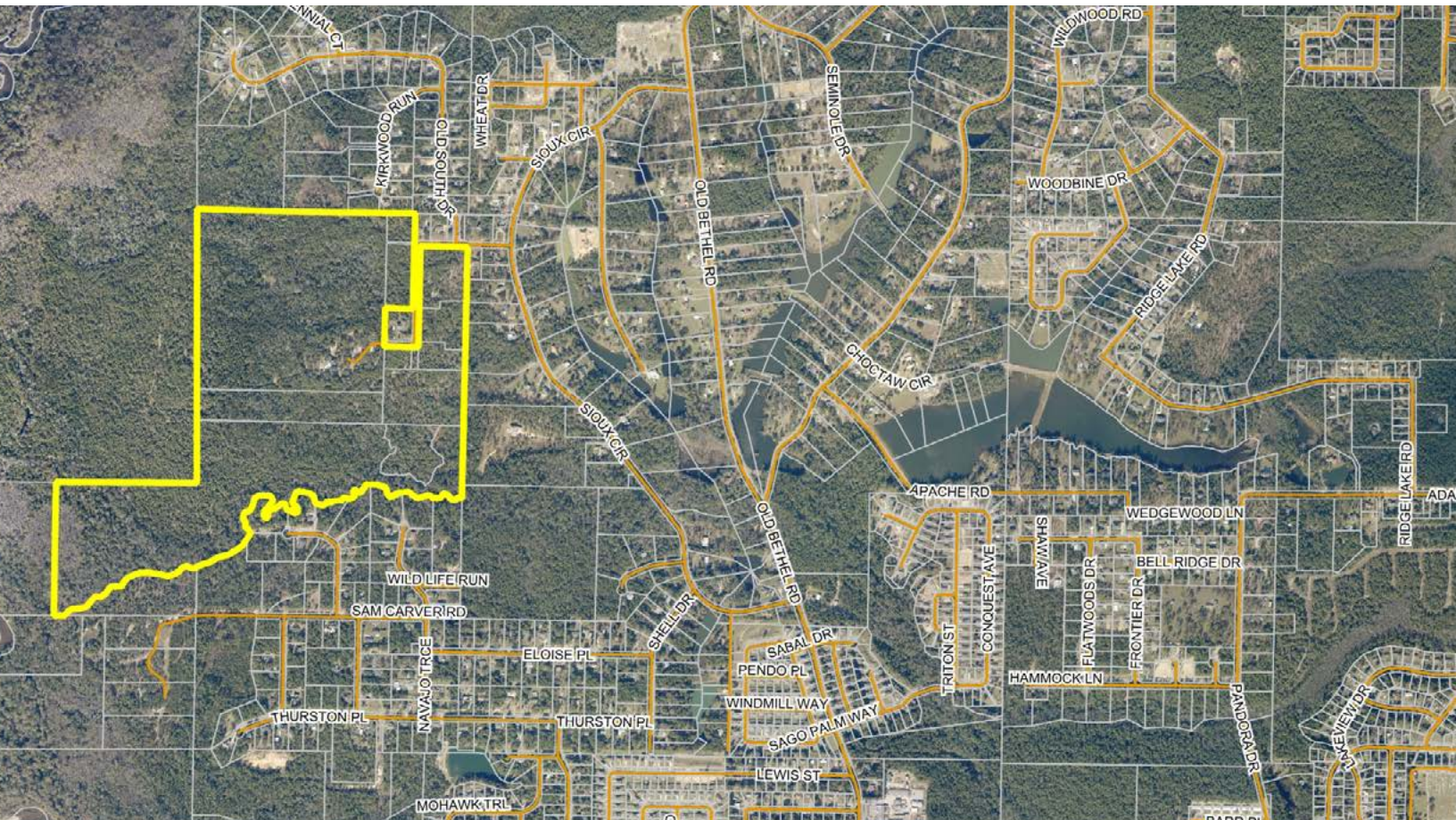
