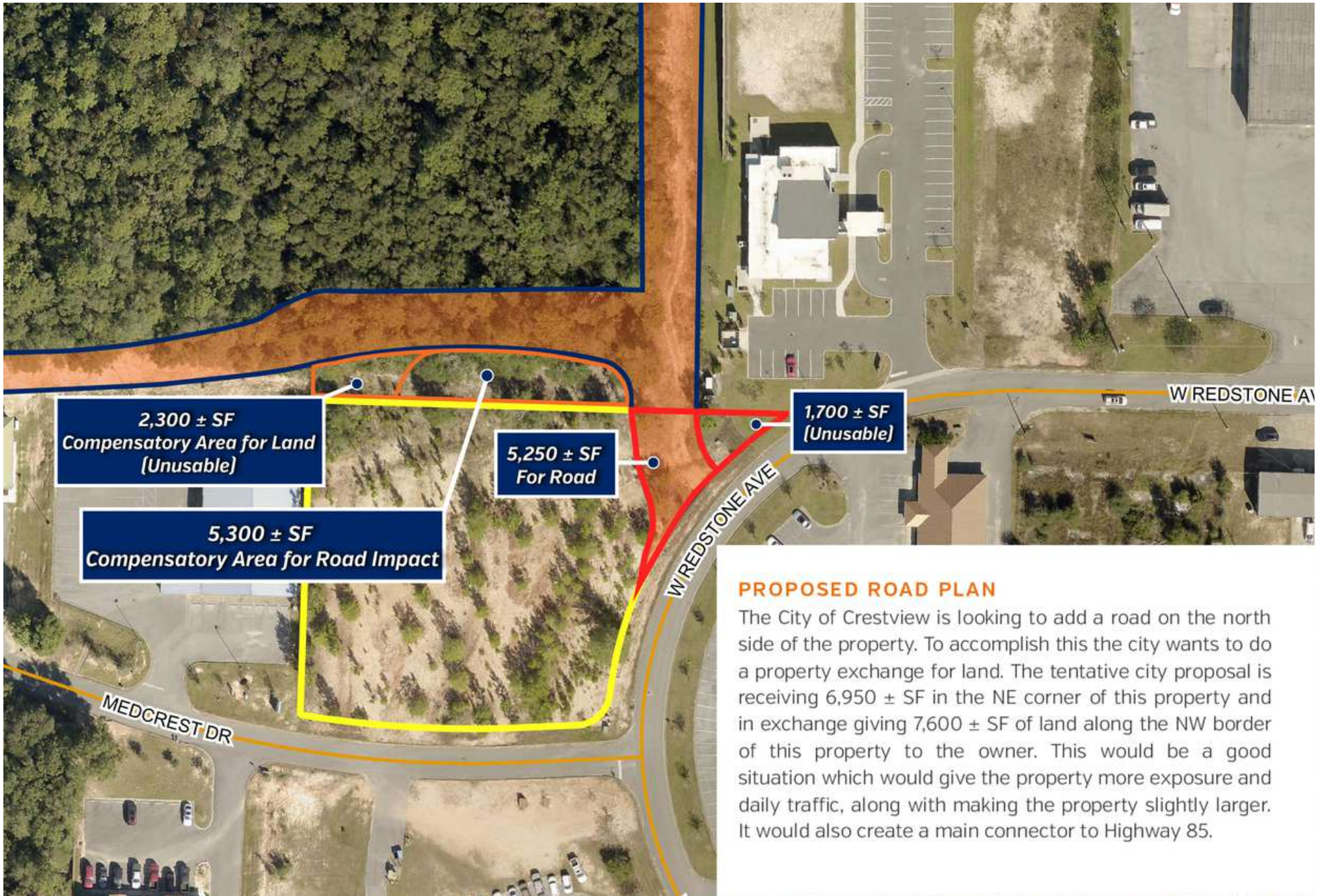


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



