



NAVARRE BEACH WATERFRONT 23 ACRES

GULF BLVD, NAVARRE, FL 32566

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Bellcore Commercial, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Bellcore Commercial, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Bellcore Commercial, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

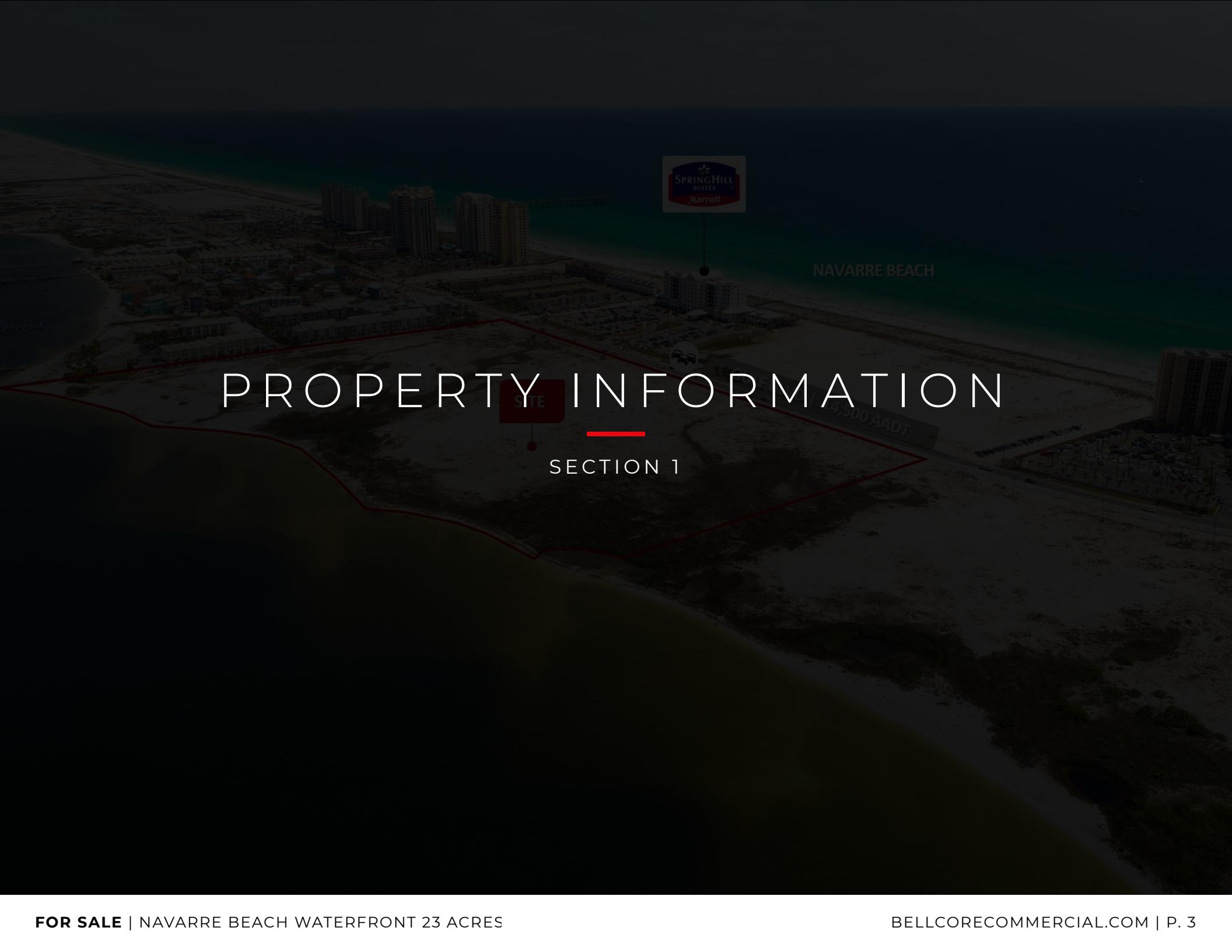
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bellcore Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bellcore Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bellcore Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
CONCEPTUAL PLANS	7
LOCATION INFORMATION	11
DEMOGRAPHICS	14



PROPERTY INFORMATION

SECTION 1



PROPERTY DESCRIPTION

The property is 23.24 acres with 1,800 feet of frontage along the Santa Rosa Sound and 1,250 feet along the north side of Gulf Blvd, zoned as NB-PMUD. The maximum permitted density is 30 residential units per acre. Former plans included a mixed-use development established for 698 residential condominium units, while the current proposed development is for a 171-pad upscale RV resort with a **DEVELOPMENT ORDER** (shovel ready) with all permits. Santa Rosa County's population has increased by 19% in the last decade, making it one of the fastest-growing counties in the US.

