



RARE LEGACY WATERFRONT ASSEMBLAGE

42 & 54 SE MIRACLE STRIP PKWY, FORT WALTON BEACH, FLORIDA



Extraordinarily rare legacy waterfront assemblage favorably zoned MX-2 Mixed-Use (pursuant to City of Fort Walton Beach land development code) for high density redevelopment to achieve economies of scale involving a plausible host of viable development scenarios.

Its prime ± 248 fronting footage on the scenic Sound of Ft. Walton Beach, Florida, as well as $\pm 248'$ along Miracle Strip Parkway, is within $\pm \frac{1}{2}$ mile from the spectacular Brooks Bridge (under development and construction), as well as a pedestrian friendly, short walk to the historic downtown district of Fort Walton Beach, Florida. The combined total waterfront acreage is ± 2.47 , while the dimension of the two contiguous, combined parcels is: $248' \times 230' \times 248' \times 218'$.

The assemblage is offered as-is, where-is, with no attributable value to the current structures onsite. Buyer must verify zoning, potential development entitlements, riparian rights (dock/"marina") through the City of Ft. Walton Beach, Okaloosa County, and including but not limited to the Corp. of Engineers, and the FDEP. Access to the property is strictly prohibited unless properly scheduled with advance notice through the listing agent(s). Please inquire for additional information.

"MX-2 Mixed High Use" was defined as follows: MX-2: Mixed-use (High Intensity) Zoning District. The mixed-use zoning district is established to provide for a wide variety of land uses, including multifamily structures, commercial and office uses, artisan studios, and cottage industries. Accessory uses for residential developments include onsite amenities, such as recreation facilities, carports, garages, storage buildings, parking lots, transit stops, and community buildings. Accessory uses for nonresidential developments include such onsite amenities as parking lots, parking structures, storage buildings, or transit stops. Open space in the form of plazas and courtyards may be provided. Waterfront locations may include accessory uses such as docks, boardwalks, or facilities for direct water access to support water-dependent uses. Uses within the MX-2 zoning district may be mixed within one (1) parcel or lot and may be mixed within one (1) building. The maximum density is thirty (30) dwelling units per acre. Bonus provisions may be authorized to allow a maximum density up to forty-five (45) dwelling units per acre. The maximum floor area ratio for nonresidential development is two (2.0) FAR. Bonus provisions may be authorized to allow a maximum floor area ratio of three (3.0) FAR.

Brooks Bridge & Historic Downtown, Fort Walton Beach, FL - ± 0.25 Miles
Destin - ± 6.4 Miles Pensacola - ± 40.6 Miles

 ± 2.47

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