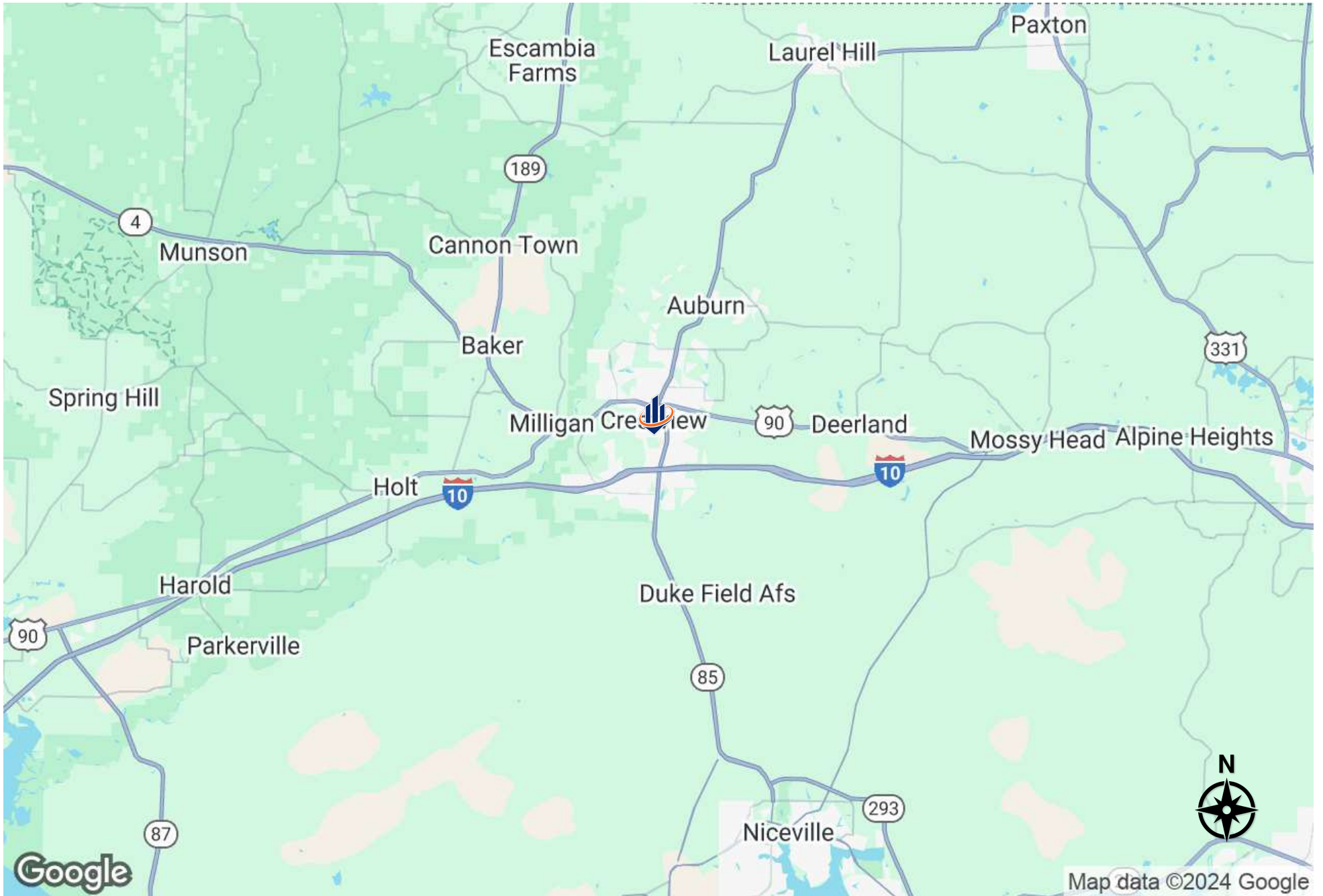
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