PROPERTY HIGHLIGHTS

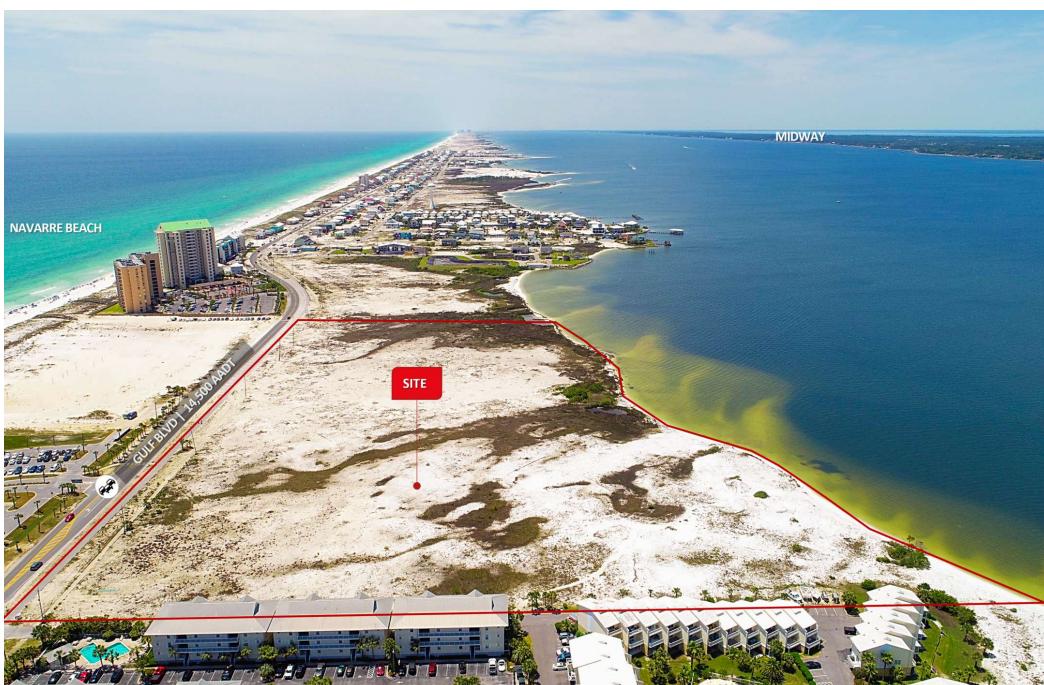
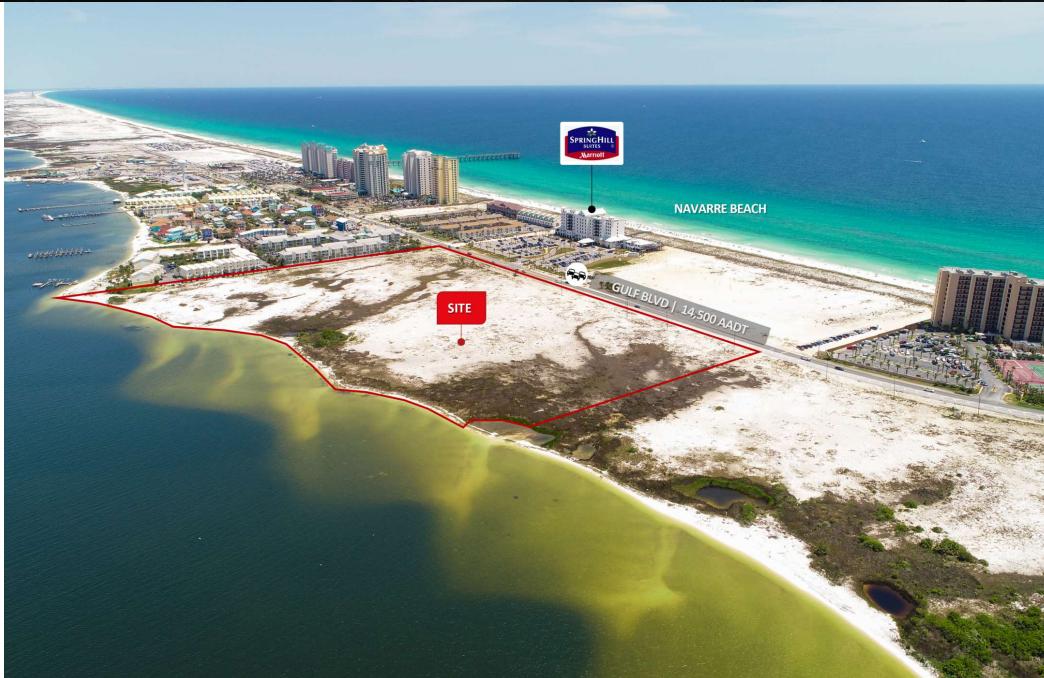
- One of the largest waterfront development sites available in Northwest Florida
- An estimated 4.5 million people visit the Emerald Coast annually
- Only 10 coastal areas in the U.S. have the designation "National Seashore"
- Navarre Beach recently completed another round of the beach renourishment project in 2016

