

Crestview Commercial Land

Redstone Avenue W, Crestview, Florida 32539

Clay Taylor, ALC

Senior Advisor

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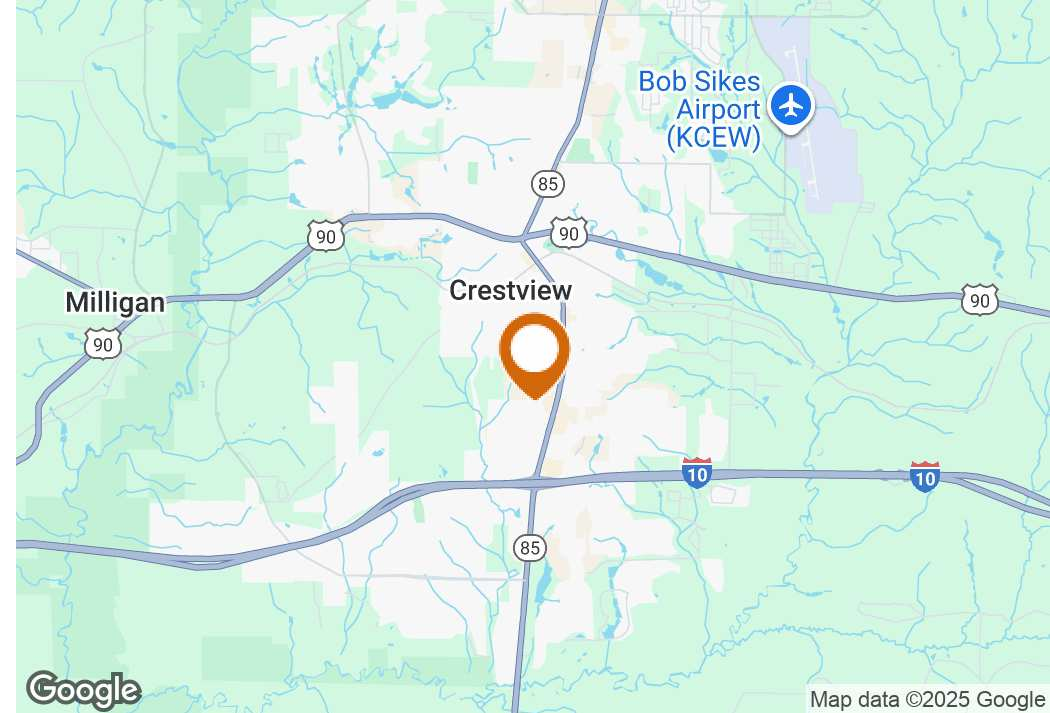
Bryant Peace, ALC

Senior Advisor

229-726-9088

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PROPERTY SUMMARY



Sale Price

\$500,000

Offering Summary

| | |
|----------------|----------------------------------------|
| Lot Size: | 1.36 Acres |
| Price / Acre: | \$367,647 |
| Zoning: | C-1 |
| County: | Okaloosa |
| Traffic Count: | 45,500 cars per day via Ferdon Blvd |
| APN: | 29-3N-23-0440-0500-0010 |
| Property Type: | Development Land |

