

OUTPARCELS ON HIGHWAY 98 IN NAVARRE, FLORIDA

The Boulevard | ±34 AC Mixed-Use Development | Highway 98 at SR-87



Developed By:



BRANCH

VALLAS REALTY, INC.

Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

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Robert E. Krumholz | Branch Properties | 3340 Peachtree Road NE, Ste 2775 • Atlanta, GA 30326 | 404.832.8900 • 216.408.5115 | rkrumholz@branchprop.com

PROPERTY OVERVIEW

Outparcels available for sale, ground lease, or build-to-suit in Navarre at The Boulevard, one of the Florida Panhandle’s most exciting new developments. Anchored by a new, 330-unit multifamily housing complex and future big-box tenants, these outparcels are zoned Highway Commercial District and are ideal for a number of uses including restaurant/QSR, automotive, medical, financial, convenience stores, and other general retail services. Located at the epicenter of the Navarre market at the intersection of U.S. Highway 98 and SR-87, the site has combined traffic counts in excess of 63,000 vehicles per day. Preliminary approval for a new traffic signal at The Boulevard’s main entrance has been granted. The outparcels will be delivered in graded condition, with offsite retention, utilities, curb cuts, and perimeter access roads in place. Parcel lines are shown for informational purposes only and can be reasonably modified to fit specific user needs.

Please contact agent for information regarding ground lease or build-to-suit opportunities.



THE BOULEVARD | 734 AC MIXED-USE DEVELOPMENT | NAVARRE, FL



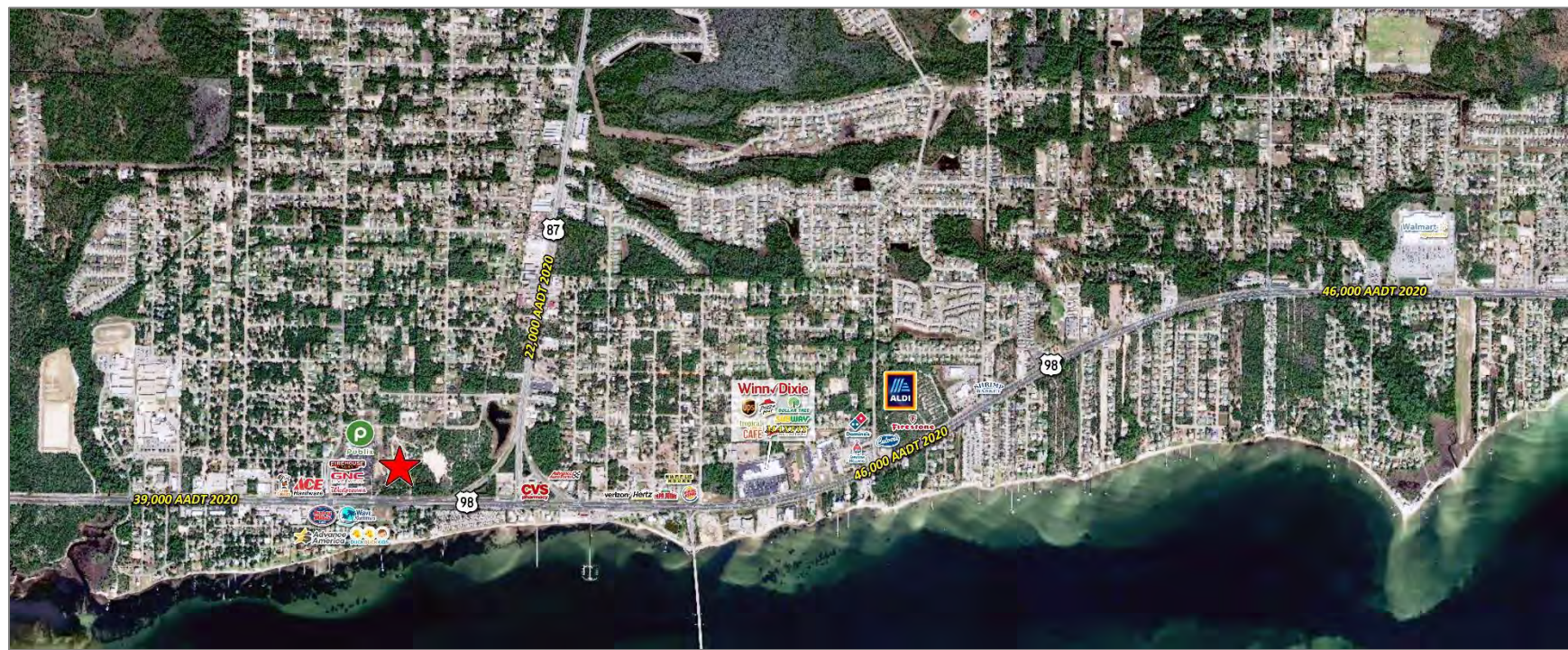
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NAVARRE, FLORIDA

