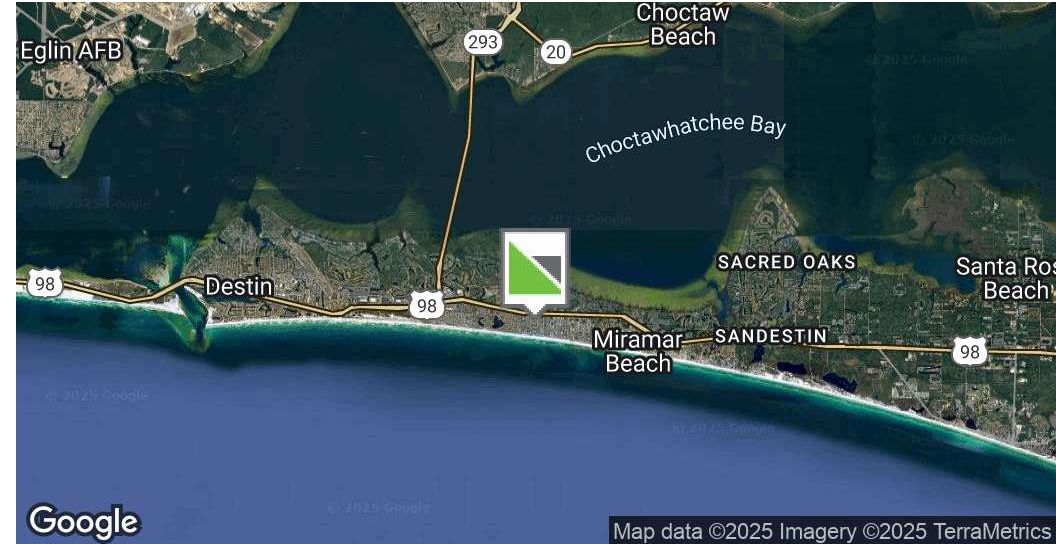
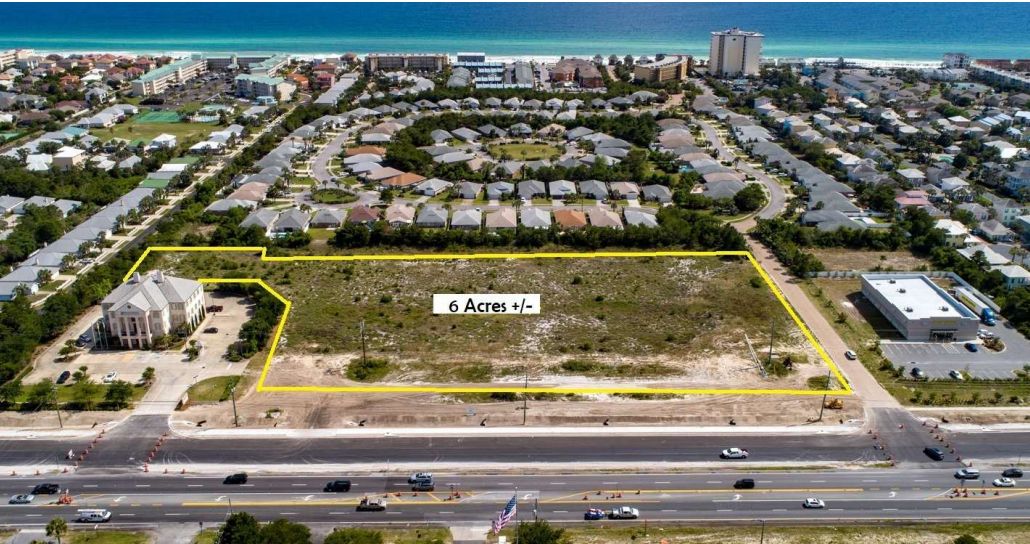


13381 Emerald Coast Parkway - East, Miramar Beach, FL 32550

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$6,495,000
Lot Size:	6.06 Acres
Zoning:	Coastal Center - Mixed Use Zoning
Market:	Destin / South Walton
Submarket:	Miramar Beach

### PROPERTY OVERVIEW

Price Reduced!! Prime Commercial / Mixed Use Development Opportunity in Miramar Beach, FL. This High & Dry 6.06 acres sits along Highway 98 with over 560' of frontage. The traffic count is 53,000 cars per day (FDOT 2023). This property can be purchased as a whole or subdivided into outparcels. The seller is willing to entertain a Sale, Ground Lease or Build to Suit. This parcel has 125,000 SF Mixed Use density entitled within this PUD.

### PROPERTY HIGHLIGHTS

- Parcel can be subdivided into outparcels
- Zoning Coastal Center - Walton County
- Offsite Retention creating more buildable square footage.

