



SALE

Coldwater Gardens

7009 CREEK STONE RD

Milton, FL 32570

PRESENTED BY:

MICHAEL CARRO, CCIM

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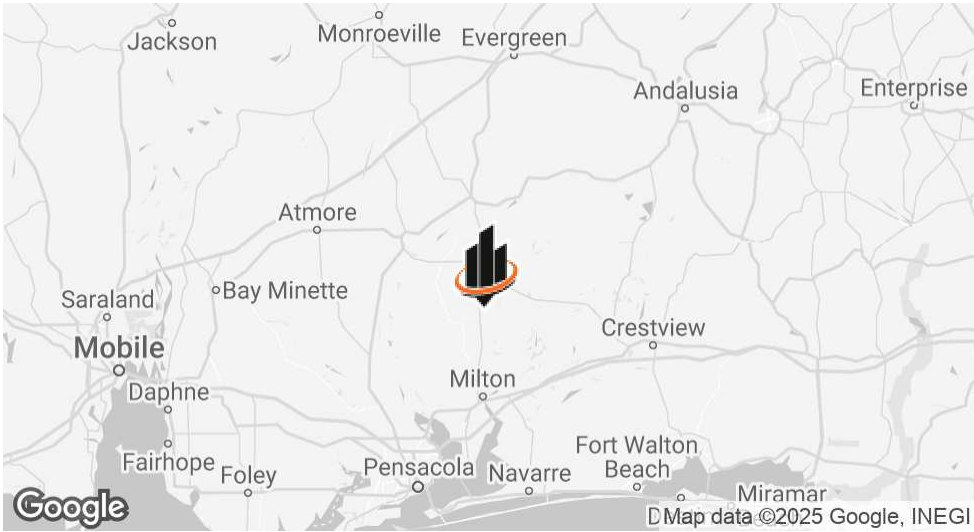
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,200,000
2024 NET INCOME:	+/- \$200,000
BUILDINGS & ACCOMMODATIONS:	20 Structures
LAND SIZE (2 PARCELS):	422.76 Acres
PRICE PER ACRE:	\$14,665 per acre
BUILDING SIZE (ALL STRUCTURES):	20,000 SF
BUILDING ONLY PRICE PER SF:	\$310 per SF
2024 CASH ON CASH ROI:	3.23%

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PROPERTY DESCRIPTION

Coldwater Gardens is a one-of-a-kind eco-friendly retreat in Milton, Florida, offering tremendous potential for expansion and increased revenue. The property features diverse accommodations, including luxury glamping tents, tiny cabins, and a modern glass house, all set amidst meticulously maintained gardens and natural woodlands. With proximity to Coldwater Creek, the property provides access to outdoor activities such as hiking, fishing, and kayaking, which attract visitors seeking a peaceful getaway.

PROPERTY HIGHLIGHTS

- Coldwater Creek is just a short drive from downtown Milton and Pensacola.
- Includes Modern Event Venue with Commercial Kitchen, luxury glamping tents, cabins, cabanas, treehouse & canopy cottages catering to eco-tourists, outdoor enthusiasts, and wedding and corporate event guests

INVESTMENT HIGHLIGHTS



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INVESTMENT HIGHLIGHTS

- **Existing Revenue Streams:** The property currently generates income through accommodations, event rentals for weddings and gatherings, and sustainable agriculture initiatives.
- **Expansion Opportunities:** Prospective buyers can explore adding an RV park, which would attract a broader customer base, particularly outdoor enthusiasts and travelers. Additional accommodations such as more cabins, treehouses, or family-friendly lodges could significantly increase room revenue.
- **Outdoor Recreation:** The surrounding area is ideal for hunting and fishing, which could be developed into a managed recreational offering for guests, creating a new revenue stream.
- **Corporate Events:** The serene and private setting makes the property highly marketable for corporate retreats, team-building events, and wellness workshops, offering additional income potential.
- **Agritourism & Sustainability:** Opportunities exist to expand the gardens, host workshops, or sell locally grown products to visitors, further diversifying revenue.