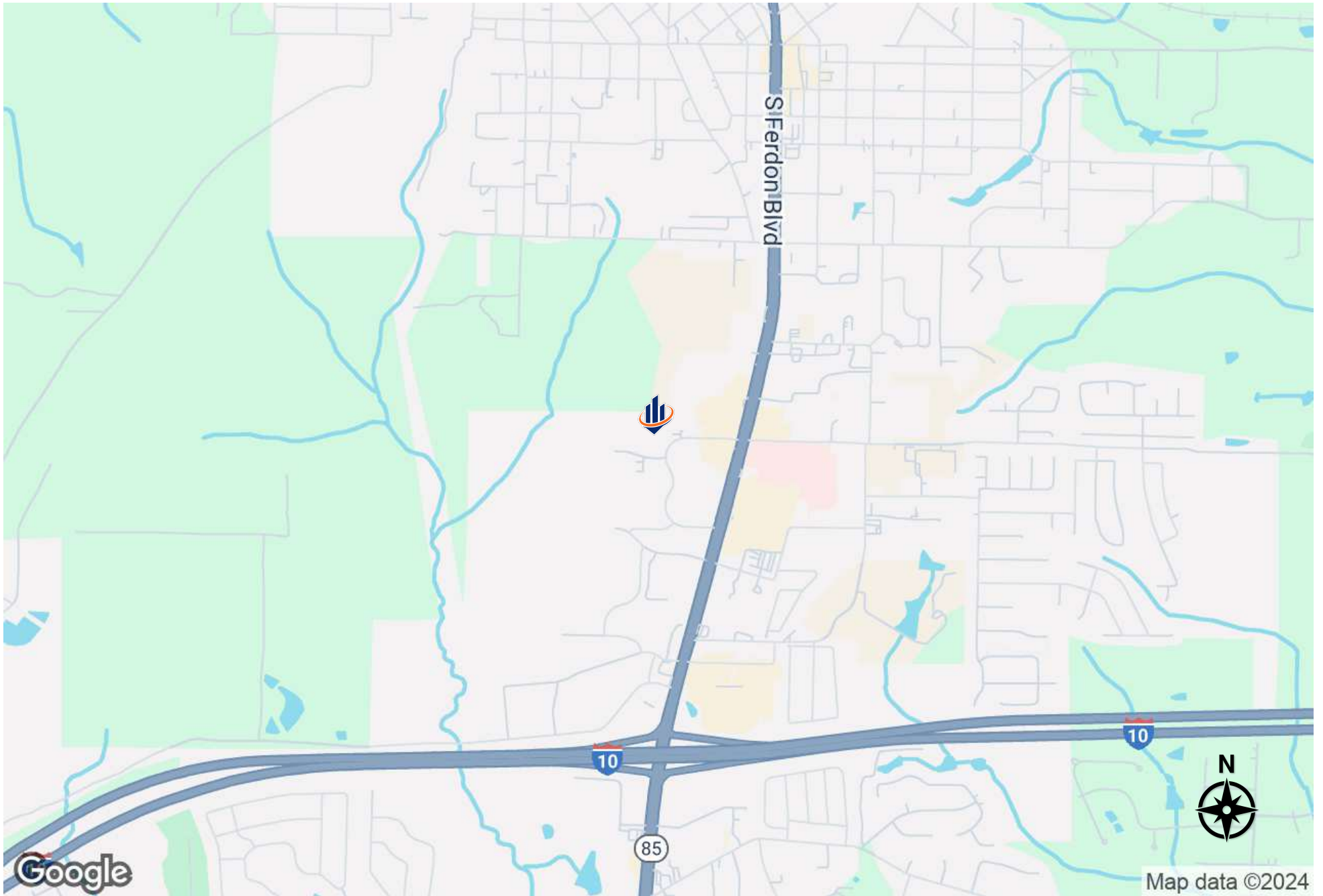
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### PROPOSED ROAD PLAN

