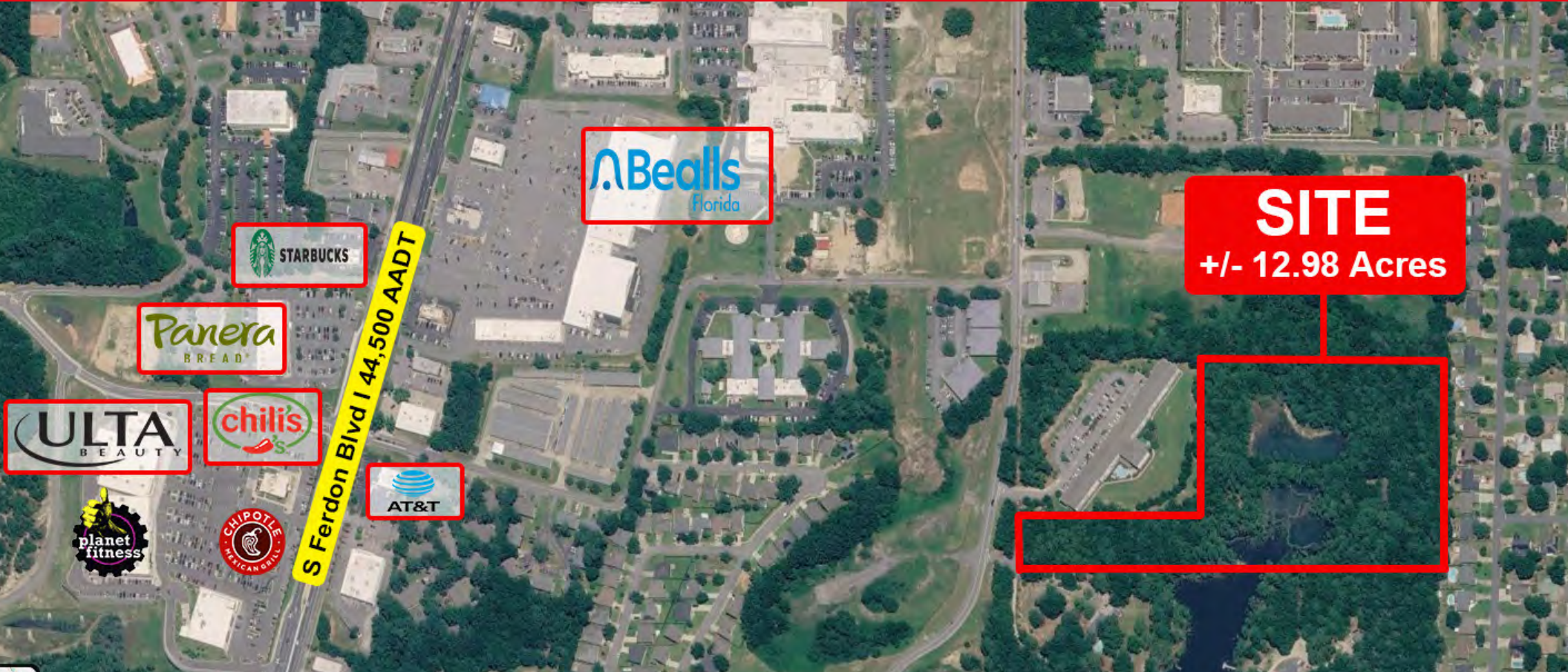


**BELLCORE**

COMMERCIAL



12.98 ACRES FOR DEVELOPMENT | CRESTVIEW, FL

591 BROOKMEADE DRIVE, CRESTVIEW, FL 32539



**PROPERTY DESCRIPTION**

591 Brookmeade Drive covers about 12.98 acres in Crestview, Florida, within Okaloosa County, with roughly 8.5 acres suitable for building. The property is zoned non-agricultural and is near the intersection of Brookmeade Drive and S Ferdon Boulevard, a major north-south commercial route with daily traffic of around 44,500 vehicles.

The site provides approximately 150 feet of frontage and is located in a well-established residential and commercial area of Crestview. The terrain varies across the property, featuring challenging topography and a roughly 40-foot elevation decrease from the road frontage toward the back of the site. Some parts of the property are affected by wetlands, mainly in lower-lying areas, which should be considered in planning and development. The zoning allows for various development options, including potential multifamily or residential projects, subject to local approval.

