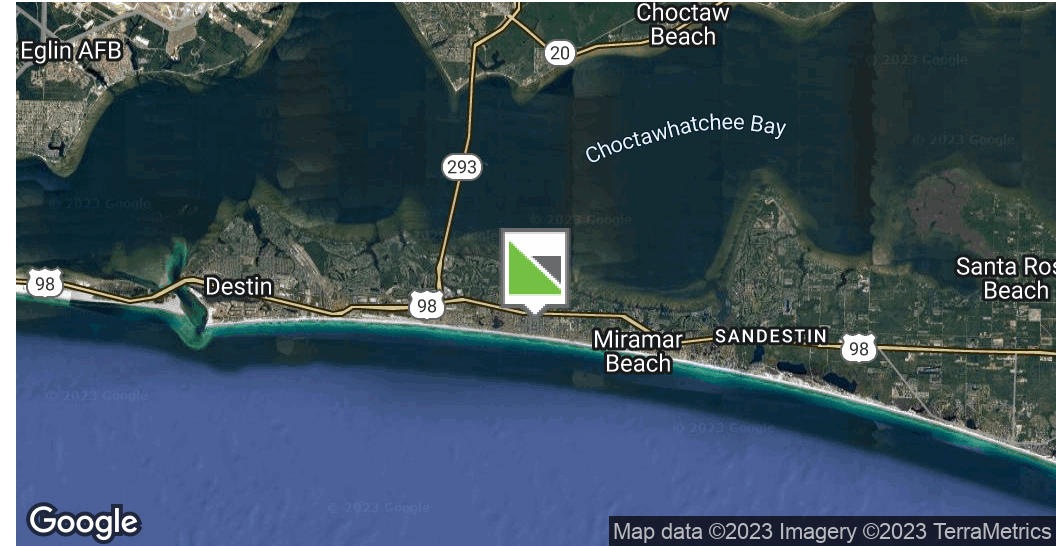
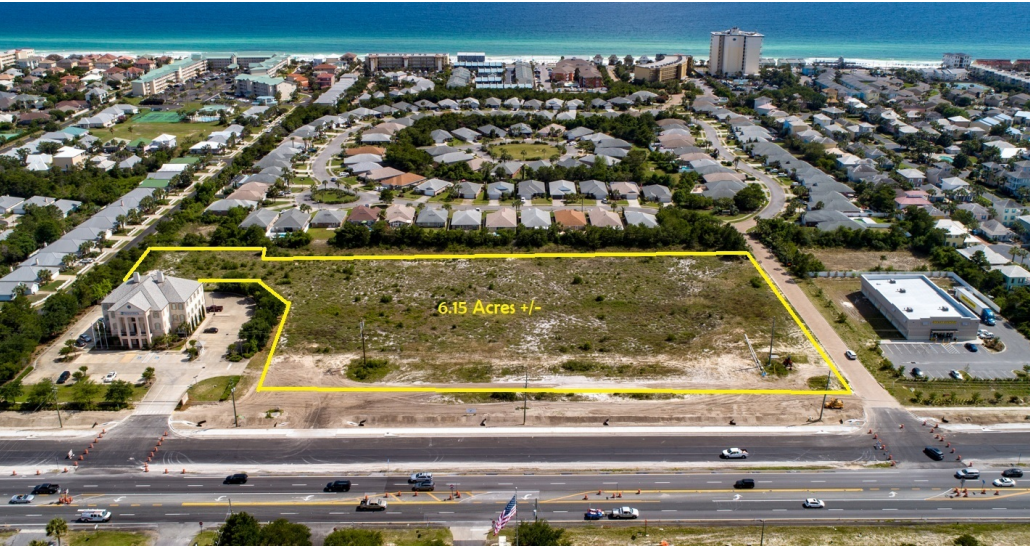


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$6,900,000
Lot Size:	6.15 Acres
Zoning:	Coastal Center - Mixed Use Zoning
Market:	Destin / South Walton
Submarket:	Miramar Beach

PROPERTY OVERVIEW

Prime Commercial / Mixed Use Development Opportunity in Miramar Beach, FL. This High & Dry 6.15 acres sits along Highway 98 with a traffic count over 50,000 cars per day (FDOT 2021). 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

- Frontage Outparcels ~ \$32/SF (Lots 1 {1.5 acre} Lot 2 {1.7 acre}); Rear Parcel ~ \$24/SF (2.8 acres)
- Zoning Coastal Center - Walton County
- Offsite Retention creating more buildable square footage.