Coldwater Gardens combines a strong existing customer base with significant untapped potential for future development, making it an exceptional investment opportunity in the growing eco-tourism and outdoor recreation industry.

LOCATION DESCRIPTION



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Coldwater Gardens is located in Milton, Florida, surrounded by the natural beauty of Northwest Florida's lush landscapes. Situated on 2 miles on Coldwater Creek, this destination offers a blend of gardens, woodlands, and thoughtfully designed spaces. Just a short drive from downtown Milton and within easy reach of Pensacola, Coldwater Gardens provides a peaceful escape ideal for reconnecting with nature, hosting events, or enjoying the tranquility of the Gulf Coast region.

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MAIN BUILDING



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MAIN BUILDING EXTERIOR/INTERIOR



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BATHHOUSE



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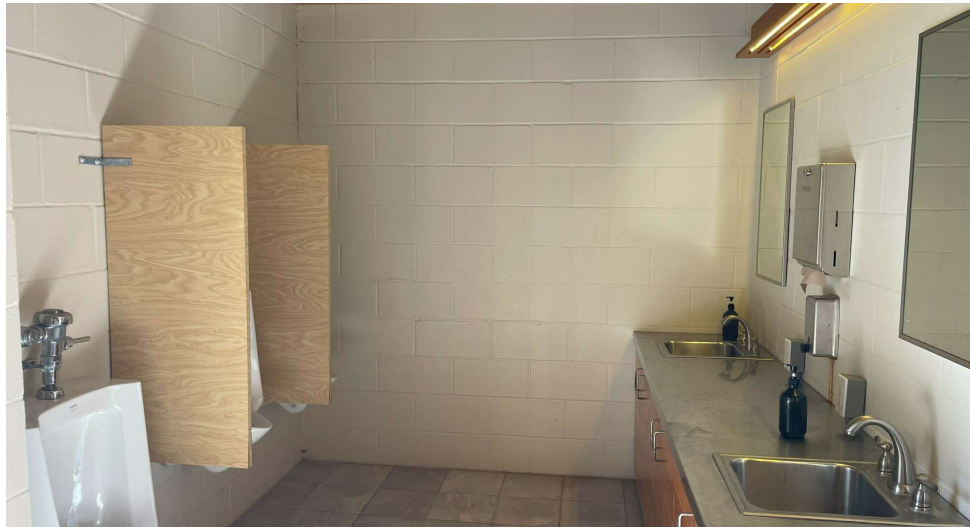
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BATHHOUSE INTERIOR



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COLDWATER GARDENS | 7009 Creek Stone Rd Milton, FL 32570



SVN | SOUTHLAND COMMERCIAL

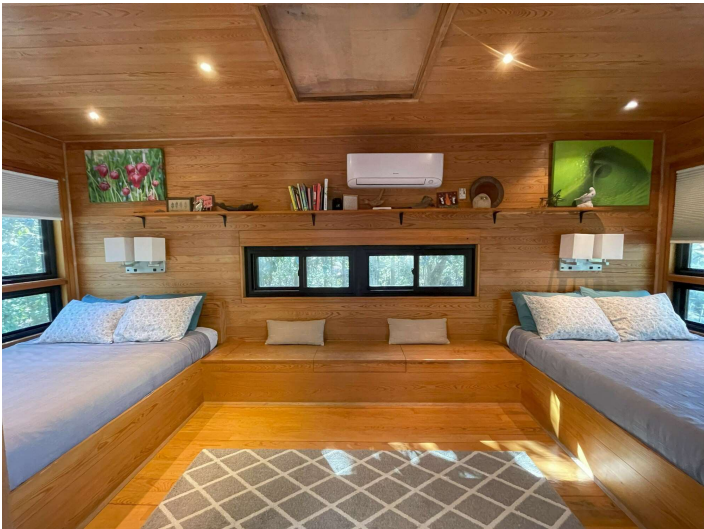
TREEHOUSE



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TREEHOUSE EXTERIOR & INTERIOR