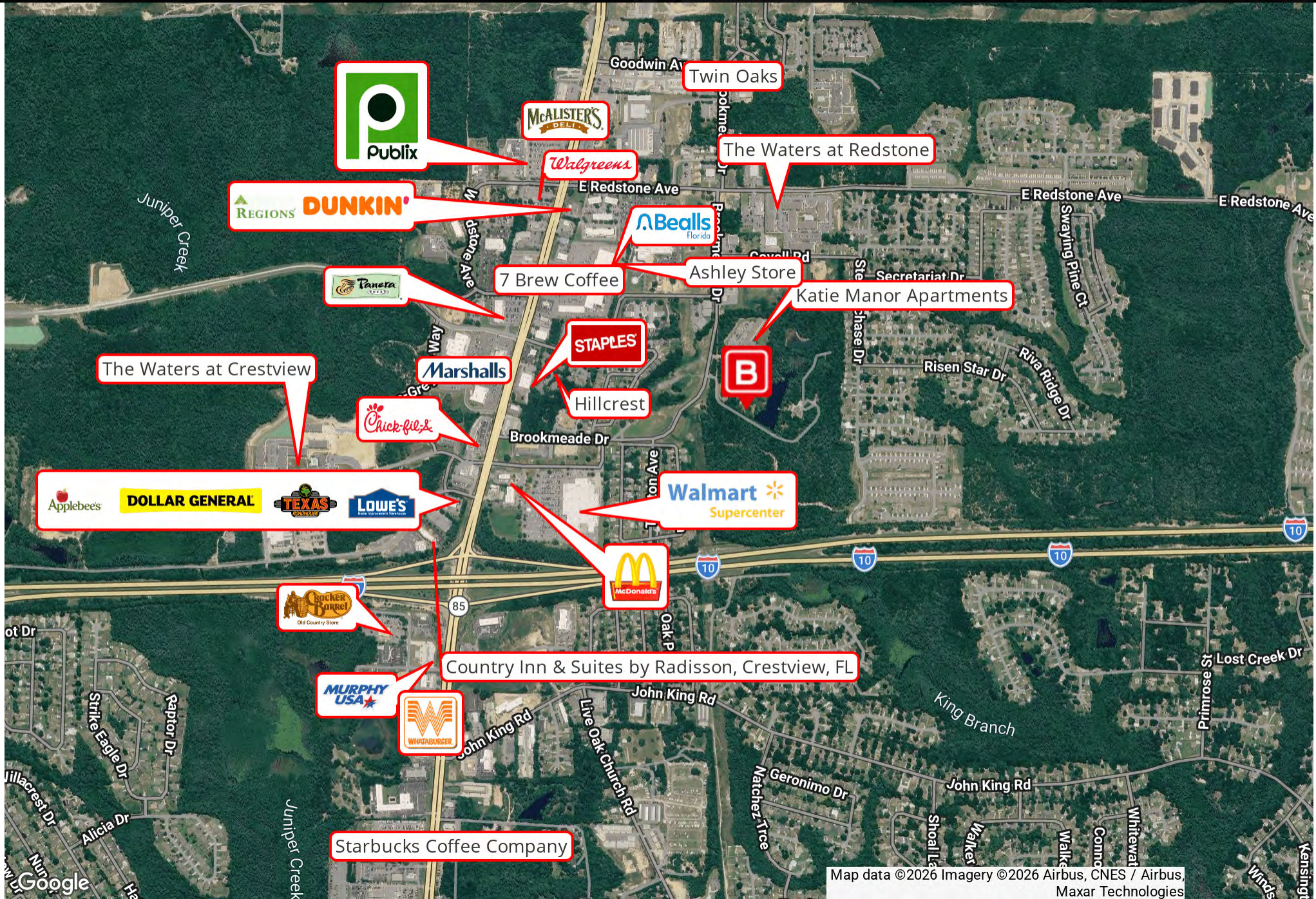
**PROPERTY HIGHLIGHTS**

- Located near the intersection of S Ferdon Blvd and Brookmeade Drive
- Crestview is part of the Fort Walton Beach-Crestview-Destin MSA
- Regional employment supported by nearby military installations, including Eglin Air Force Base and Duke Field