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



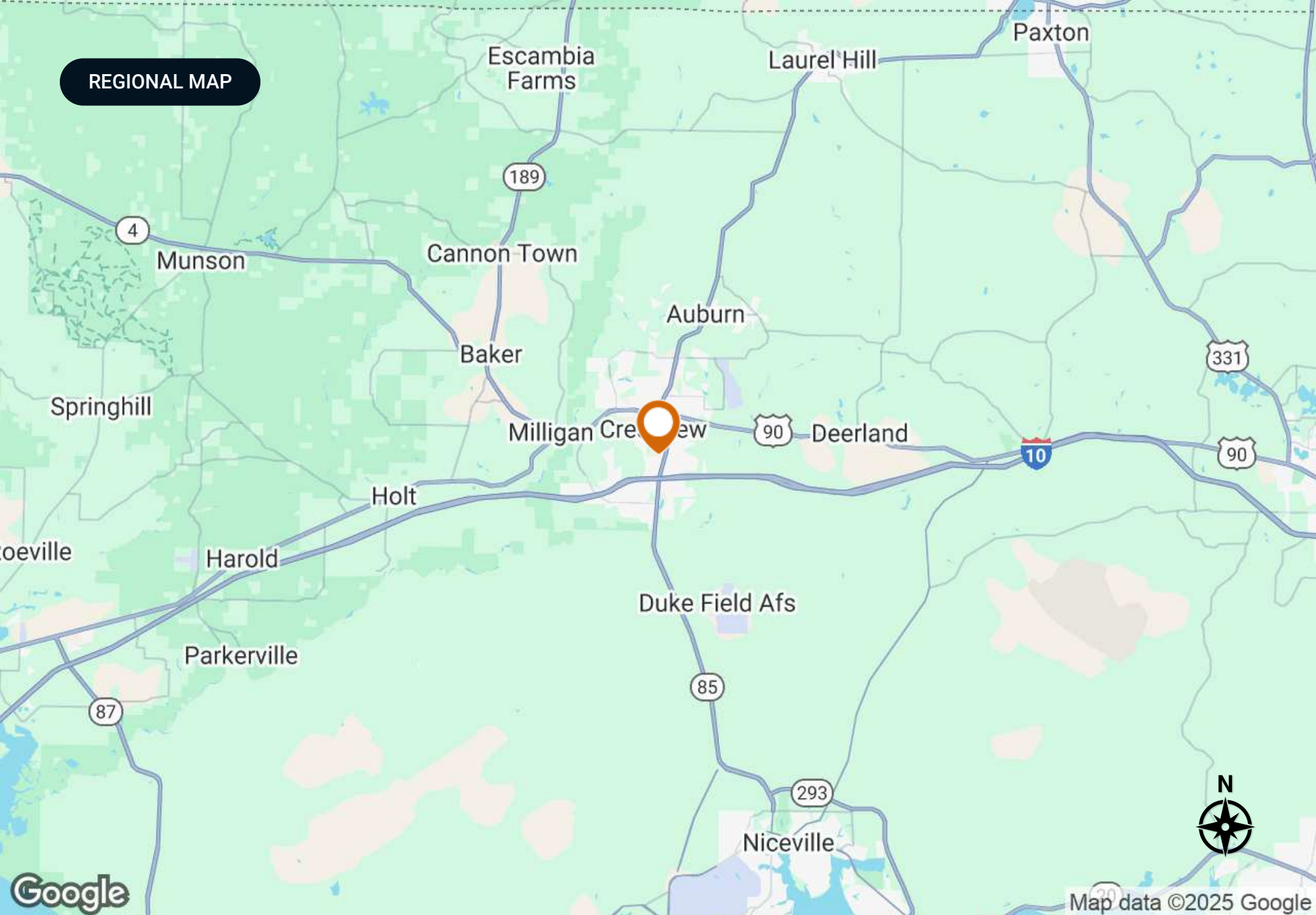
0 38 76 114 ft



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.

