

LAND FOR SALE

CRESTVIEW COMMERCIAL LAND

REDSTONE AVENUE W

Crestview, FL 32539

PRESENTED BY:

CLAY TAYLOR, ALC

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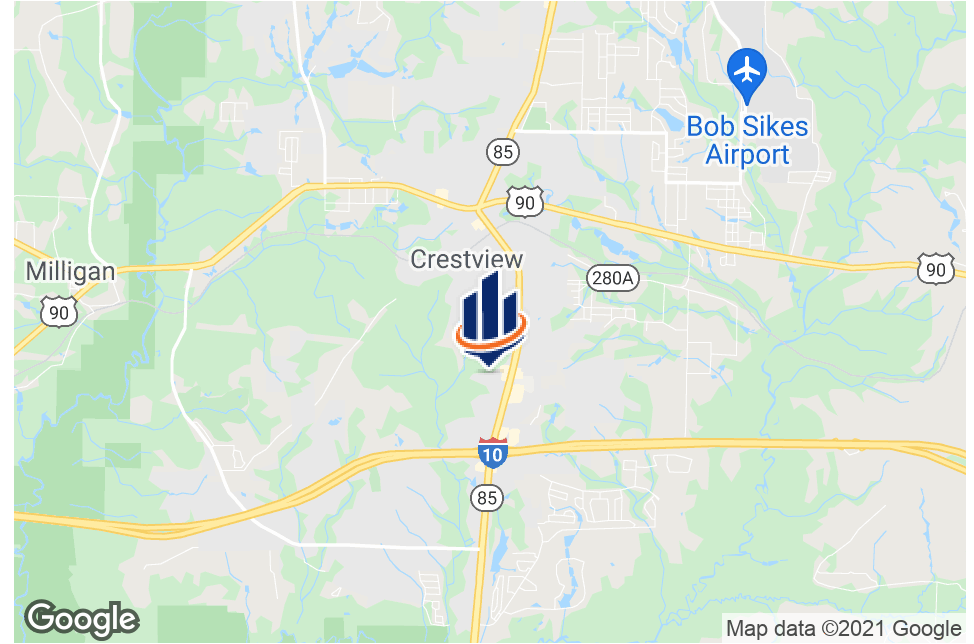
DAVID HITCHCOCK ALC, CCIM

Senior Advisor

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SALE PRICE	\$425,000
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OFFERING SUMMARY

LOT SIZE:	1.36 Acres
PRICE / ACRE:	\$312,500
ZONING:	C-1
COUNTY:	Okaloosa
TRAFFIC COUNT:	44,000 cars per day via Ferdon Blvd
TAXES:	\$3,875.57 [2021]
APN:	29-3N-23-0440- 0500-0010

PROPERTY OVERVIEW

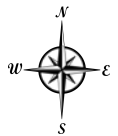
Crestview Commercial Acreage is a vacant development parcel located in Crestview, FL. The property is high and dry and ready for commercial development within a very active market with strong anchors. The current zoning, Commercial Low-Intensity District, allows for restaurants, retail, service, entertainment, 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.

