

UNIQUE PANHANDLE PROPERTIES debbie@uniquepanhandleproperties.com Exclusive Buyer's Agents - Would you use the same attorney as your opponent?

Commercial Sales - Land

ML: 523024m
Status: Active **Last Change:** 03/28/2010
PropName: 39.07 ACRES OF COMMERCIAL ZONED LAND.
Location: XXX HWY. 85
 CRESTVIEW, FL
ZipCode: 32539
County: OKALOOSA
MainArea: 25 Crestview Area
SubArea: 01 CRESTVIEW SOUTHEAST
ParcelID: 05-2N-23-0000-0002-0000
Directions: Hwy 85 South to Live Oak Church Road. Property is N/of Shoal River and S/of I-10

ListPrice: \$8,500,000
Sale Type: REO
Property Type: Commercial, Office, Retail, Commercial
Unit SqFt:
Price/Unit: Price/Sq Ft:
Building Sq Ft:
Frontage:
WF Feet:
Acreage: 39.07
YearBuilt:
Const Status: N/A

Click photo to enlarge or view multi-photos.



The Master Plan encompasses 37.17 acres, for total of 360,580 square feet to include: retail (219,150 sq.ft.), restaurant (22,820 sq.ft.), grocery (43,000 sq.ft.), bank (4,000 sq.ft.), hotel (45,926 sq.ft., 85 rooms), convenience store (2,604 sq.ft.), movie theater (23,080 sq.ft.), as shown on the engineering and site plan drawing approved by the TRC.

Information herein is approximate and not exact.

Active Development Order : Y
Development Order Details : HIGHWAY ORIENTATED COMMERCIAL DEVELOPMENT.

Lot Dimensions:	Vacant?	#Units/Pads:	# of Rooms:
Lot Sq Ft:	Immediate Occ?	Vacancy Rate:	Avg % Occupancy:
Lot Depth:	Office Sq Ft:	# of Floors:	Rail?
Zoning: BG, BUSINESS GENERAL	GulfFrntDesc:FutLandUse:	Sprinklers?	
WF Description:		Doors-GrndLvl:	DockHigh

LoopNet:
Site Information:
Lease Information:
Tenant Information:

Scheduled Income: **CAP Rate:** **LO:** **SaleType:** REO
Gross Income: **GRM:** **LstOff:** EPQI James G Hardage Broker
Expenses: **CAM:** per
Net Op Income: **Exp/Unit:** **Exp/SqFt:**
Cash Flow: **Expense Types:**

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