# OUTPARCEL OPPORTUNITY

## 1.25 ACRES | US HIGHWAY 98/30A **WALTON COUNTY, FL**

MACALLAN
REAL ESTATE

1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | www.macallanre.com

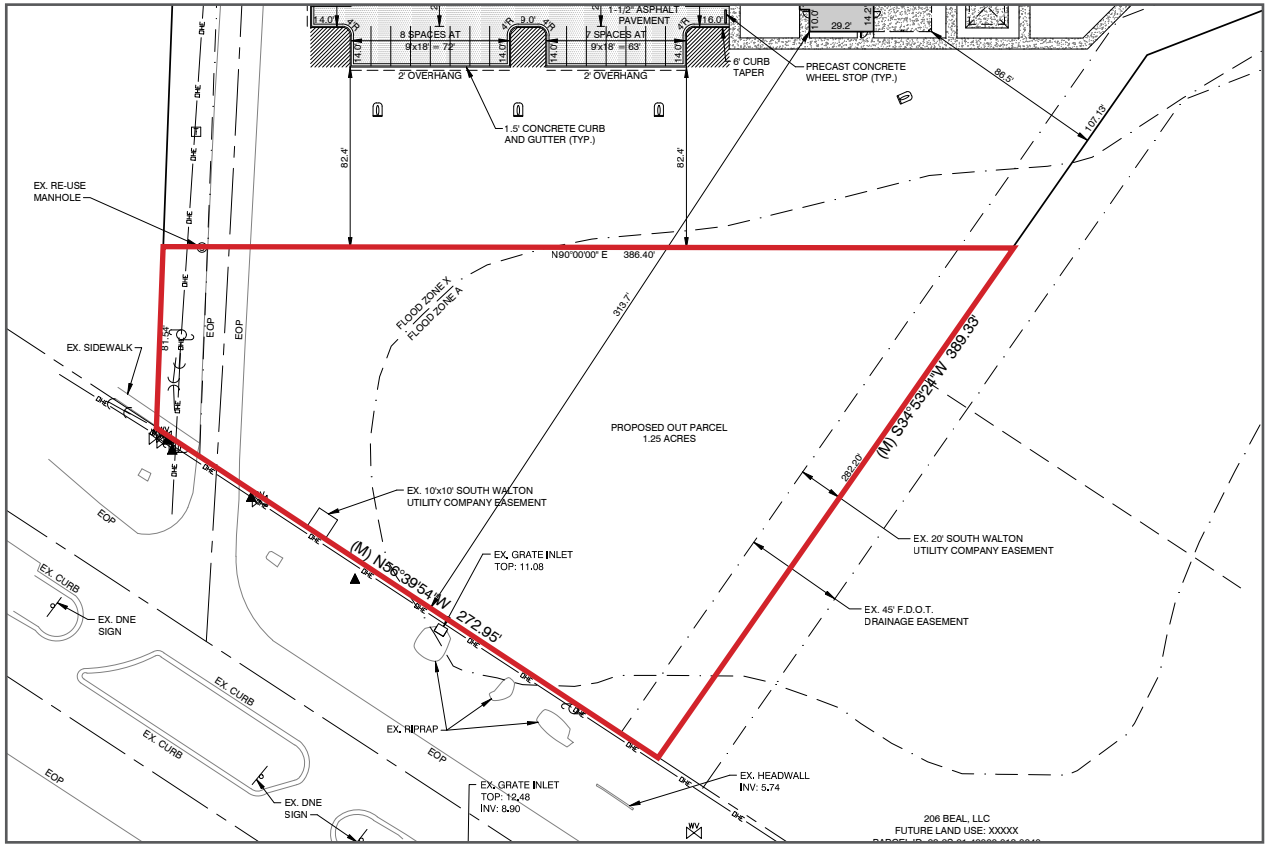
**HEATH MILLIGAN**
**PRINCIPAL**
404.647.4999
heath@macallanre.com