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CABANA



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ECO-DESIGN CABINS-5 UNITS



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CANOPY COTTAGES - 2 UNITS



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GLAMPING TENTS - 6 UNITS



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TINYHOUSE



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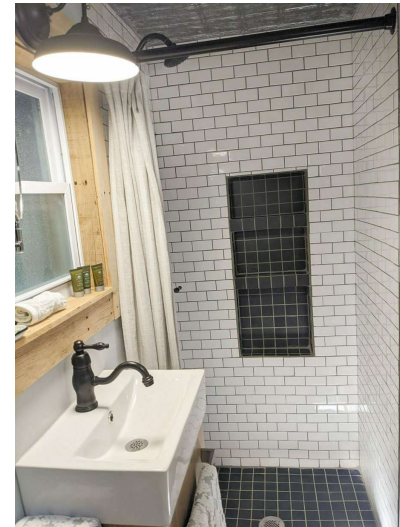
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TINYHOUSE EXTERIOR AND INTERIOR



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UNFINISHED DWELLING



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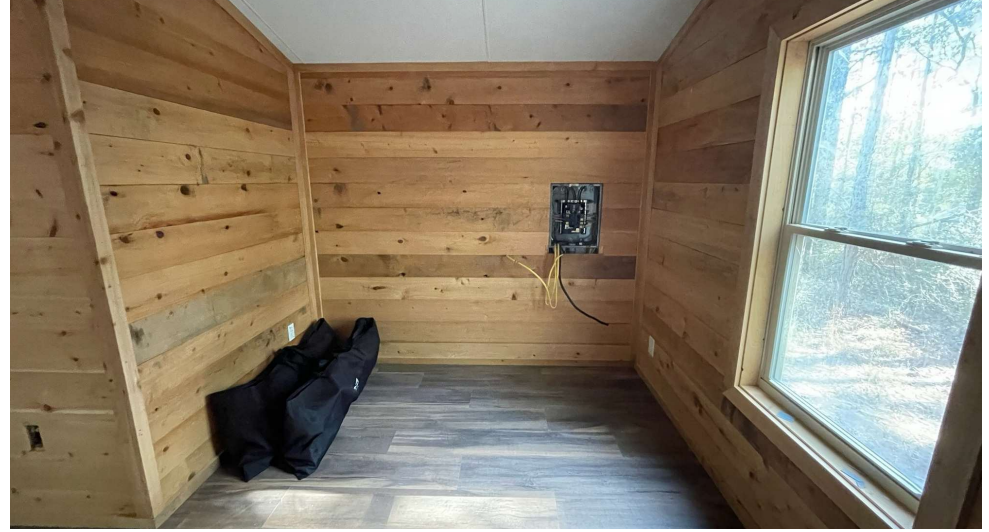
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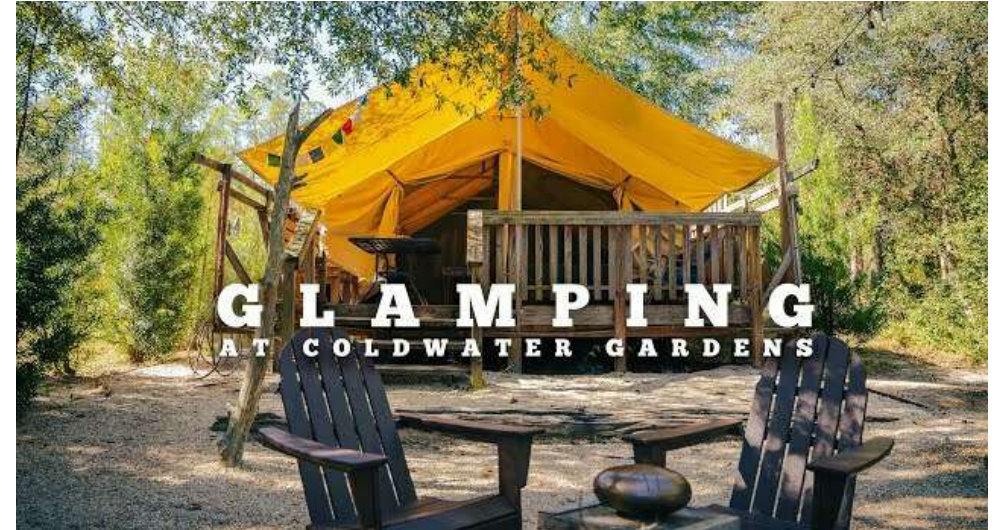
GREENHOUSE, STAR GAZER PLATFORM, BRIDAL SUITE, LOUNGING



