

FOR SALE - \$4,500,000

195 SE BROOKS STREET | FORT WALTON BEACH

**PRIME 1.87-ACRE WATERFRONT DEVELOPMENT
OPPORTUNITY IN HISTORIC FORT WALTON BEACH**

THE OWNER IS OPEN TO OWNER FINANCING AND A LONG-TERM GROUND LEASE



PROPERTY HIGHLIGHTS

Unparalleled development opportunity with this prime 1.87-acre waterfront parcel, ideally situated in historic downtown Fort Walton Beach. This exceptional property boasts 228 feet of deep-water frontage directly on the Intracoastal Waterway, making it perfect for a variety of development projects including a hotel, dry water boat storage, or RV park. Located just before the bridge to Okaloosa Island, this parcel offers immediate access to several restaurants and is minutes by water to the renowned East Pass in Destin. A multi-million dollar renovation is currently underway at the nearby Brooks Landing Park, along with the construction of a new bridge to Okaloosa Island, further enhancing the area's appeal and accessibility.



195 SE BROOKS STREET



DESTIN
FORT WALTON
BEACH
FLORIDA

CONVENTION
CENTER

SHOPPES AT
PARADISE POINT



Currently hosting month-to-month rentals from the existing Playground Inn, this property presents numerous investment opportunities. With its prime location and significant waterfront, this site is poised to become a landmark destination. The owner is open to owner financing and a long-term ground lease.

Zoning - MU-2
Type - Commercial

Acres - 1.87
Parcel Number - 24-2S-24-0000-0132-0000





CONTACT INFO



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NBI Properties has sold and leased countless properties valued in the hundreds of millions and manages more than 1,300 properties. The firm's impressive client list includes many of the nation's top retailers, defense contractors, and private investors.