# OUTPARCEL OPPORTUNITY

## 1.25 ACRES | US HIGHWAY 98/30A **WALTON COUNTY, FL**

### PROPERTY FEATURES

- 1.25 Acres
- Zoned Coastal Center Mixed-Use
- 250' of Frontage on US Hwy 98/30A
- Nearly Adjacent to Silver Sands Outlet Mall
- Property will front new 168,000 SF Assisted Living Facility
- FLDOT is Widening US Hwy 98/30A to Six Lanes
- Traffic Count: 45,000 Cars per Day
- All Utilities to the Site
- Strong Demographics in the Area
- **Asking Price: $1,250,000**



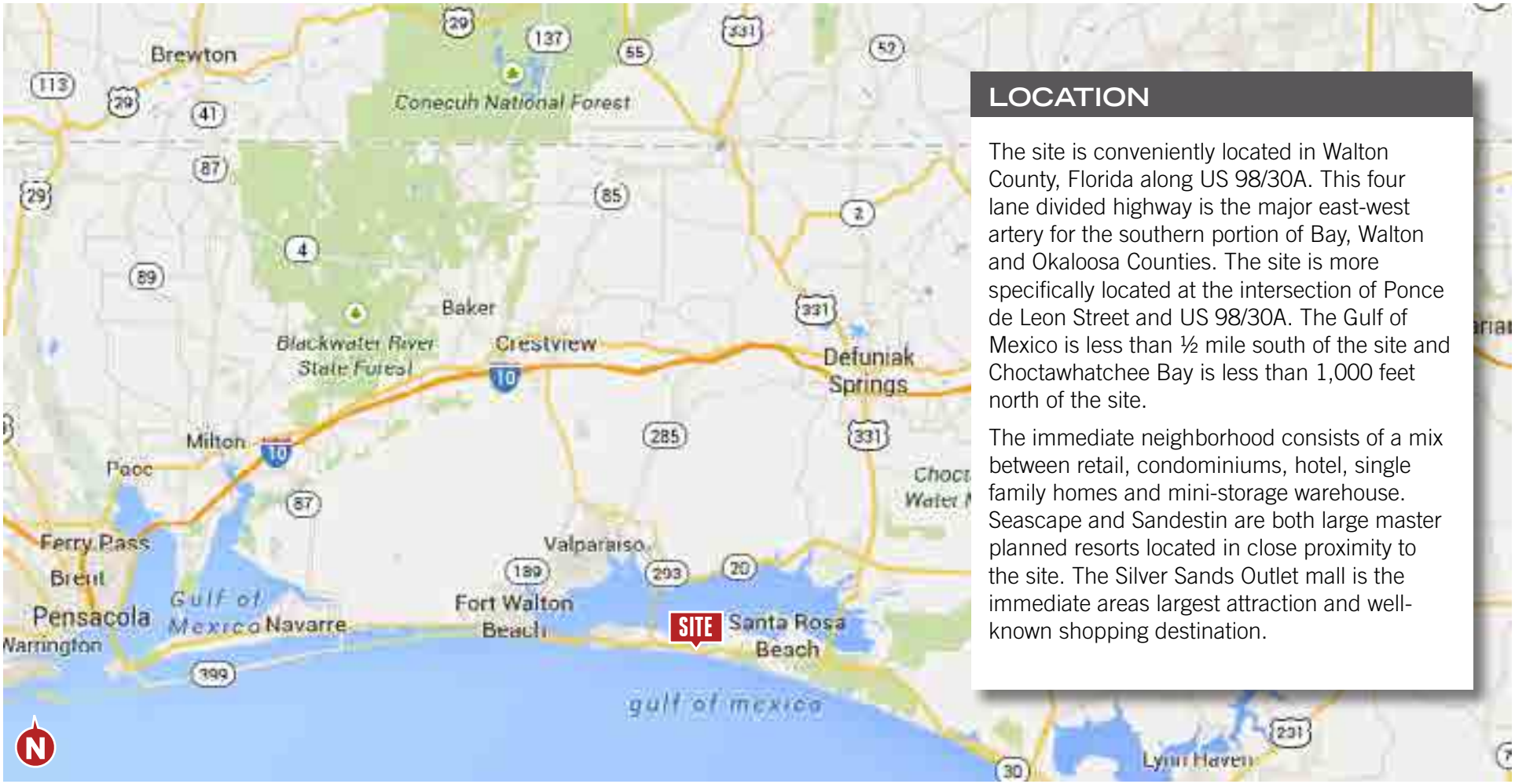

MACALLAN
REAL ESTATE


1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | www.macallanre.com

**HEATH MILLIGAN**
**PRINCIPAL**
404.647.4999
heath@macallanre.com

# OUTPARCEL OPPORTUNITY

## 1.25 ACRES | US HIGHWAY 98/30A **WALTON COUNTY, FL**




## LOCATION

The site is conveniently located in Walton County, Florida along US 98/30A. This four lane divided highway is the major east-west artery for the southern portion of Bay, Walton and Okaloosa Counties. The site is more specifically located at the intersection of Ponce de Leon Street and US 98/30A. The Gulf of Mexico is less than ½ mile south of the site and Choctawhatchee Bay is less than 1,000 feet north of the site.

The immediate neighborhood consists of a mix between retail, condominiums, hotel, single family homes and mini-storage warehouse. Seascape and Sandestin are both large master planned resorts located in close proximity to the site. The Silver Sands Outlet mall is the immediate areas largest attraction and well-known shopping destination.