Navarre is an unincorporated area of the Florida panhandle, nestled between Pensacola and Destin, which has pristine, sugar-white sand beaches, crystal clear, emerald green waters, and miles of stunning sand dunes. It is a major bedroom community for mostly U.S. military personnel, federal civil servants, local population, retirees and defense contractors. The site is within close proximity to several military bases in the region which include the Pensacola Naval Station, Naval Air Station Whiting Field, Hurlburt Field, and Eglin Air Force Base. Florida's military and defense-related industries are critical to Florida's economy. The \$52 billion industry is the state's third top economic sector behind tourism and agriculture; and it tops the list in Santa Rosa County. The population surrounding Navarre has grown by nearly 50% in the past five years, drawing retail developments and "Gulf to Table" restaurants in droves. The population density in the area is expected to continue to grow, which - when added to a strong tourism industry - positions the area for a strong economic boom. This region is widely known as a family-friendly vacation destination ideal for weekend getaways, or a place for "snowbirds" to spend an entire season.

- AN ESTIMATED 4.5 MILLION PEOPLE VISIT THE EMERALD COAST ANNUALLY
- USA TODAY RANKED NAVARRE BEACH AS ONE OF THE TOP 5 FLORIDA BEACHES IN 2018
- ACCORDING TO THE UNIVERSITY OF WEST FLORIDA HAAS CENTER, THE ECONOMIC IMPACT OF TOURISM IS RESPONSIBLE FOR OVER 1,400 JOBS WITH AN IMPACT OF OVER \$113 MILLION



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98

Navarre Parkway
39,000 AADT 2020

SITE

SYNOVUS

State Road 87 22,000 AADT 2020

CVS
pharmacy



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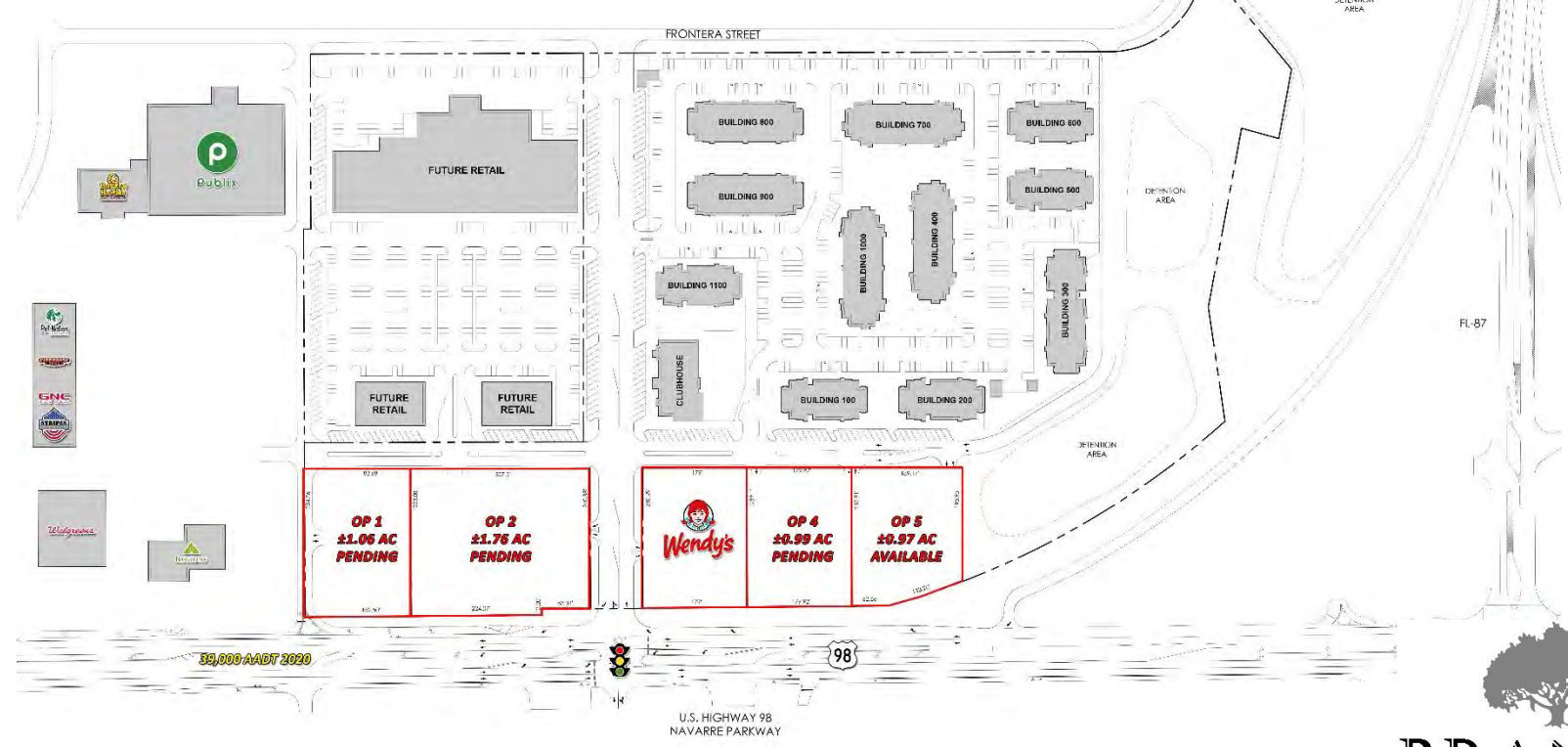
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Parcel	Size	Price
OP 1	±1.06 AC	PENDING
OP 2	±1.76 AC	PENDING
OP 3	±.98 AC	SOLD
OP 4	±.99 AC	PENDING
OP 5	±.97 AC	Contact Agent