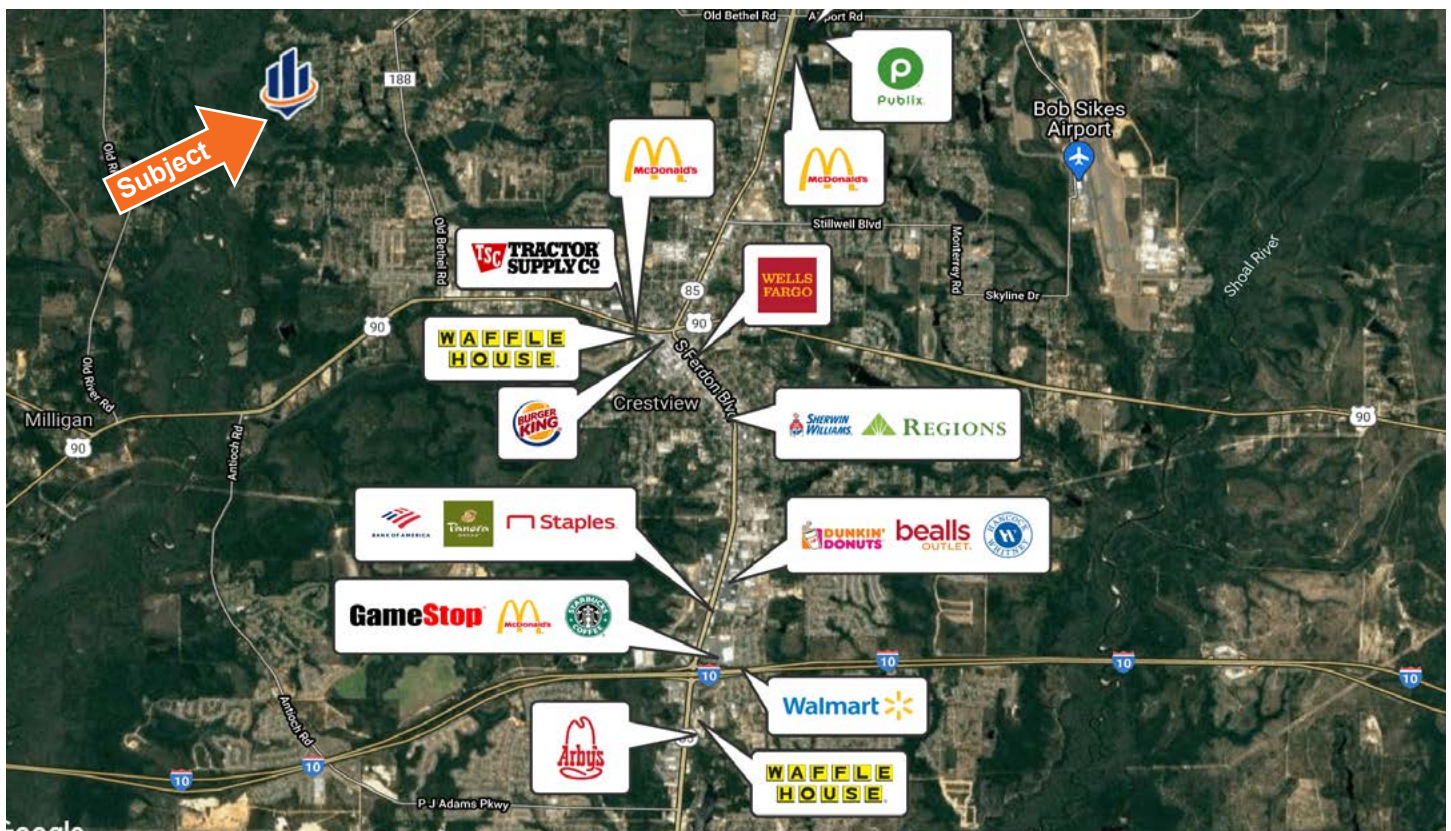