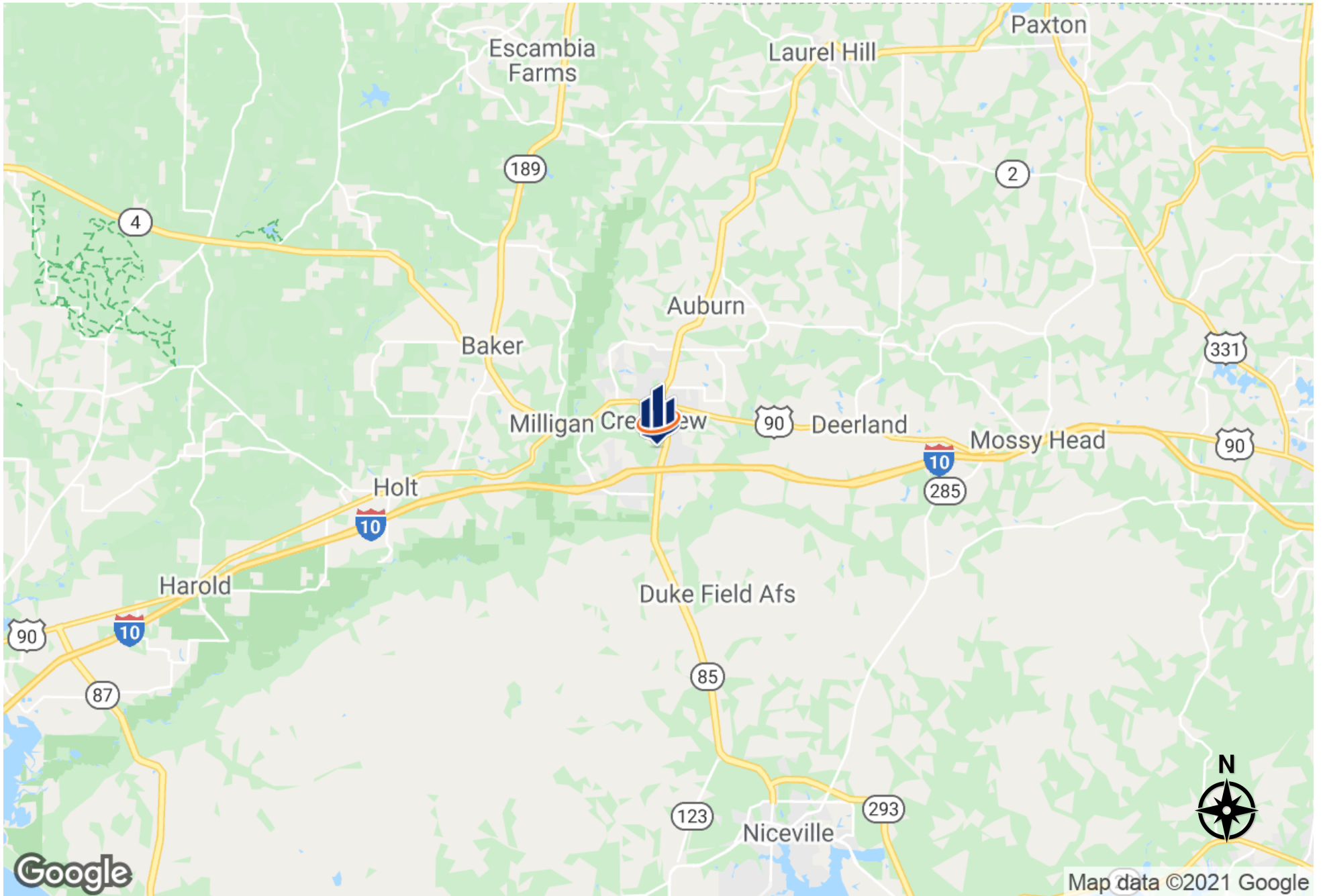


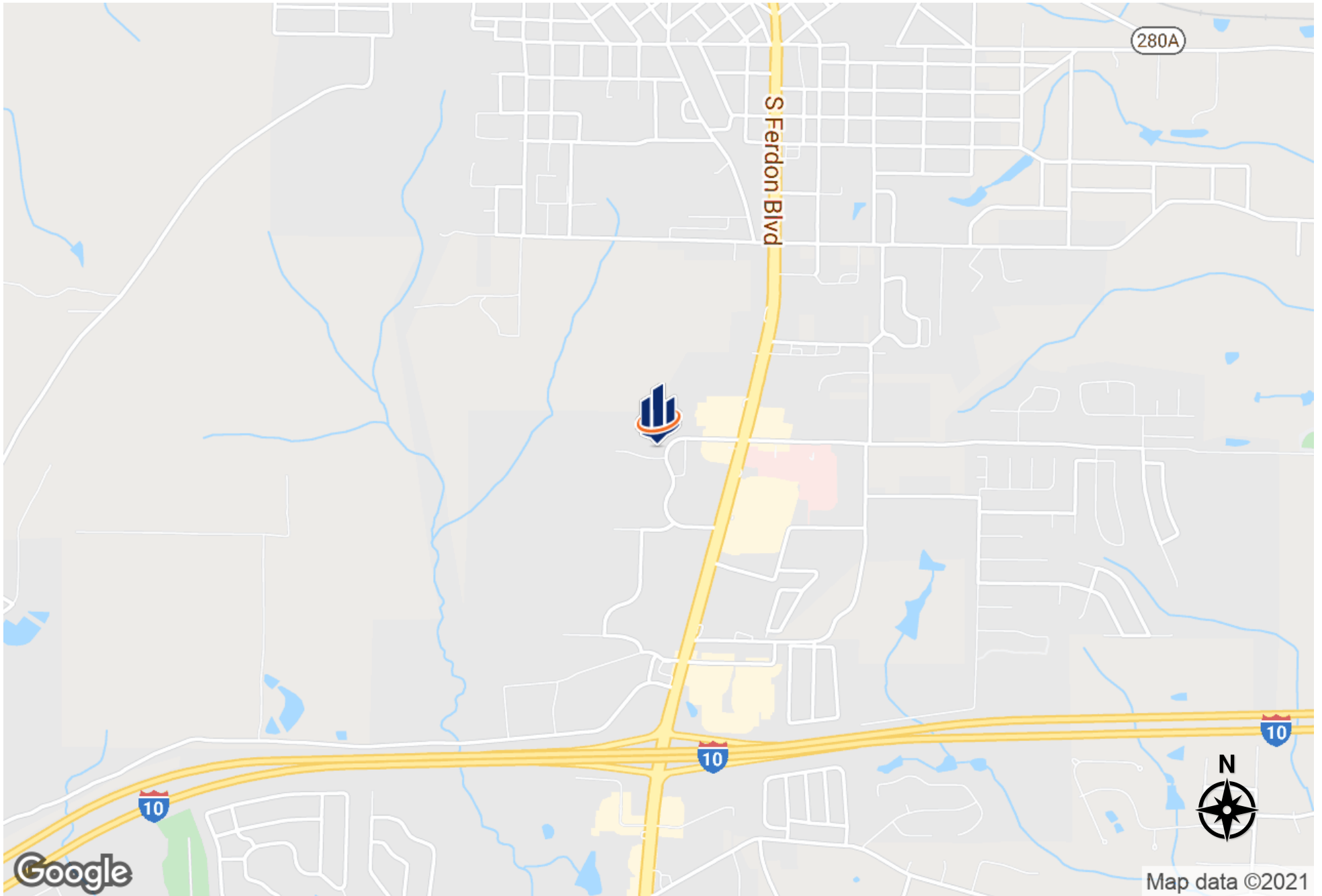
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