The City of Crestview is looking to add a road on the north side of the property. To accomplish this the city wants to do a property exchange for land. The tentative city proposal is receiving 6,950 ± SF in the NE corner of this property and in exchange giving 7,600 ± SF of land along the NW border of this property to the owner. This would be a good situation which would give the property more exposure and daily traffic, along with making the property slightly larger. It would also create a main connector to Highway 85.





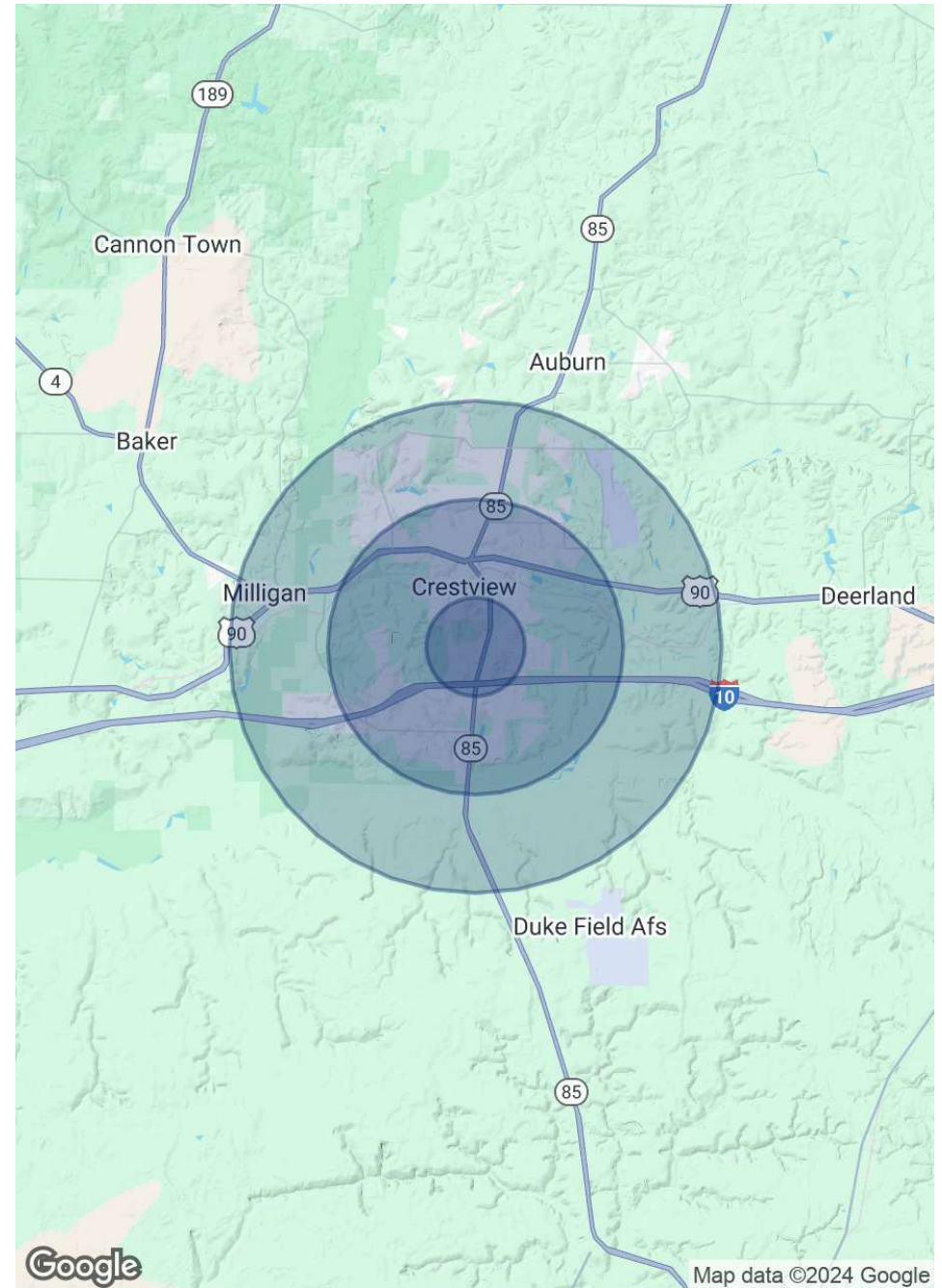
## POPULATION

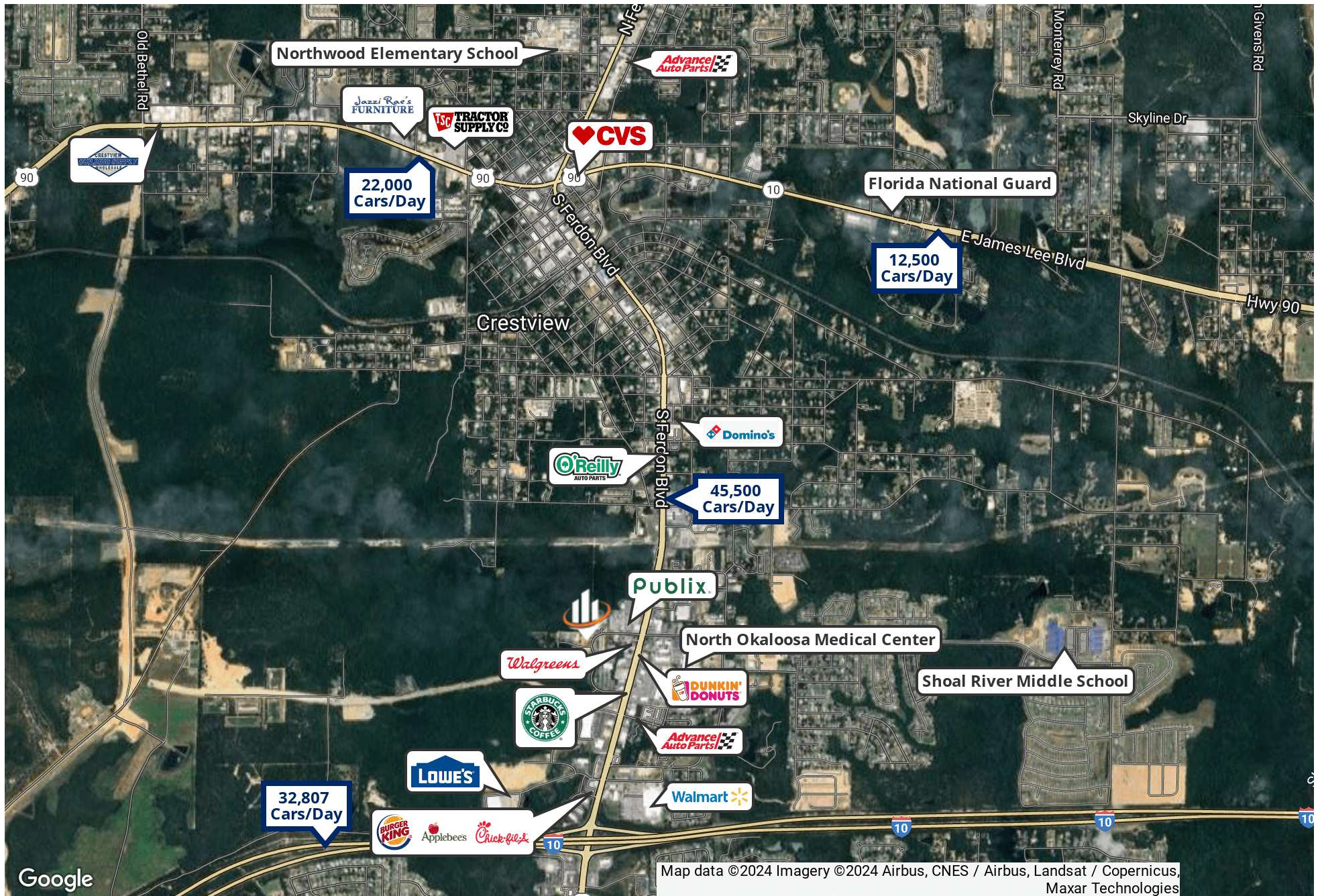
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,061	19,587	36,358
AVERAGE AGE	33.4	33.1	33.3
AVERAGE AGE (MALE)	34.3	33.7	33.6
AVERAGE AGE (FEMALE)	31.7	32.3	33.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	782	7,391	13,573
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$64,805	\$62,716	\$61,014
AVERAGE HOUSE VALUE	\$199,578	\$198,485	\$198,009