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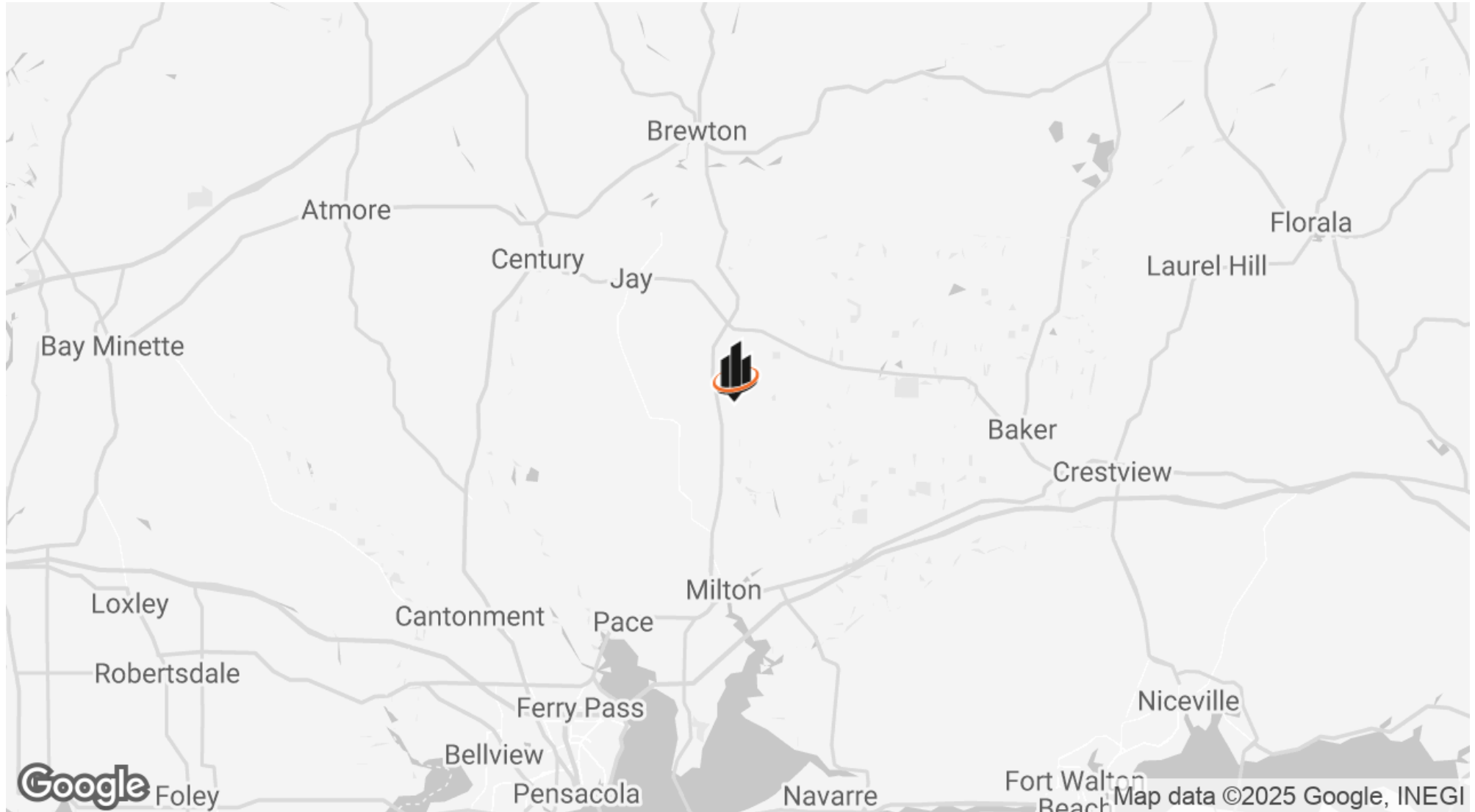
MARKETING