OFFERING SUMMARY

Sale Price	\$22,900,000
Lot Size	23.24 Acres
RV Resort with Permits	171 Pads
Zoning	NB-PMUD Navarre Beach, Planned Mixed Use Development
Property Type	Land
Traffic Count	14,500

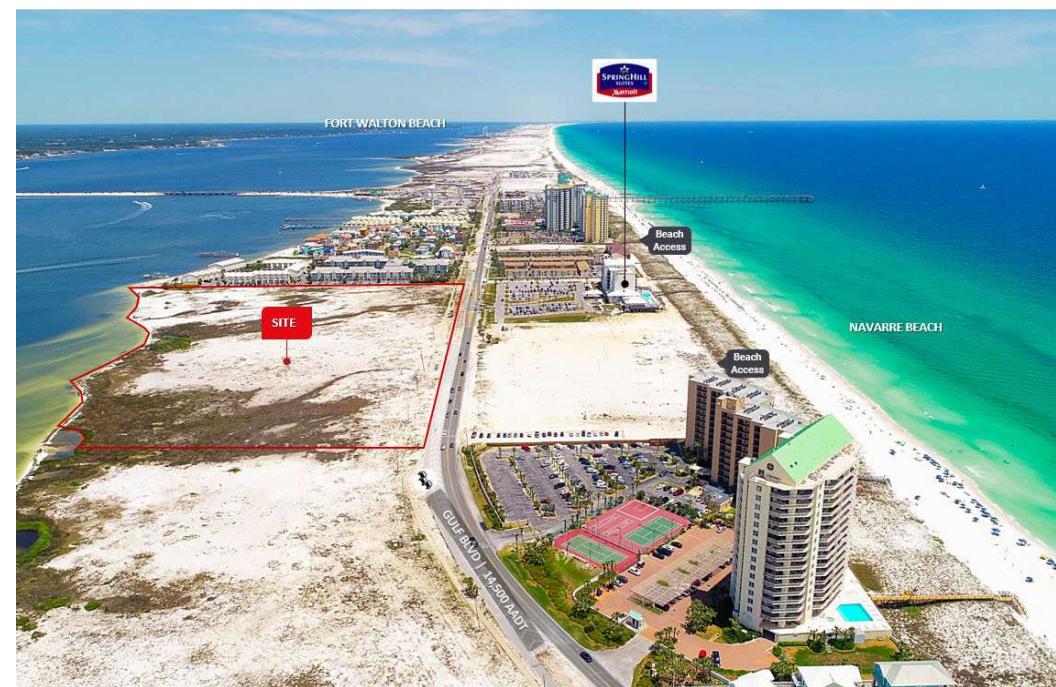
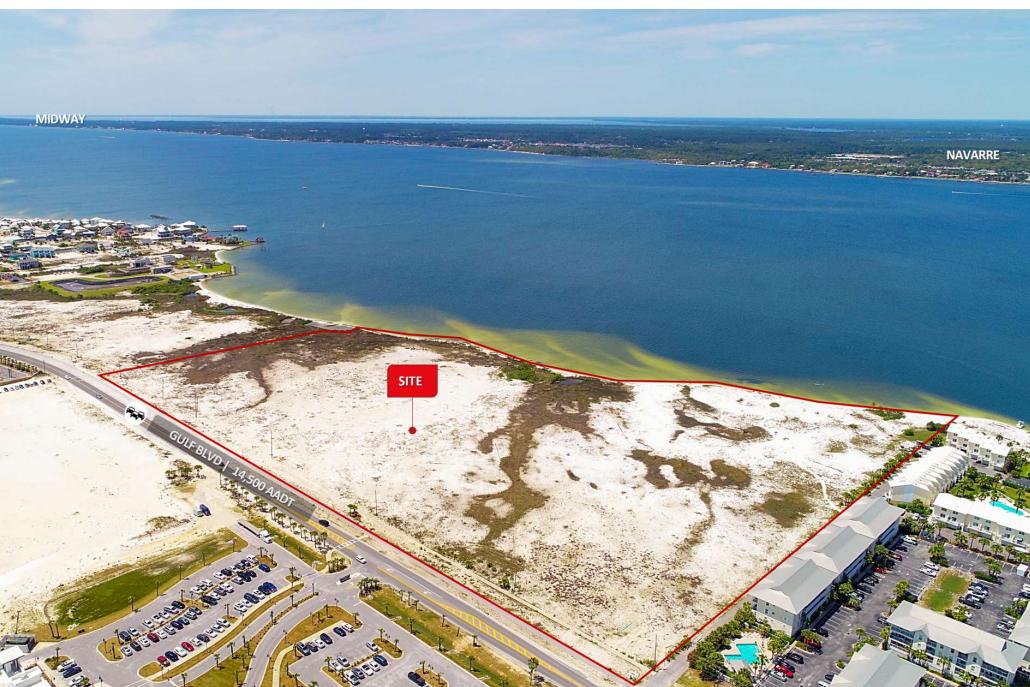
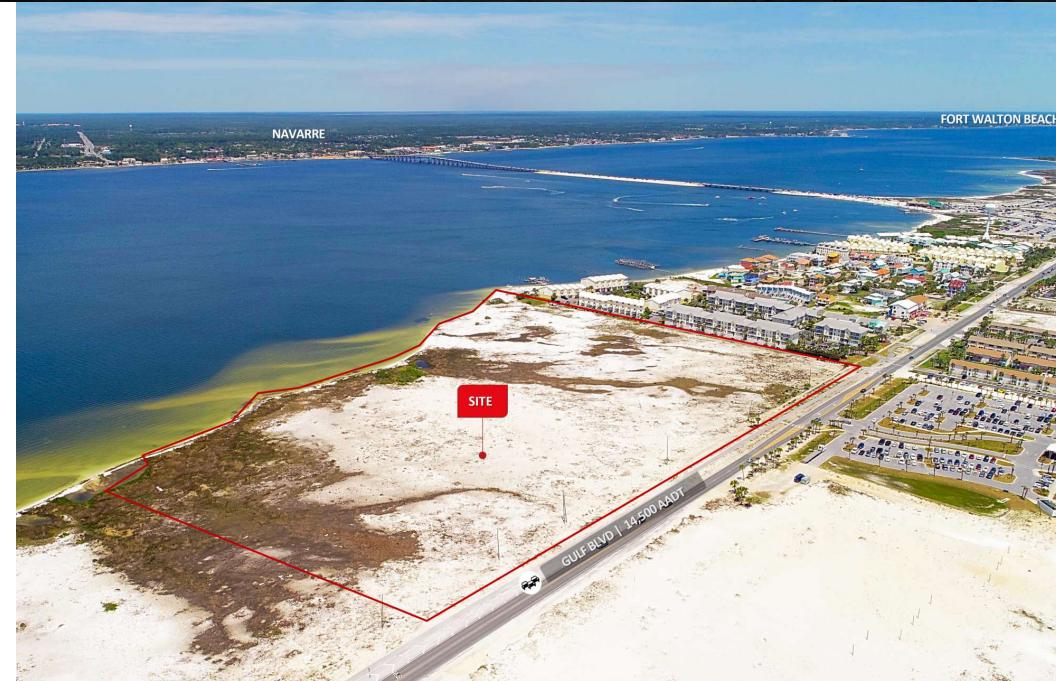
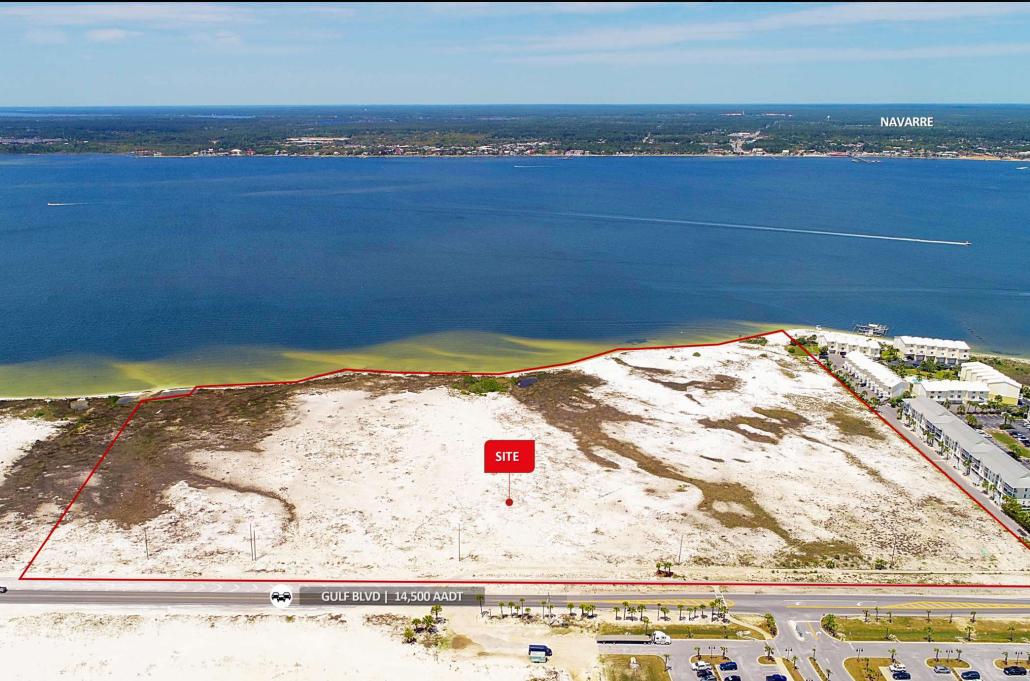
FULL OFFERING SUMMARY

