

\$1,995,000 - 1.5 Acres W Highway 98, SANTA ROSA BEACH

MLS® #923750

\$1,995,000

Bedroom, Bathroom, 65,340 sqft
Commercial Sales on 2 Acres

N/A, SANTA ROSA BEACH, FL

DEVELOPMENT ORDER in HAND for the construction of an 11,132 SF Subdividable Building with Drive-Thru! 239' of Highway 98 frontage enjoying the benefits of a existing deceleration lane! Rough-graded pad site maximizing buildable yield through its valuable offsite water retention system! Currently, one of the most premier, vertical build-ready sites located in South Walton County, Florida. This 1.5-acre parcel, zoned Village Mixed Use, is identified on the uploaded plat as 'Parcel B' of the mixed-use development along Highway 98 in Santa Rosa Beach, Florida known as The Shops at 393, which offers access to the traffic light at CR 393 and Highway 98. This outparcel commands significant visibility from a traffic count of approximately +/-50,000 vehicles daily. The exceptional...developer has committed over \$350,000.00 to the specific site's infrastructural improvements and soft development costs to obtain the existing development order, not to mention the likely 1+ year timeline to obtain most development orders anywhere in South Walton County! This opportunity would cater well to the development of retail, medical, or professional office uses. The synergistic retail venue is within +/-2 miles North from Scenic 30A at Gulf Place and its multitude of beach-front parks and beach walkovers. Please inquire for further details.



Essential Information

MLS® #	923750
Price	\$1,995,000
Square Footage	65,340
Acres	1.50
Type	Commercial Sales
Status	Active

Community Information

Address	1.5 Acres W Highway 98
Area	North Santa Rosa Beach
Subdivision	N/A
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Additional Information

Days on Website	365
Zoning	Commercial

Listing Details

Listing Office	Somers & Company
----------------	------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.