CRESTVIEW SINGLE-FAMILY DEVELOPMENT LAND

CRESTVIEW, FL | OKALOOSA COUNTY

195 ± AC





SPECIFICATIONS & FEATURES

Acreage: 195 ± AC

Sale Price: \$2,090,000

Price per Acre: \$10,717.95

Site Address: 1 Lindley Rd, Crestview, FL 32536

County: Okaloosa

Acreage: 198-200 ± acres total. The owner has a house on the property and is going to divide 3-5 acres off around the house and sell it separately. The house and the 3-5 acres will be available. Ask the listing advisors for details.

Permitted Lots: 250 ± lots are allowed based on the zoning. Some of the lots are conditional and some wetlands might affect conditions so it will quite possibly be less than a maximum of 250 lots.

Road Frontage: Lindley Rd

Game Populations: Deer, turkey, and hogs

Utilities & Water Source:

- Water is at the property
- No sewer available

Crestview Single-Family Development Land is located in Crestview, Florida, and provides 195 total acres. Zoning allows for more than 250 lots. Some of the lots are conditional, and some wetlands might affect conditions. This development site is within an hour of beaches along the Florida Panhandle.

Zoning:

- 175 ± AC in Okaloosa County with AG FLU and AA zoning allows 1DU/10AC and 1DU/1AC conditional
- 20 ± AC in the city limits of Crestview that have a Low Density Residential FLU and R-1 Zoning which allows 4DU/1AC

Uplands/Wetlands: 143 ± AC uplands

Nearest Points of Interest: Just an hour to multiple Florida Panhandle beaches.