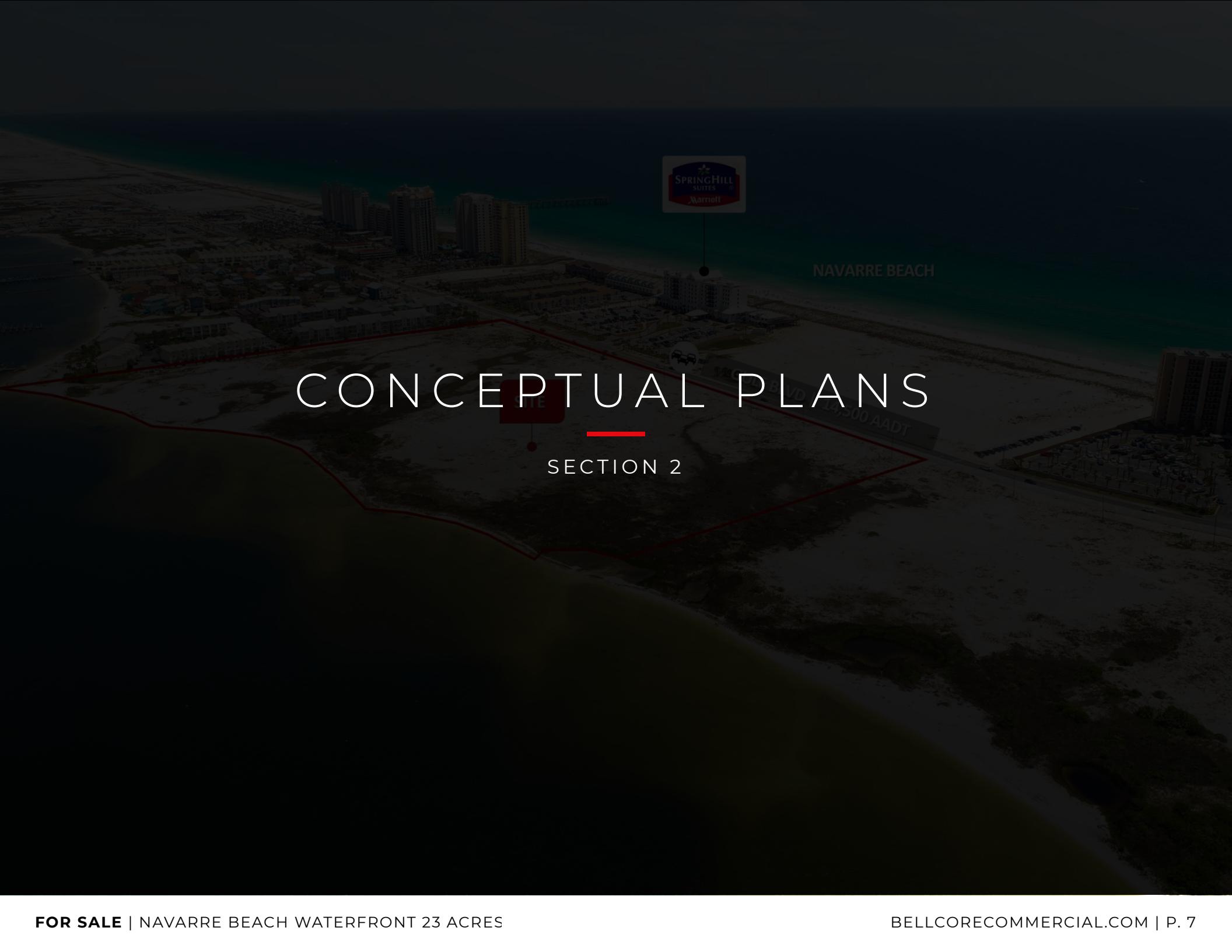
PROPERTY NAME:	Navarre Beach 23 Acre Development Opportunity	CURRENT PROPOSED DEVELOPMENT:	171-pad Upscale RV Resort
SALE PRICE:	\$23,500,000.00	PREVIOUS PURPOSED DEVELOPMENT:	697 Residential Condo Units
PROPERTY TYPE:	High density residential & commercial land	DIMENSIONS:	603.6' deep (West) x 1357' wide (North) x 989.43' deep (East) x 1249.99' wide (South). The site has an irregular shape
PERMITTED USE:	Commercial, Residential, Hotel, Condo or Mixed Use	TOPOGRAPHY:	Level
ADDRESS:	Gulf Blvd, Navarre, FL, 32566	MIN. LOT AREA:	30 Units Per Acre
PARCEL ID NO.:	26-2F-26-0000-00500-0000	MAX. BUILDING:	30% of Lot Area
ZONING:	NB-PMUD	MIN. SETBACK FRONT:	30'
TOTAL ACRES:	+/- 23.24	MIN. SETBACK SIDE:	15'
STREET FRONTAGE:	+/- 1,250'	MIN. SETBACK REAR:	10% of Lot depth
WATER FRONTAGE:	+/- 1,357'	MAX. BUILDING HEIGHT:	16 Habitable stories plus one for parking
UTILITIES:	All public & private utilities are available along Gulf Blvd, and require extension to the site.		
TRAFFIC COUNT:	14,500 AADT		
TRAFFIC COUNT ROAD:	Gulf Blvd		
COUNTY:	Santa Rosa		