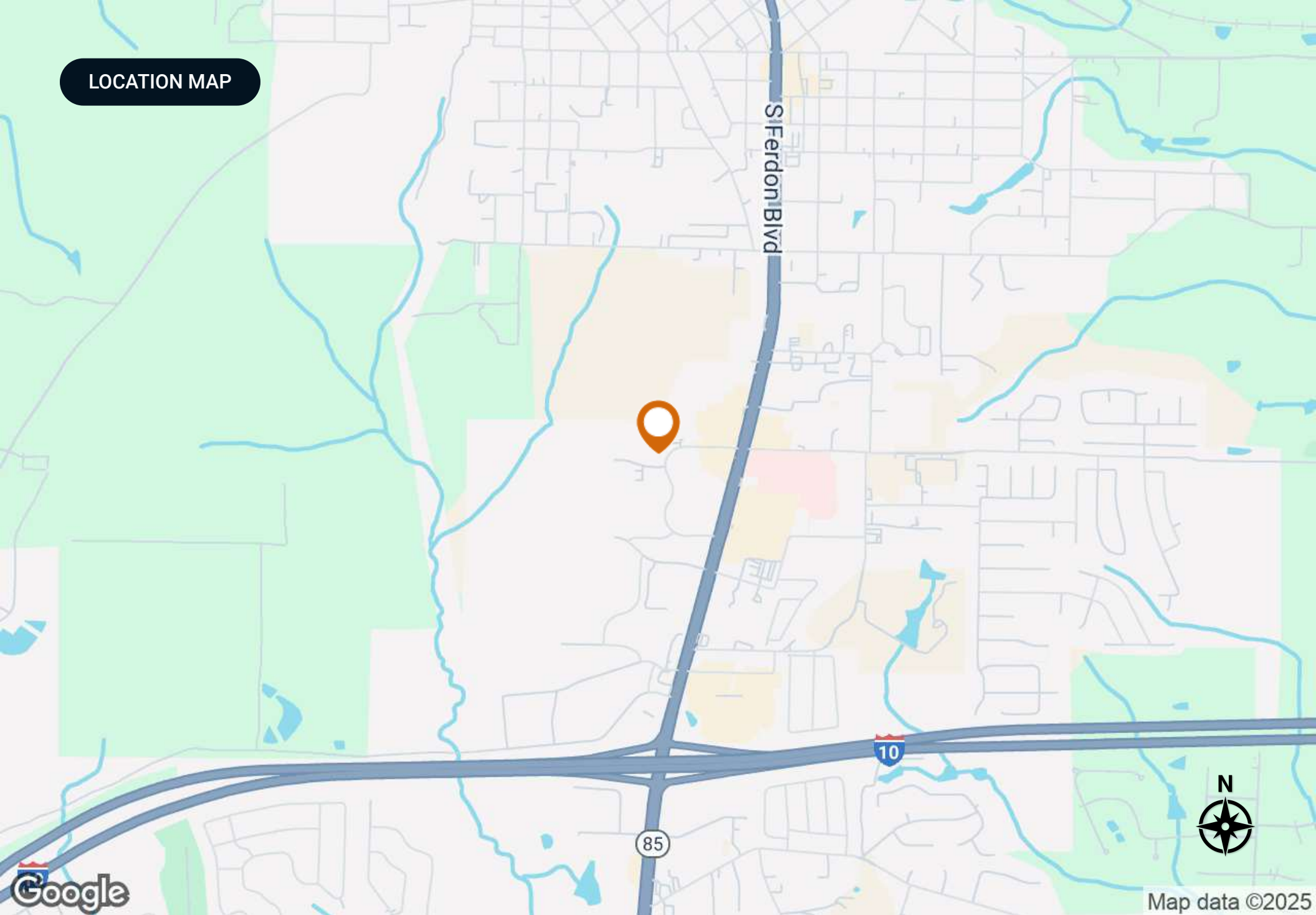
REGIONAL MAP



Google

Map data ©2025 Google

LOCATION MAP



Map data ©2025