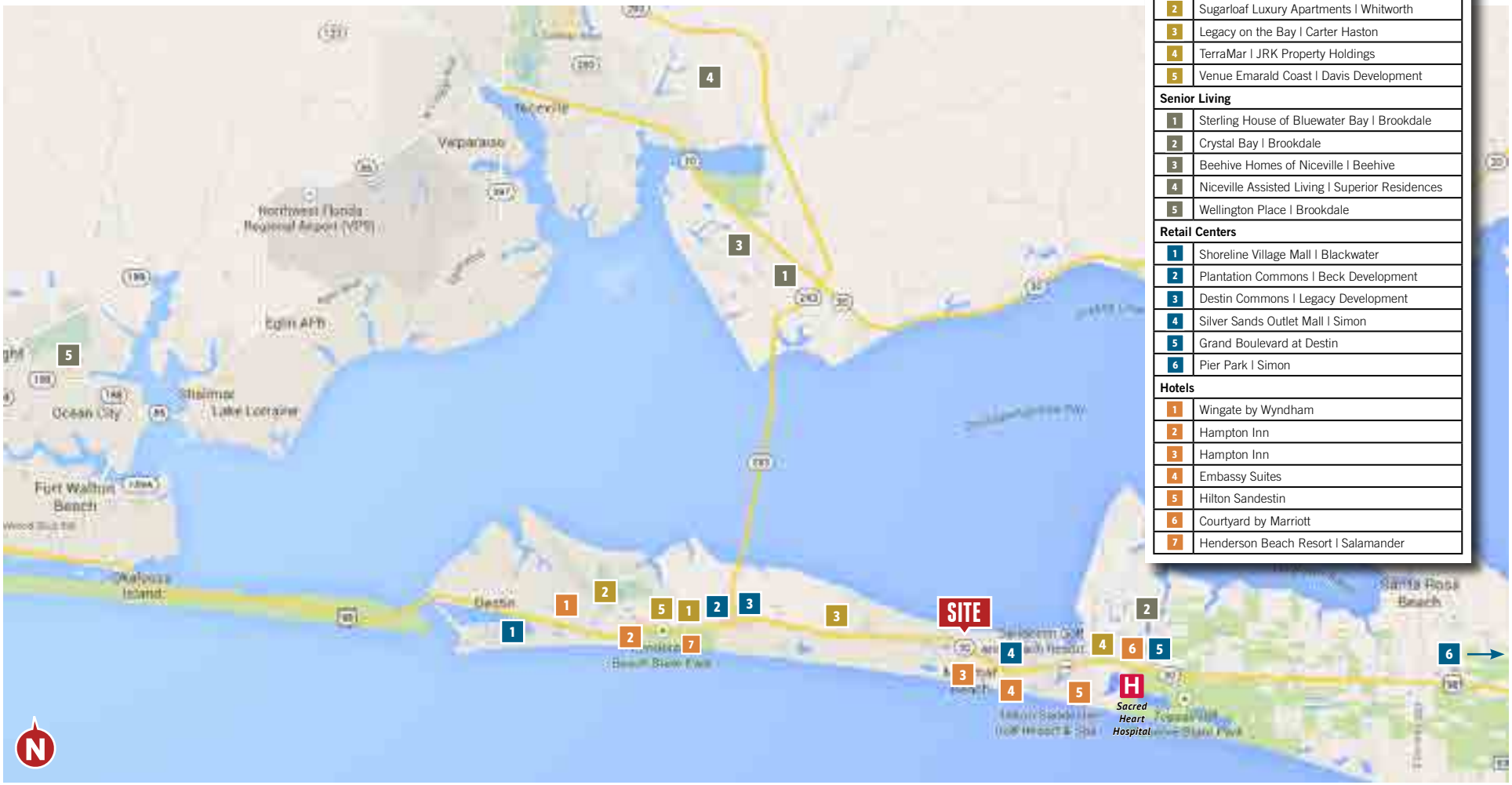
MACALLAN
REAL ESTATE


1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | www.macallanre.com

**HEATH MILLIGAN**
**PRINCIPAL**
404.647.4999
heath@macallanre.com

# OUTPARCEL OPPORTUNITY

## 1.25 ACRES | US HIGHWAY 98/30A **WALTON COUNTY, FL**




| | |
|---|---|
| **Apartment Complexes** | |
| 1 | Alexan at Henderson Beach \| Greystar |
| 2 | Sugarloaf Luxury Apartments \| Whitworth |
| 3 | Legacy on the Bay \| Carter Haston |
| 4 | TerraMar \| JRK Property Holdings |
| 5 | Venue Emarald Coast \| Davis Development |
| **Senior Living** | |
| 1 | Sterling House of Bluewater Bay \| Brookdale |
| 2 | Crystal Bay \| Brookdale |
| 3 | Beehive Homes of Niceville \| Beehive |
| 4 | Niceville Assisted Living \| Superior Residences |
| 5 | Wellington Place \| Brookdale |
| **Retail Centers** | |
| 1 | Shoreline Village Mall \| Blackwater |
| 2 | Plantation Commons \| Beck Development |
| 3 | Destin Commons \| Legacy Development |
| 4 | Silver Sands Outlet Mall \| Simon |
| 5 | Grand Boulevard at Destin |
| 6 | Pier Park \| Simon |
| **Hotels** | |
| 1 | Wingate by Wyndham |
| 2 | Hampton Inn |
| 3 | Hampton Inn |
| 4 | Embassy Suites |
| 5 | Hilton Sandestin |
| 6 | Courtyard by Marriott |
| 7 | Henderson Beach Resort \| Salamander |