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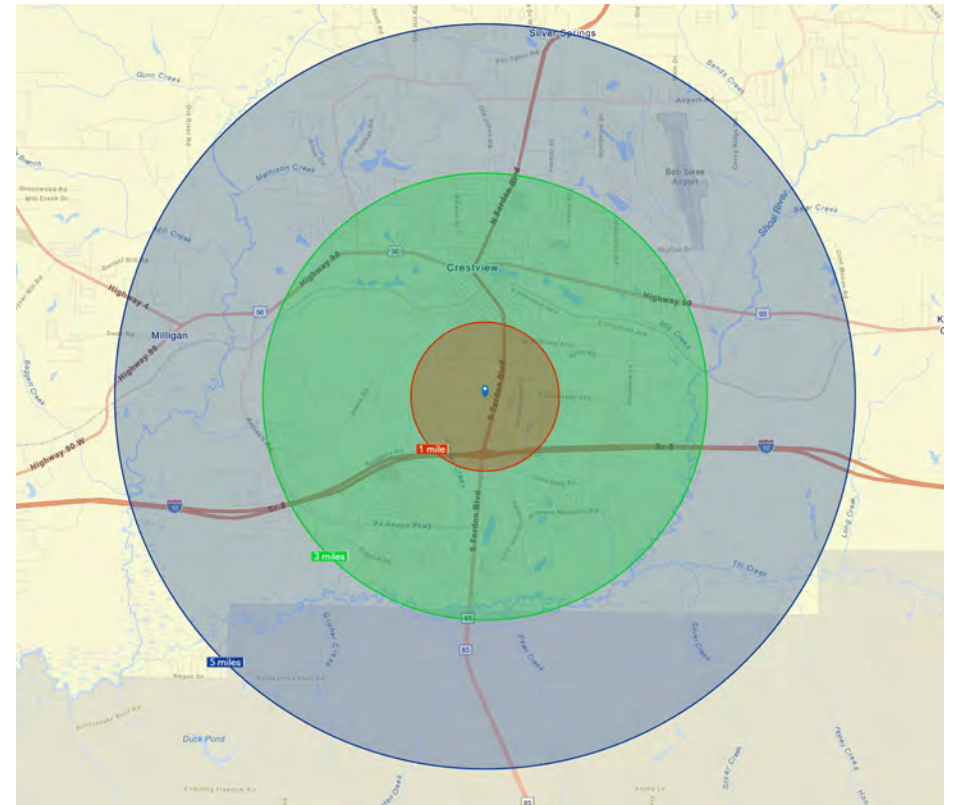
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BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,805	31,077	43,388
Households	1,106	11,465	15,280
Families	740	8,179	11,058
Average Household Size	2.48	2.64	2.75
Owner Occupied Housing Units	620	7,470	10,361
Renter Occupied Housing Units	486	3,995	4,919
Median Age	36.3	35.4	36.2
Income			
Median Household Income	\$44,257	\$59,645	\$61,197
Average Household Income	\$57,926	\$75,187	\$77,586
Per Capita Income	\$22,335	\$27,435	\$28,077
Trends: 2015 - 2020 Annual Growth Rate			
Population	1.33%	1.42%	1.40%
Households	1.39%	1.45%	1.43%
Families	1.29%	1.38%	1.37%
Owner HHs	2.04%	1.97%	1.86%
Median Household Income	1.17%	2.69%	2.80%