DEMOGRAPHICS MAP & REPORT

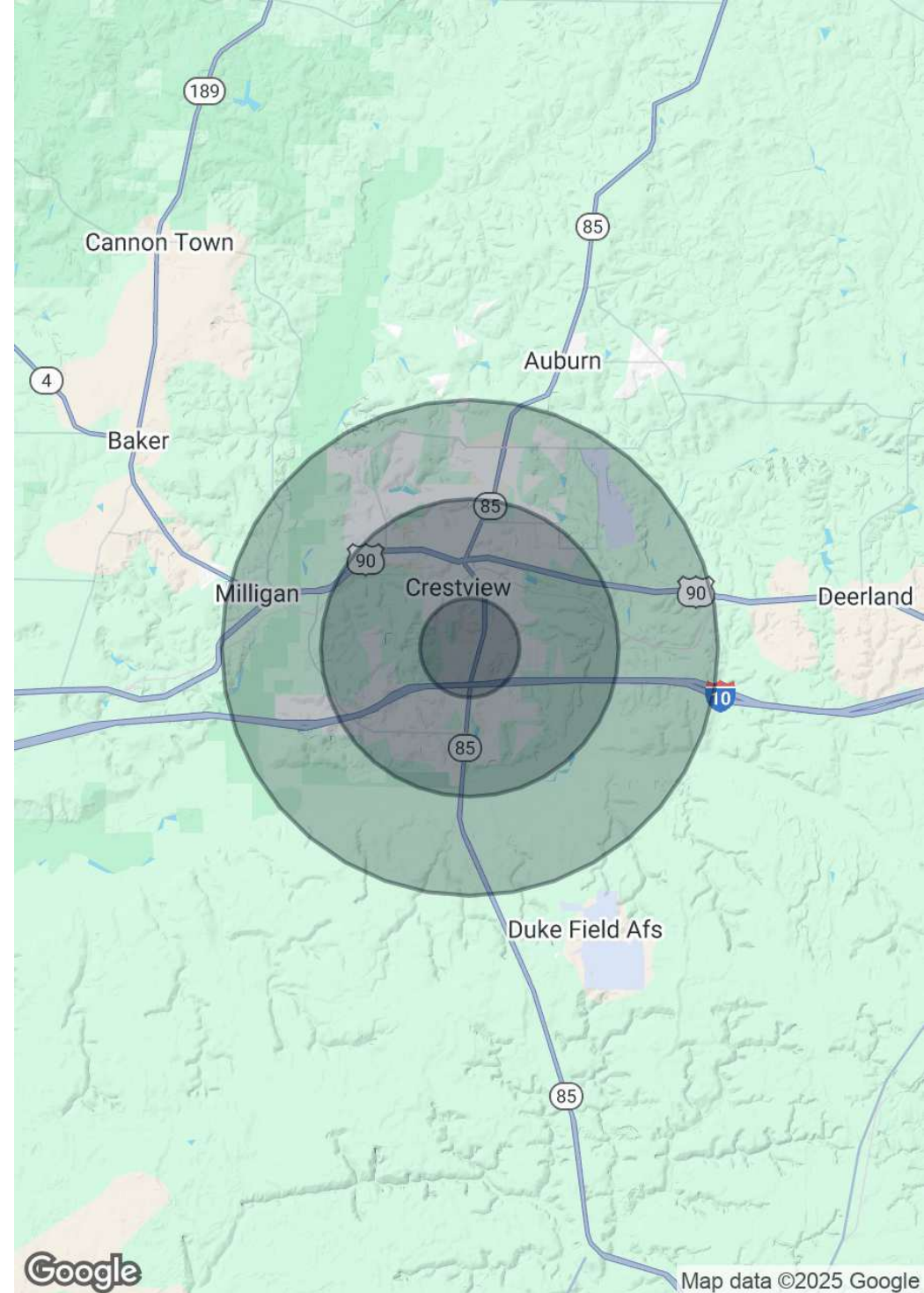
Population

| | 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)