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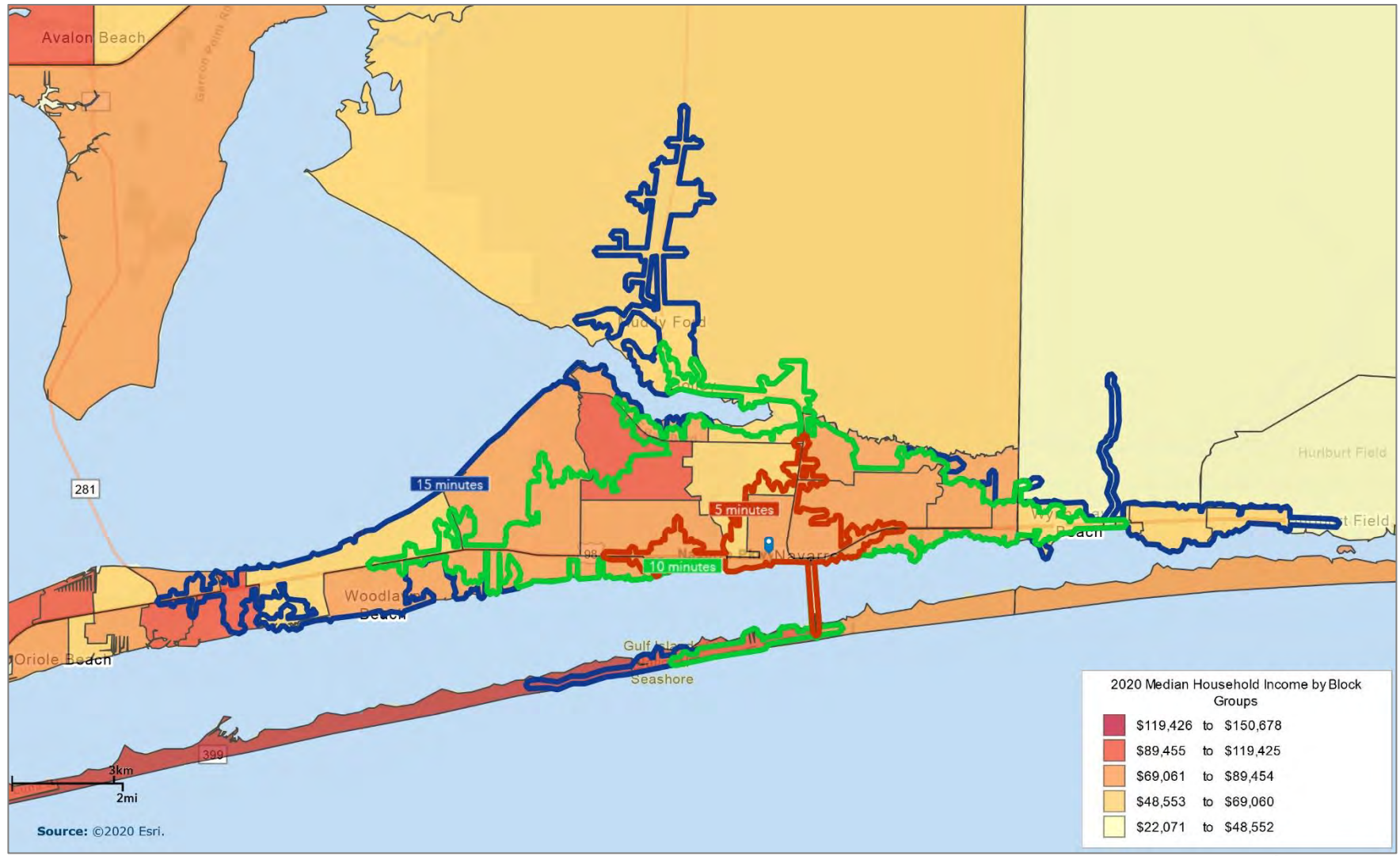
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Median Household Income Heat Map