PROPERTY PHOTOS

BELLCORE
COMMERCIAL





CONCEPTUAL PLANS

SECTION 2

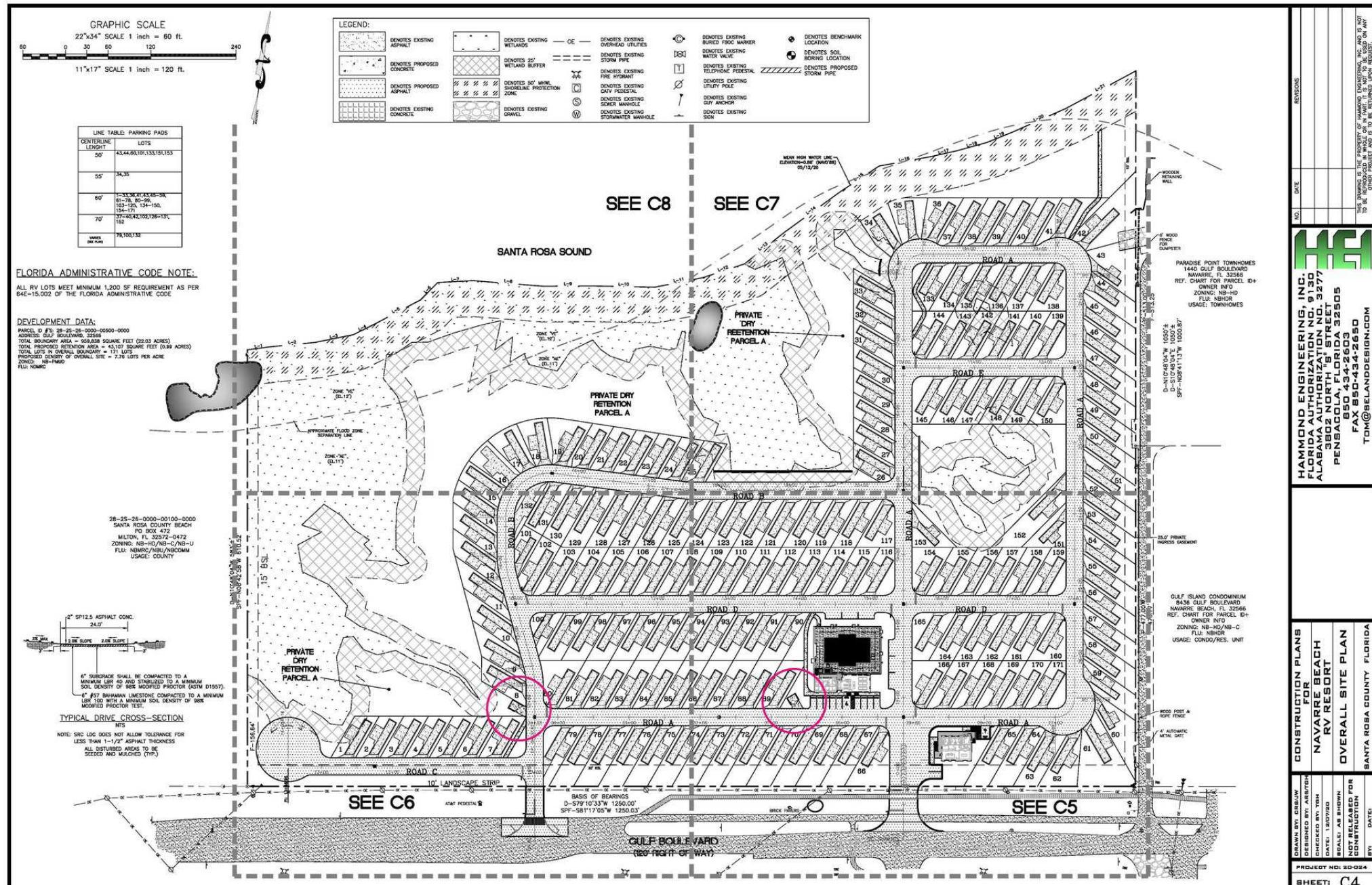


NAVARRE BEACH

NAVARRE RV RESORT CONCEPTUAL PLAN

BELLCORE

COMMERCIAL





*Port Navarre
Santa Rosa Sound View*

 MSA
ARCHITECTS
ARCHITECTURE & PLANNING



*Port Navarre
Gulf Blvd. View*

 MSA
ARCHITECTS
ARCHITECTURE & PLANNING

PHASE LEGEND

PHASE 1 - Colored Area within red line

PHASE 1 - Colored Area
within blue hatch to be
padded only

PHASE II - Black and white areas

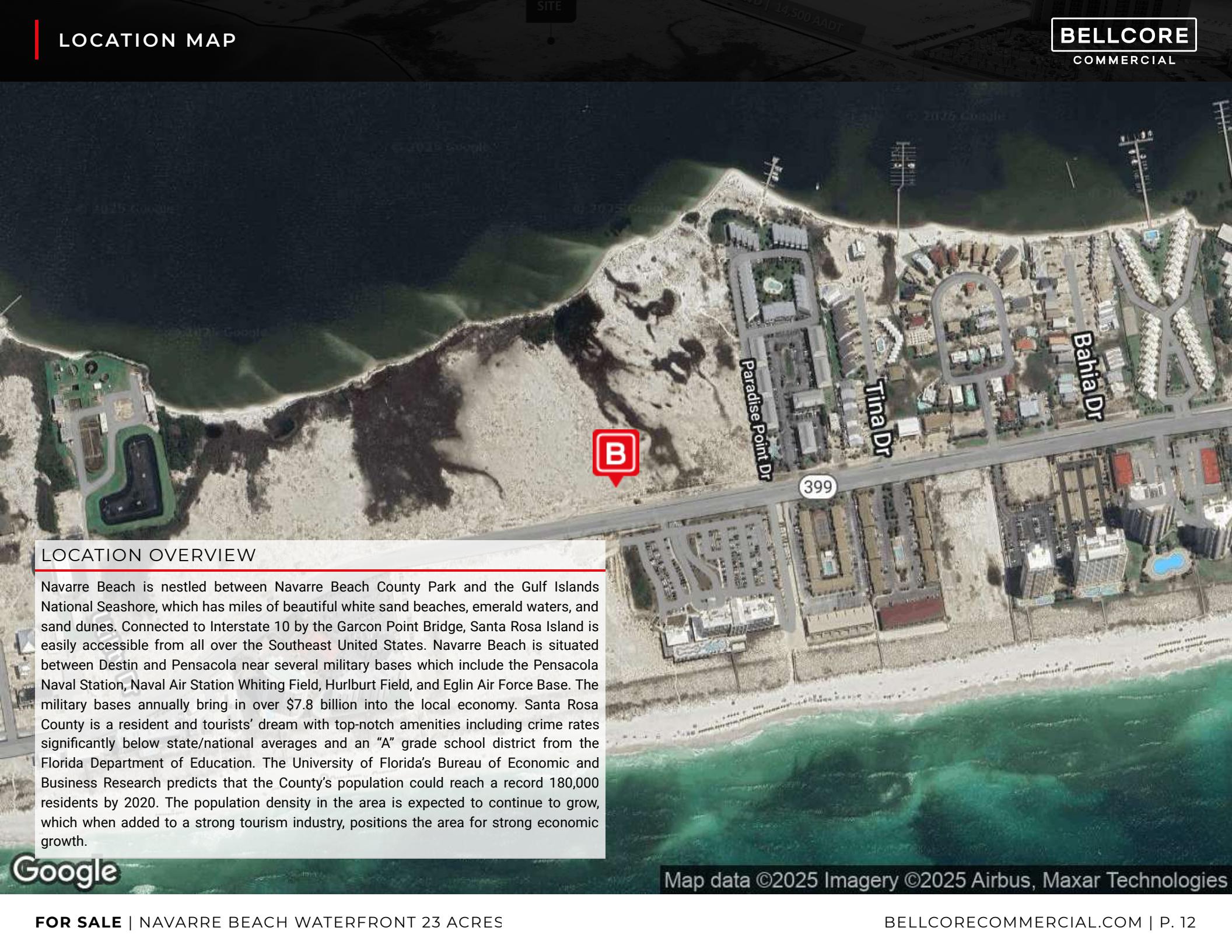


Port Navarre @ Santa Rosa Island

• PUBLIC MARINA	• USE SHORELINE AS PUBLIC PARKING	• INVEST IN GREEN PARKS	• AMENITY DECK TOWNHOME	• SEA AVENUE	• PARK AVENUE
• THE DOCKS	• PEACHTON HOMES	• INVEST IN GREEN PARKS	• AMENITY DECK TOWNHOME	• SEA AVENUE	• AMENITY DECK TOWNHOME
• THE WHARF	• DEACOC	• CHAMBLEE TOWNS	• AMENITY DECK TOWNHOME	• RIVER VILLAGE	• AMENITY DECK TOWNHOME
• MARINA VILLAGE	• LIGHTHOUSE	• OWNERS MARINA	• TENNIS CENTER	• THE GATES	• CONDOMINIUM TOWNHOME
• THE POINT	• PEACHTON ACTIVITY CENTER	• THE 20 MARKET	• NARROW FITNESS CENTER	• AMENITY DECK TOWNHOME	• CONDOMINIUM TOWNHOME