For More Information:

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ADDITIONAL PHOTOS



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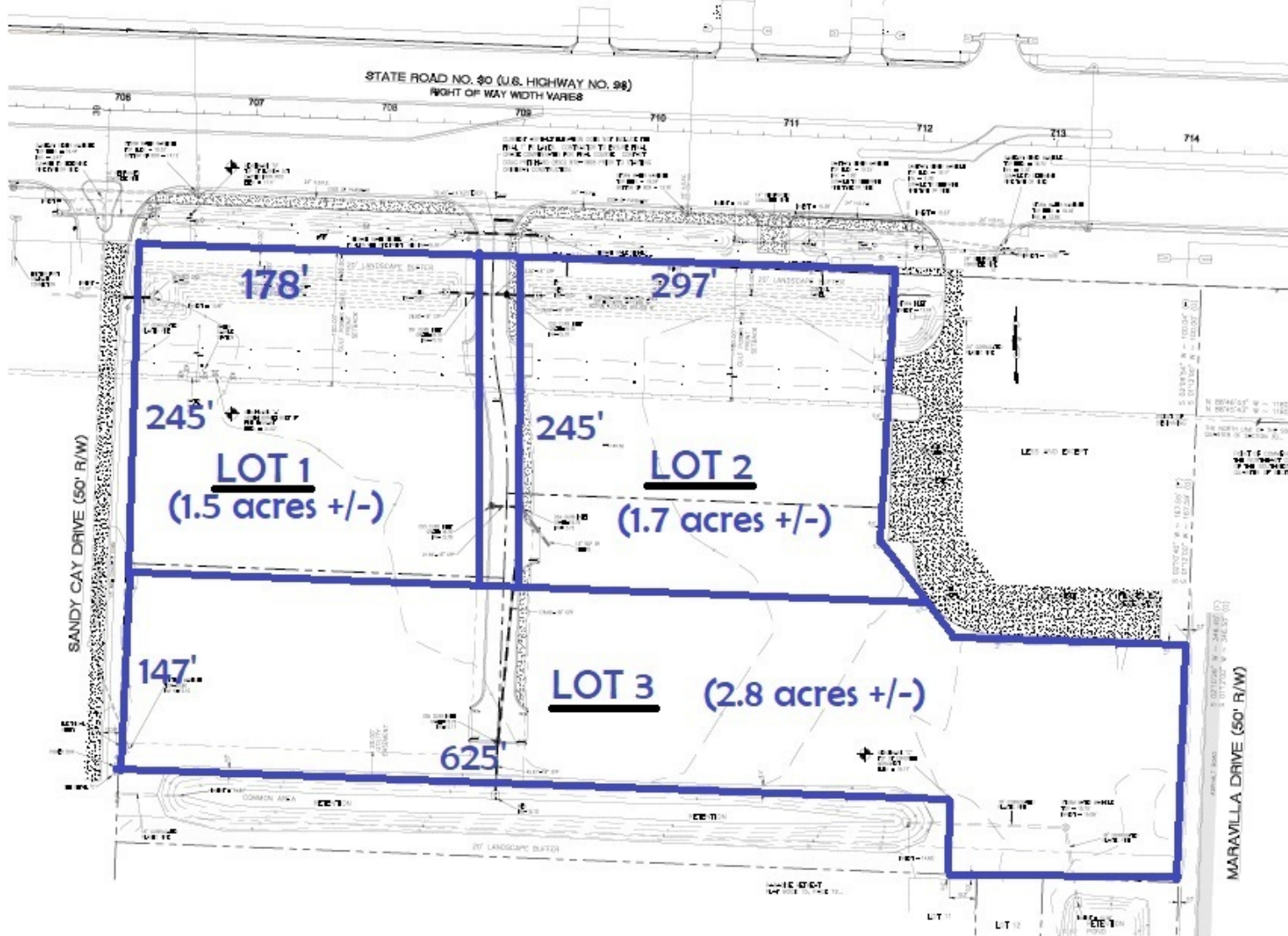
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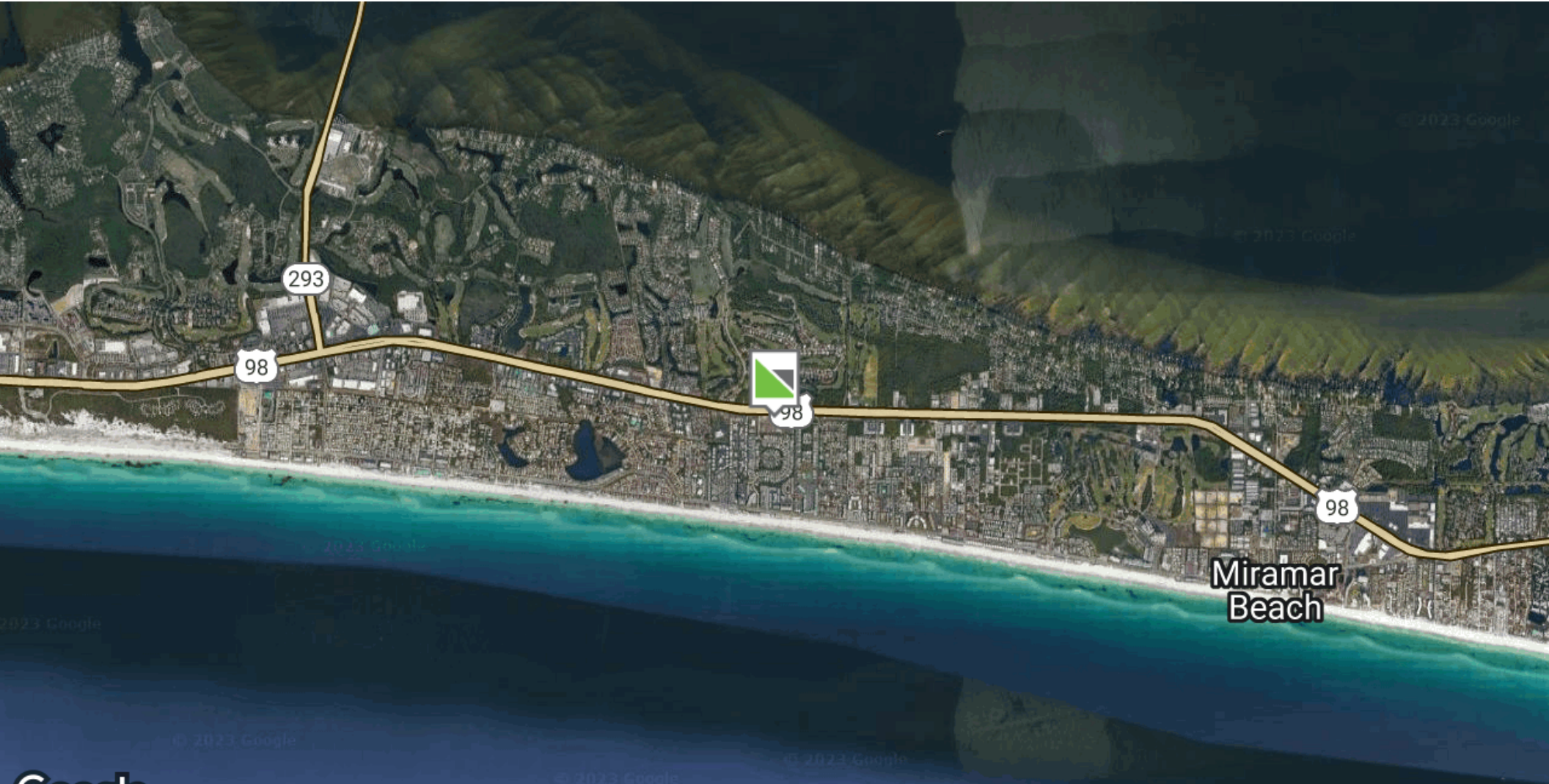