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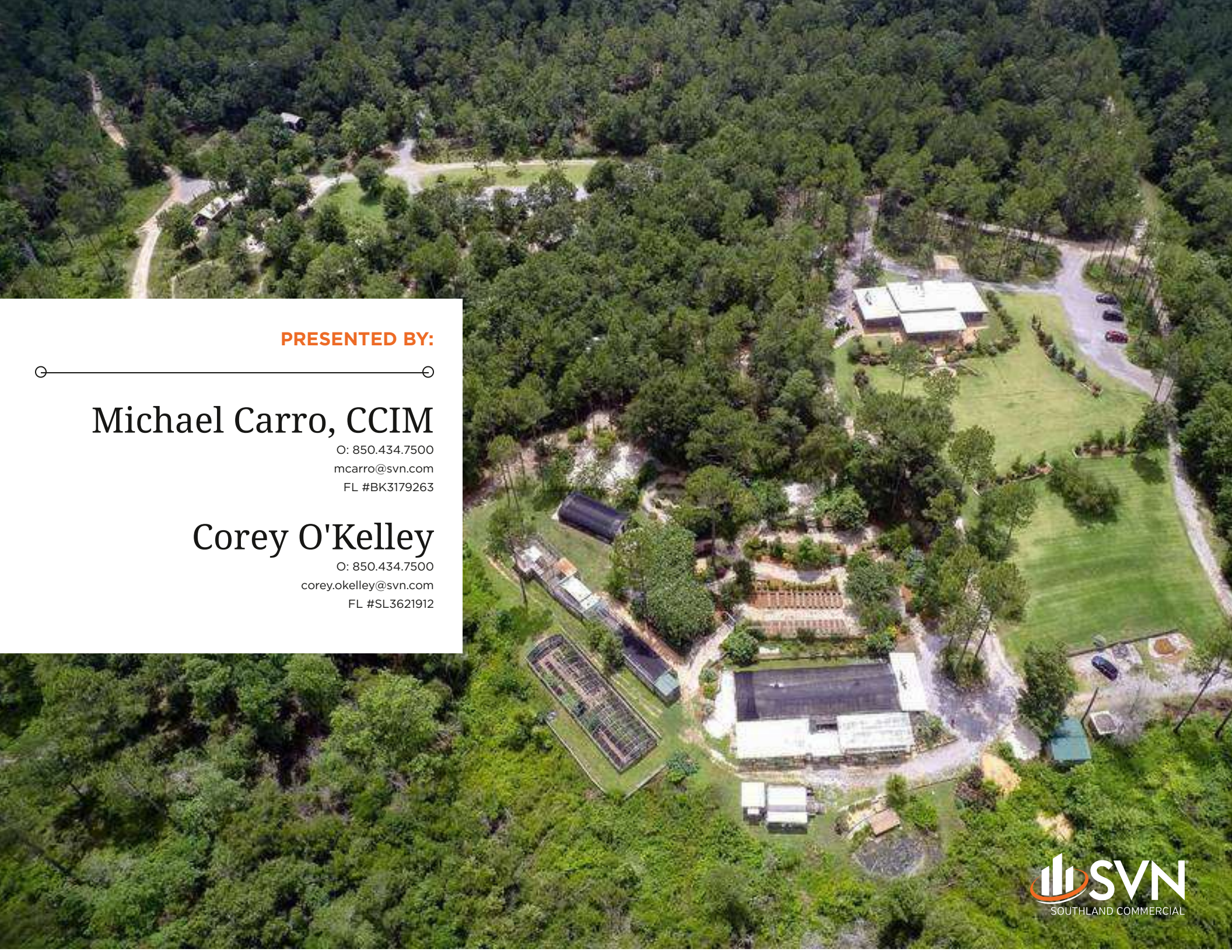
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LOCATION MAP



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