MARKET AREA MAP

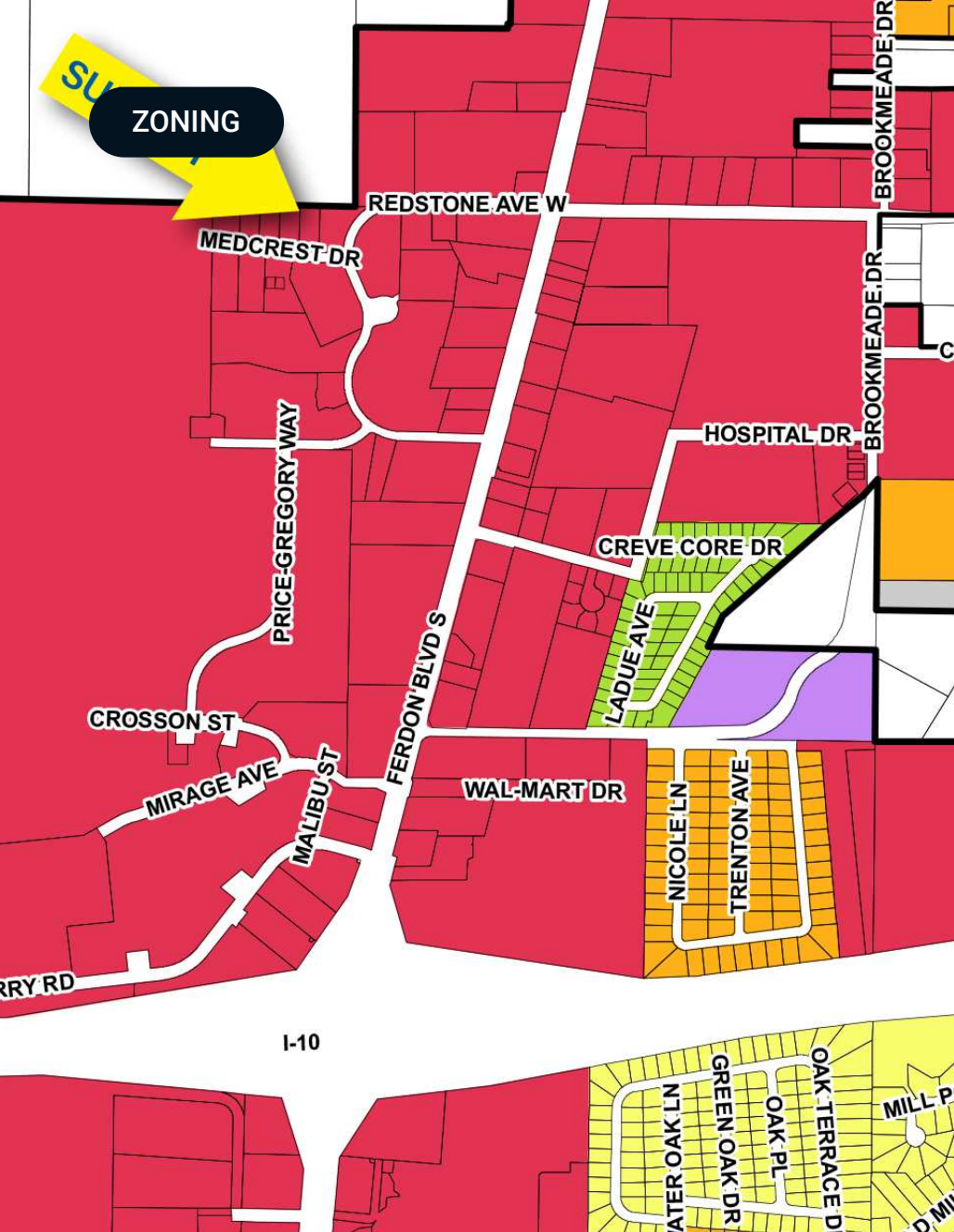


NEIGHBORHOOD AERIAL



SITE AERIAL





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.

ADDITIONAL PHOTOS





SECTION 1

Agent And Company Info

ADVISOR BIOGRAPHY



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 Saunders Real Estate.

Clay has been with Saunders Real Estate 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) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors ®), the NAR (National Association of Realtors ®), the LAR (Lakeland Association of Realtors ®), and the CID (Commercial & Industrial Division of LAR).

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.

Clay specializes in:

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

ADVISOR BIOGRAPHY



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 Saunders Real Estate. He is licensed in Alabama, Florida, and 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 a Senior Advisor capacity while also helping our firm expand into new markets through talent acquisition. 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



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