2020 American Community Survey (ACS)



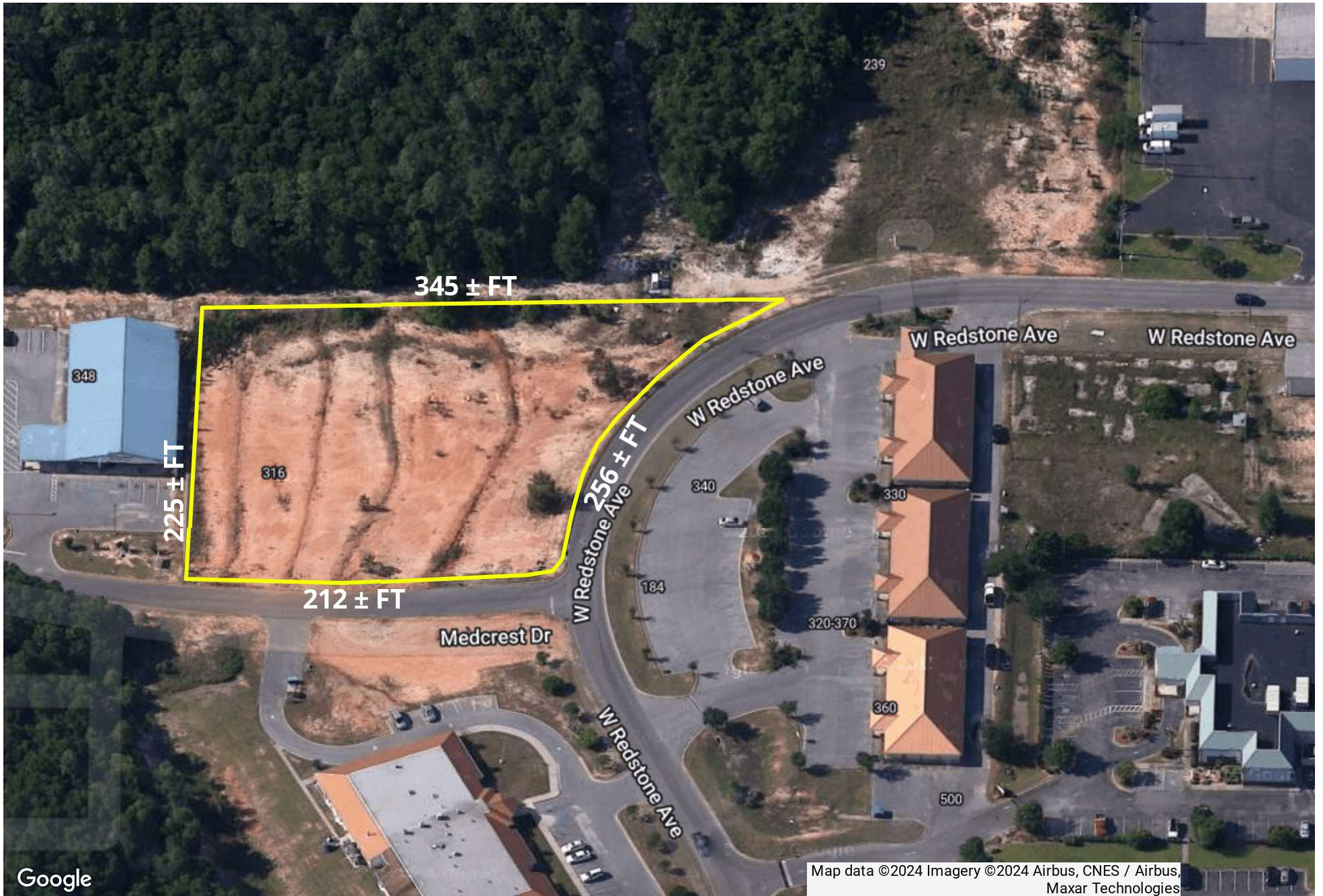


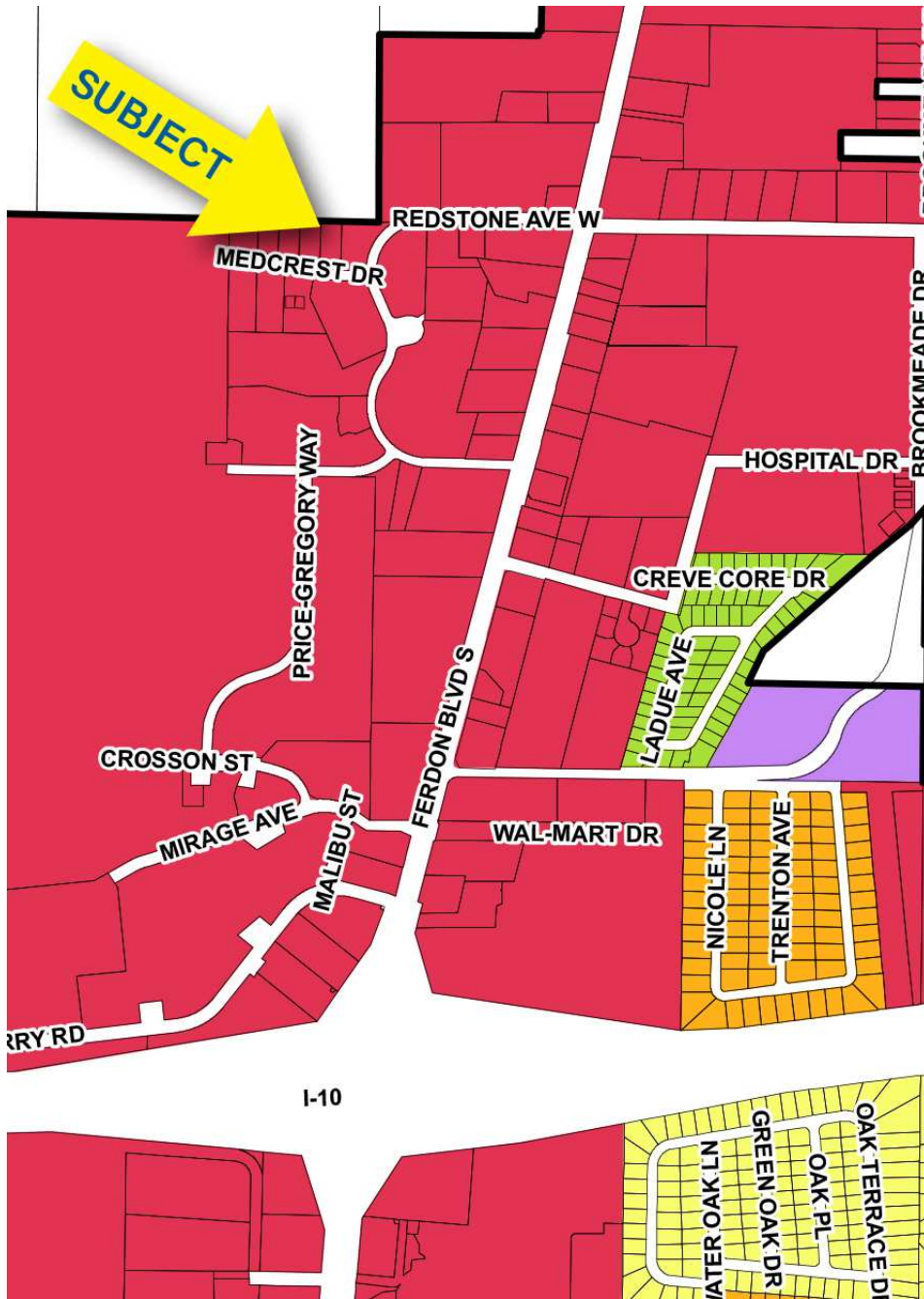




Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies





## C-1 COMMERCIAL LOW-INTENSITY DISTRICT:

The Commercial Low-Intensity District is established to provide for multi-family apartments, condominiums and low-intensity commercial uses including restaurants, small-scale retail sales, service industries, entertainment, light manufacture and repair, small professional offices, hotels, gas stations, other similar uses and allowed accessory uses. Uses may be limited by location due to impacts and compatibility issues. The maximum allowed density for dwelling units is 25 dwelling units per acre. The maximum allowed floor area ratio [FAR] is 2.0 for commercial uses.



SECTION 1

# AGENT AND COMPANY INFO





## CLAY TAYLOR, ALC

Senior Advisor

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Direct: **877.518.5263 x311** | Cell: **863.224.0835**

### PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRD since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position, he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI [Realtor’s Land Institute] where he earned the distinguished Accredited Land Consultant [ALC] designation and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors<sup>®</sup>], the NAR [National Association of Realtors<sup>®</sup>] and the LAR [Lakeland Association of Realtors<sup>®</sup>]. Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker and chocolate lab Trout.

Clay specializes in:

- Residential Development Land
- Ranches & Recreational Land
- Agricultural Land



## BRYANT PEACE, ALC

Senior Advisor

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Direct: **877.518.5263 x374** | Cell: **229.726.9088**

### PROFESSIONAL BACKGROUND

Bryant Peace, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in land brokerage for SVN Saunders Ralston Dantzler throughout Florida, Georgia and Alabama. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

Bryant specializes in:

Timberland

Development

Recreational Land

Agricultural Properties

### EDUCATION

B.S. Georgia Southern University

M.A. Gordon Conwell Theological Seminary

ALC, Accredited Land Consultant



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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

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