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LOCATION MAP

TAYLORALLEN
PROPERTIES



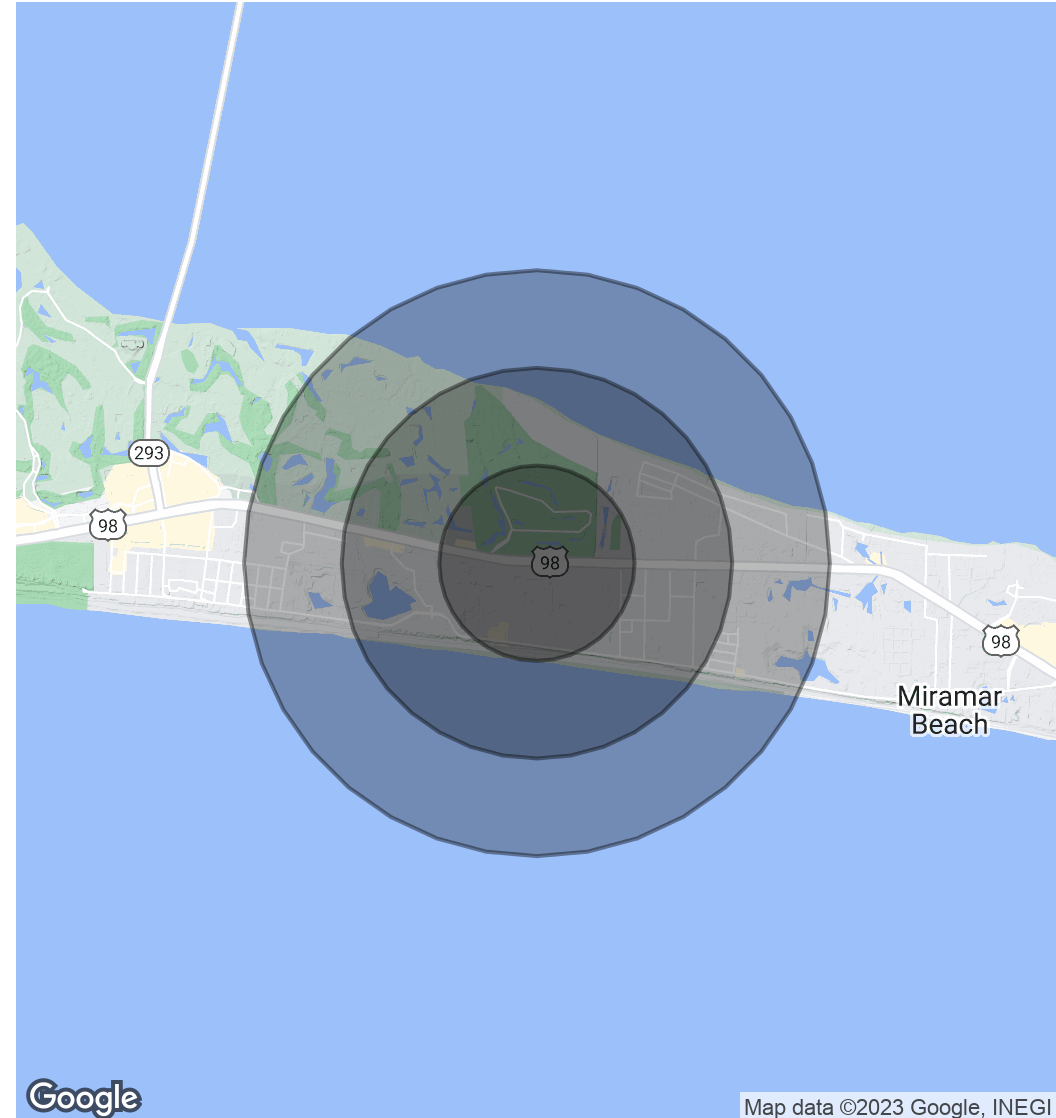
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DEMOGRAPHICS MAP & REPORT

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



Map data ©2023 Google, INEGI

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RETAILER MAP



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