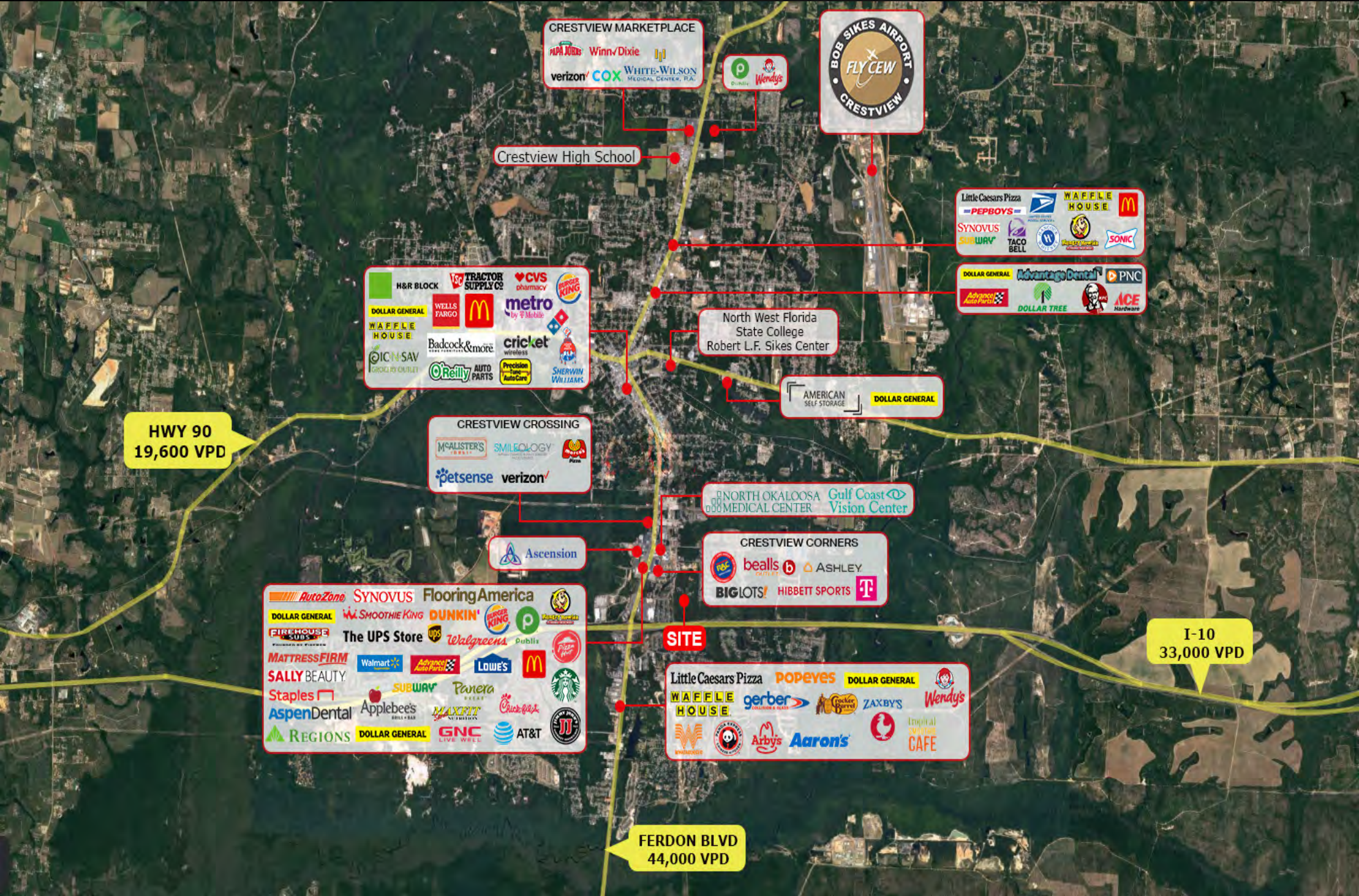
**OFFERING SUMMARY**

Sale Price:	\$950,000
Lot Size:	12.98 Acres
Zoning	non-agricultural
Property Type	Land
Traffic Count	44,500





Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies





**LOCATION OVERVIEW**  
The property is located in Crestview, within the Fort Walton Beach–Crestview–Destin Metropolitan Statistical Area, which includes Okaloosa County and Walton County. The regional economy is supported by military, tourism, healthcare, and government employment, anchored by Eglin Air Force Base and Hurlburt Field. Crestview serves as a residential hub for nearby employment centers, including Fort Walton Beach and Destin, with continued population growth and housing demand throughout the Emerald Coast region.



POPULATION

	0.5 MILES	1.5 MILES	3 MILES
Total Population	1,509	8,602	28,102
Average Age	36.1	33.7	33.1
Average Age (Male)	33.1	33.5	32.3
Average Age (Female)	44.6	37.2	35.1

HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	548	3,292	10,357
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$85,182	\$84,961	\$88,003
Average House Value	\$300,049	\$282,529	\$264,789

2023 American Community Survey (ACS)

**ROBERT BELL****Partner, Senior Advisor, & Property Manager**

rob@bellcorecommercial.com

Direct: **850.434.3434** | Cell: **850.232.2587**

FL #SL698346

**PROFESSIONAL BACKGROUND**

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

**EDUCATION**

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

**MEMBERSHIPS**

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial  
17 W Cedar Street  
Pensacola, FL 32502  
850.434.3434