- 28 miles to Fort Walton Beach
- 32 miles to Niceville
- 46 miles to Destin

LOCATION & DRIVING DIRECTIONS

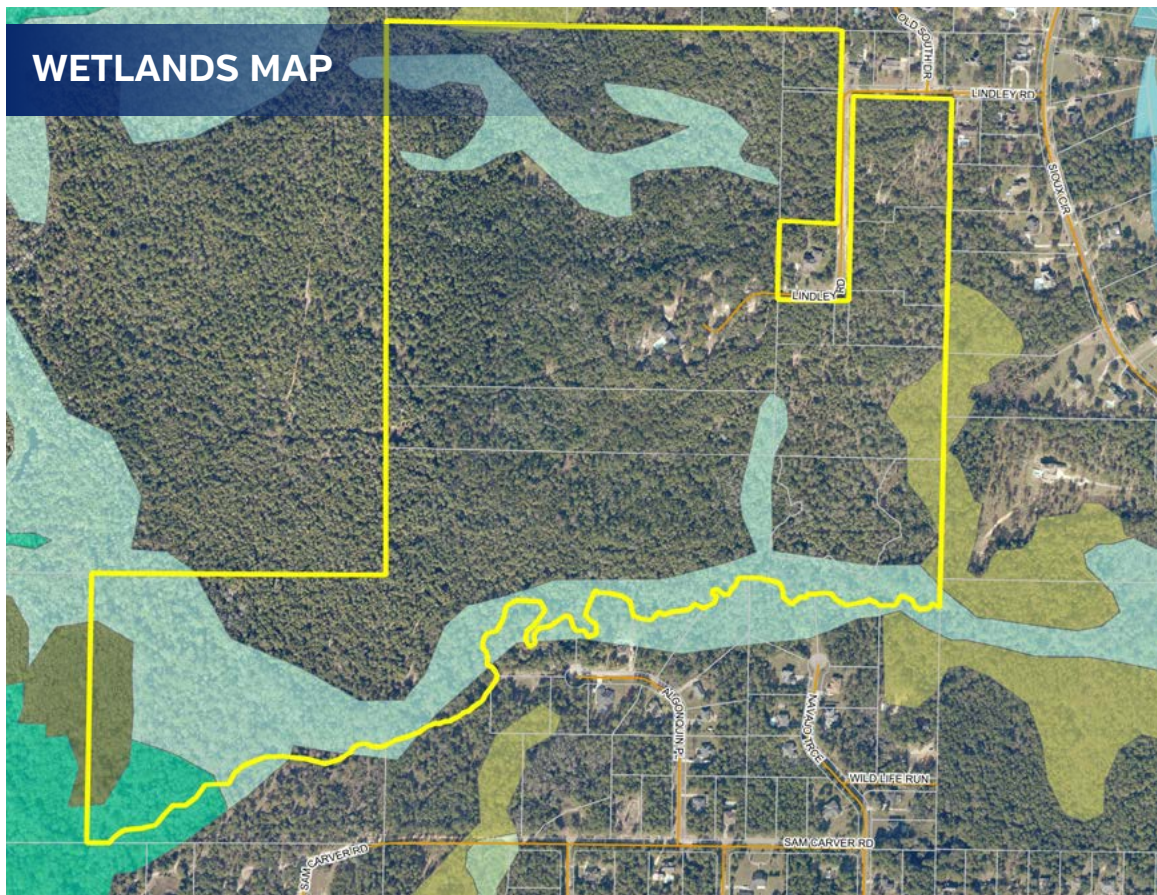
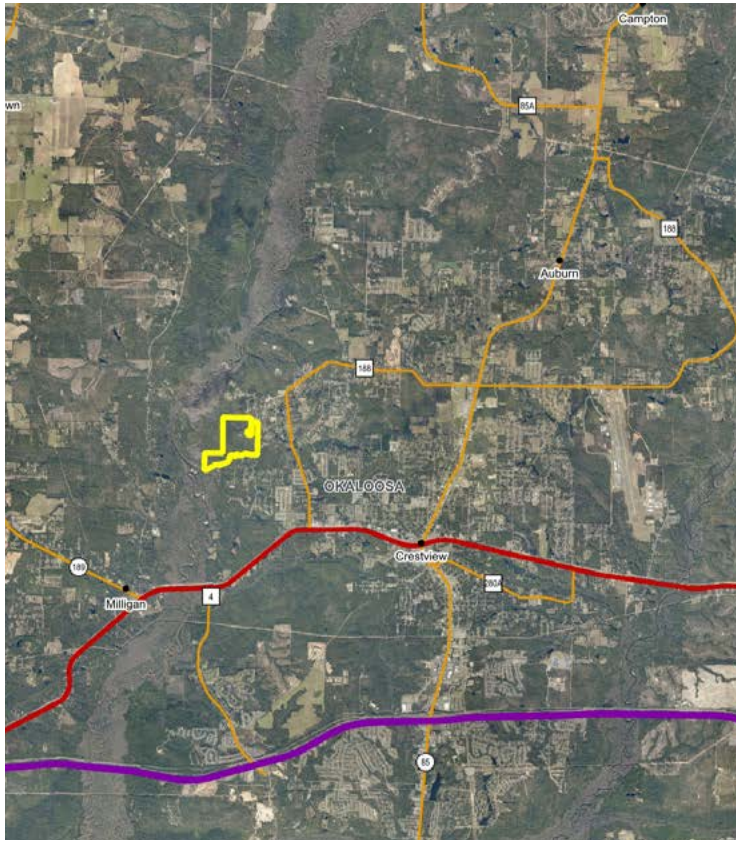
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GPS Location: 30.784571,-86.611988

Driving Directions:

- From Crestview go west on SR 90 to Old Bethel Rd
- Turn right (north) on Old Bethel Rd and go about 1 mile on Old Bethel Rd
- Turn left (west) on to Sioux Circle and go about 1 mile on Sioux Circle
- Take a left (west) on Lindley Rd and go about 1/2 mile to the property

Showing Instructions: Contact the listing advisors for more information Clay Taylor, ALC, 863.224.0835 and Bryant Peace, 229.726.9088.





1723 Bartow Rd | Lakeland, Florida 33801

195 ± AC • Development land within an hour of beaches along the Florida Panhandle

250 ± lots are allowed based on the zoning
Many shops and restaurants in nearby Crestview

Visit SVNsaunders.com and search for: **Crestview Single-Family**

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