Source: ©2020 Esri.

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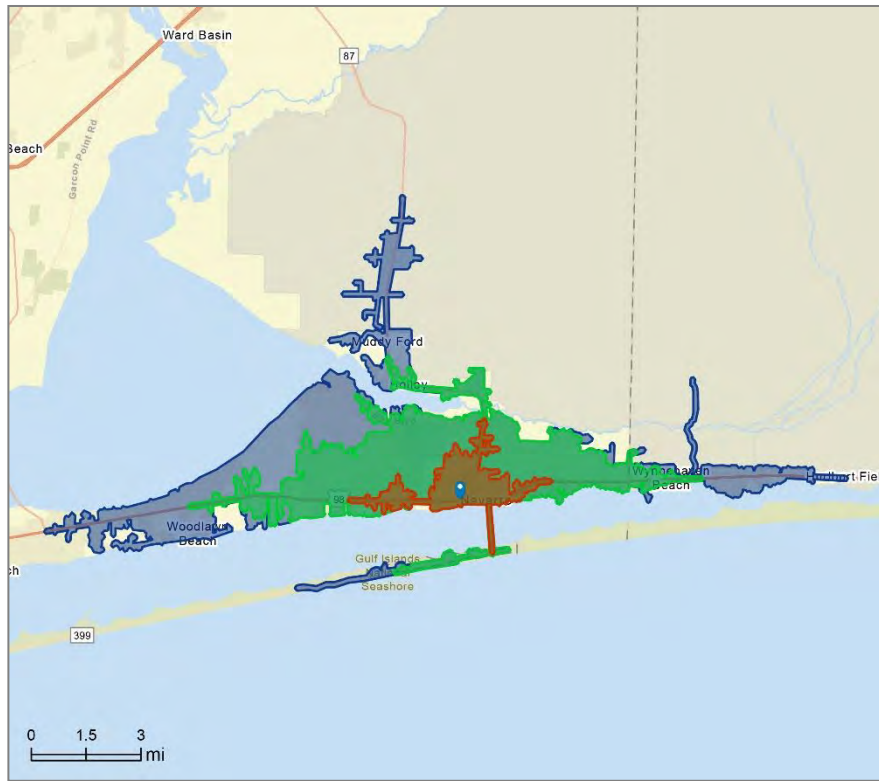
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2020 Demographics	5 Min	10 Min	15 Min
Total Population	5,336	34,595	55,403
Median Age	2.50	2.68	2.64
Largest Median Age Group	25-34	25-34	35-44
Annual Population Growth Projection for 2020-2025	2.24%	2.03%	1.86%
Daytime Population	5,472	28,630	44,348

Households & Income	5 Min	10 Min	15 Min
Total Households	2,120	12,880	20,927
Average Household Size	2.50	2.68	2.64
Median Household Income	\$76,549	\$78,912	\$77,204

Housing & Value	5 Min	10 Min	15 Min
Owner-Occupied Houses	66.2%	60.4%	61.9%
Renter-Occupied Houses	23.9%	20.7%	21.9%
Median House Value	\$225,862	\$244,142	\$242,799



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