### For More Information:

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6 ACRES OF PRIME VACANT LAND - MIXED USE ZONING - WILL DIVIDE

13381 Emerald Coast Parkway - East, Miramar Beach, FL 32550

LAND FOR SALE

ADDITIONAL PHOTOS

**TAYLOR**ALLEN  
PROPERTIES



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# 6 ACRES OF PRIME VACANT LAND - MIXED USE ZONING - WILL DIVIDE

13381 Emerald Coast Parkway - East, Miramar Beach, FL 32550

LAND FOR SALE

## LOCATION MAP

**TAYLOR**ALLEN  
PROPERTIES



Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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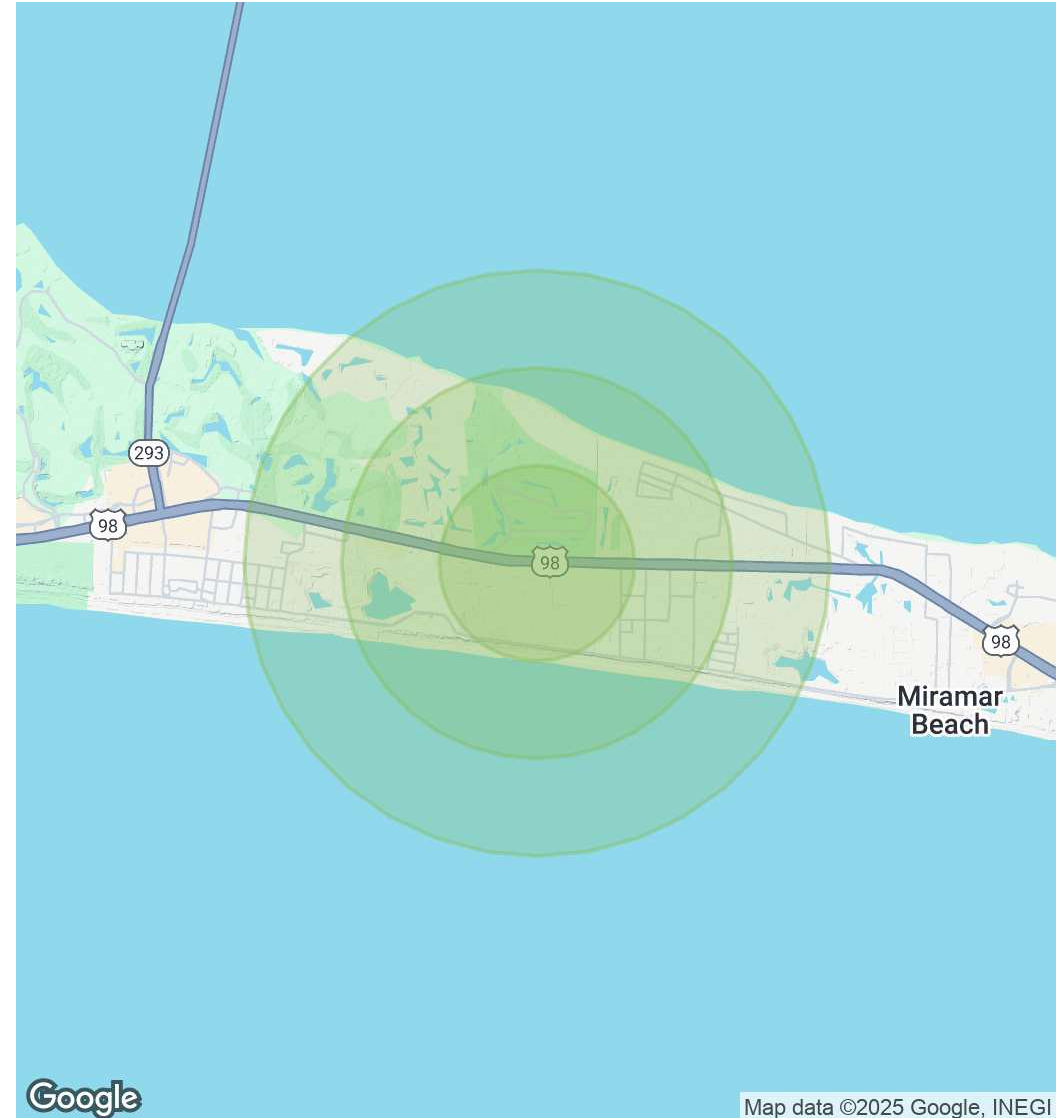
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## DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,015	2,671	4,374
Average Age	36.8	39.0	41.7
Average Age (Male)	36.5	38.5	41.2
Average Age (Female)	36.9	38.8	40.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,548	3,596	5,639
# of Persons per HH	0.7	0.7	0.8
Average HH Income	\$25,656	\$31,734	\$35,731
Average House Value	\$417,097	\$448,491	\$473,515

\* Demographic data derived from 2020 ACS - US Census



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LAND FOR SALE

## RETAILER MAP

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