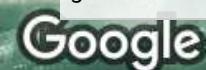
LOCATION INFORMATION

SECTION 3



LOCATION OVERVIEW

Navarre Beach is nestled between Navarre Beach County Park and the Gulf Islands National Seashore, which has miles of beautiful white sand beaches, emerald waters, and sand dunes. Connected to Interstate 10 by the Garcon Point Bridge, Santa Rosa Island is easily accessible from all over the Southeast United States. Navarre Beach is situated between Destin and Pensacola near several military bases which include the Pensacola Naval Station, Naval Air Station Whiting Field, Hurlburt Field, and Eglin Air Force Base. The military bases annually bring in over \$7.8 billion into the local economy. Santa Rosa County is a resident and tourists' dream with top-notch amenities including crime rates significantly below state/national averages and an "A" grade school district from the Florida Department of Education. The University of Florida's Bureau of Economic and Business Research predicts that the County's population could reach a record 180,000 residents by 2020. The population density in the area is expected to continue to grow, which when added to a strong tourism industry, positions the area for strong economic growth.



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

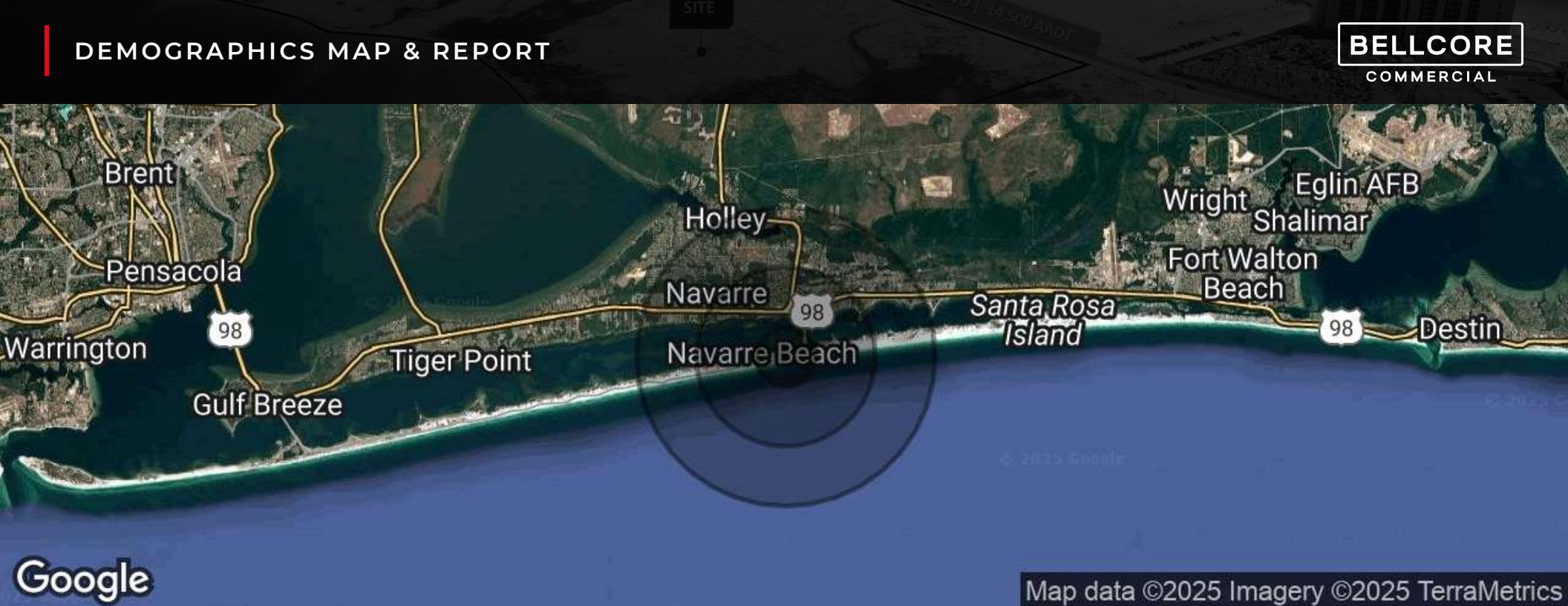




NAVARRE BEACH

DEMOGRAPHICS

SECTION 4



Google

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	867	8,785	20,468
Average Age	39.4	36.4	35.8
Average Age (Male)	40.5	37.4	36.8
Average Age (Female)	38.7	35.8	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	358	3,308	7,535
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$60,024	\$65,446	\$67,932
Average House Value	\$248,324	\$252,760	\$256,662

2020 American Community Survey (ACS)



HARRY BELL JR.

harry@bellcorecommercial.com
Direct: 850.977.6991

PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434