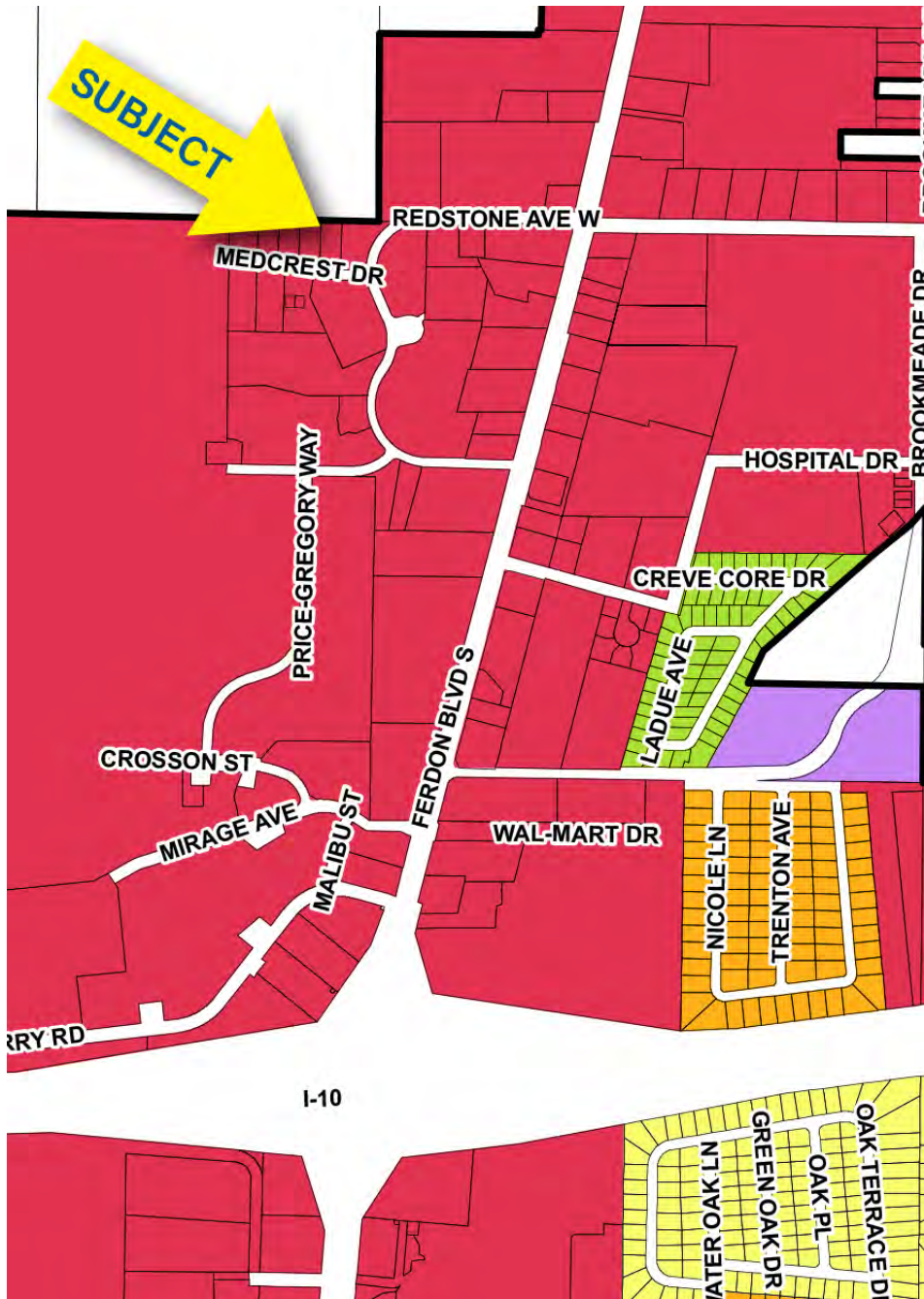


Google

Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency







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





CLAY TAYLOR, ALC

Senior Advisor

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Direct: 863.648.1528 | 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 SRE for 15 years now. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years were at Lakeland High School as a teacher and football coach. He coached the defensive backs, the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships six and the “mythical” National Championship twice.

He 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.

He is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008, FAR [Florida Association of Realtors®], NAR [National Association of Realtors®], LAR [Lakeland Association of Realtors®], and 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.

EDUCATION

Development Land [residentially zoned or entitled land and finished lot subdivisions]

Agricultural Land

Hunting & Recreational Tracts

Ranches & Pasture Land

SVN | Saunders Ralston Dantzler

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BRYANT PEACE

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PROFESSIONAL BACKGROUND

Bryant Peace is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He operates out of our branch office in Thomasville, GA, and specializes in recreational, timberland, & agricultural properties. Bryant serves as a managing director for our team of advisors in the North Florida and South Georgia markets and is spearheading our expansion into new markets.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing habitats based on client objectives. 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 habitats and 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.

EDUCATION

Timberland
Recreational Land
Agricultural Properties

SVN | Saunders Ralston Dantzler
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DAVID HITCHCOCK ALC, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 40-year veteran of the Florida Agribusiness industry, David has an excellent background in citrus and agricultural businesses. David's previous management positions include Bob Paul Citrus, Alcoma Packaging, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida [UF] on a football scholarship and obtained a bachelor of science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and co-captain of the 1973 Gator Football Team.

EDUCATION

Central and South Florida agricultural properties
Agriculture transitional properties [transition-to-next-use]
Residential development properties

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Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

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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.



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