MACALLAN
REAL ESTATE

1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | www.macallanre.com

**HEATH MILLIGAN**
**PRINCIPAL**
404.647.4999
heath@macallanre.com

# OUTPARCEL OPPORTUNITY

## 1.25 ACRES | US HIGHWAY 98/30A **WALTON COUNTY, FL**

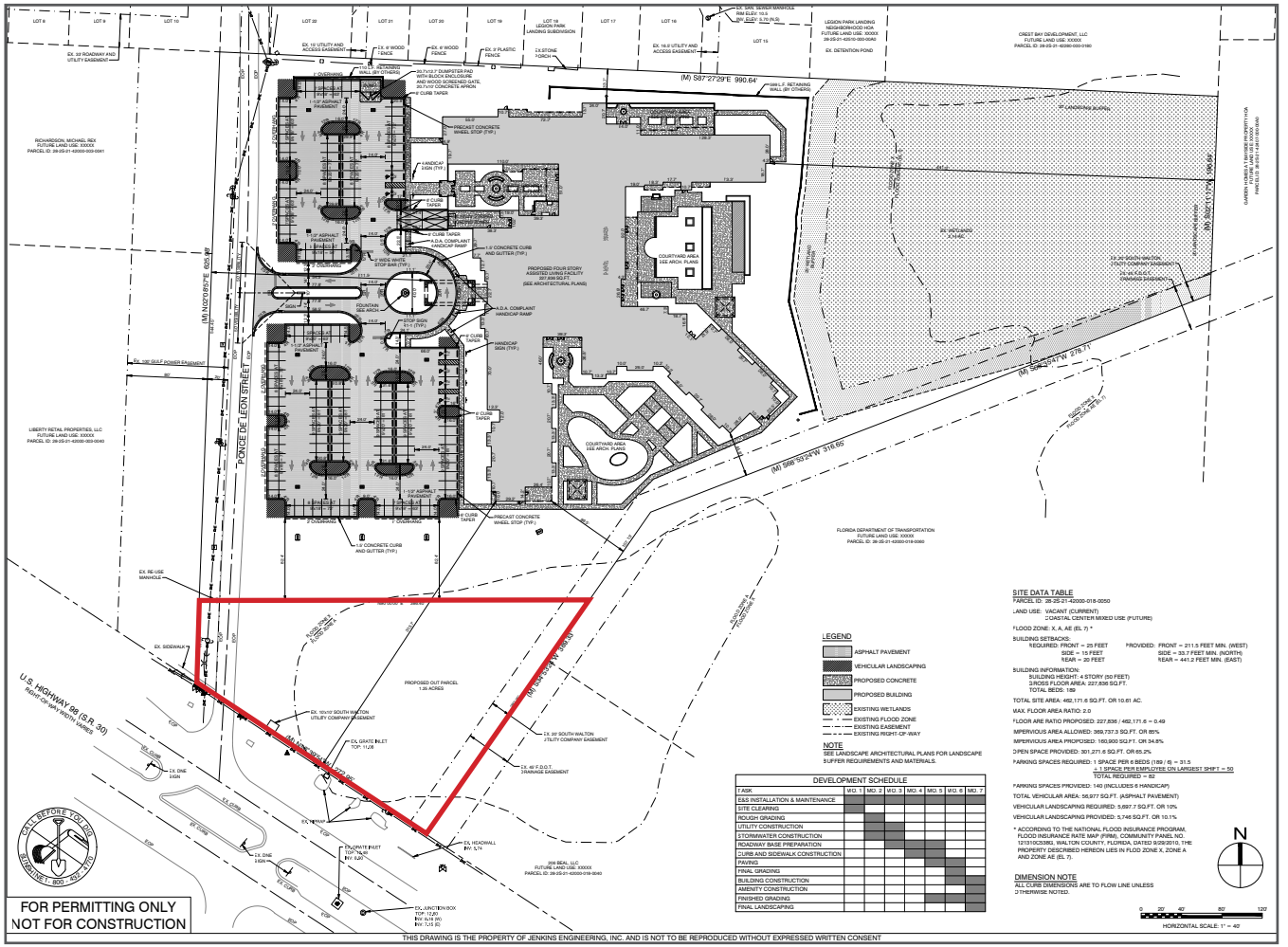
MACALLAN
REAL ESTATE

1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | www.macallanre.com

**HEATH MILLIGAN**
**PRINCIPAL**
404.647.4999
heath@macallanre.com

# OUTPARCEL OPPORTUNITY

## 1.25 ACRES | US HIGHWAY 98/30A **WALTON COUNTY, FL**



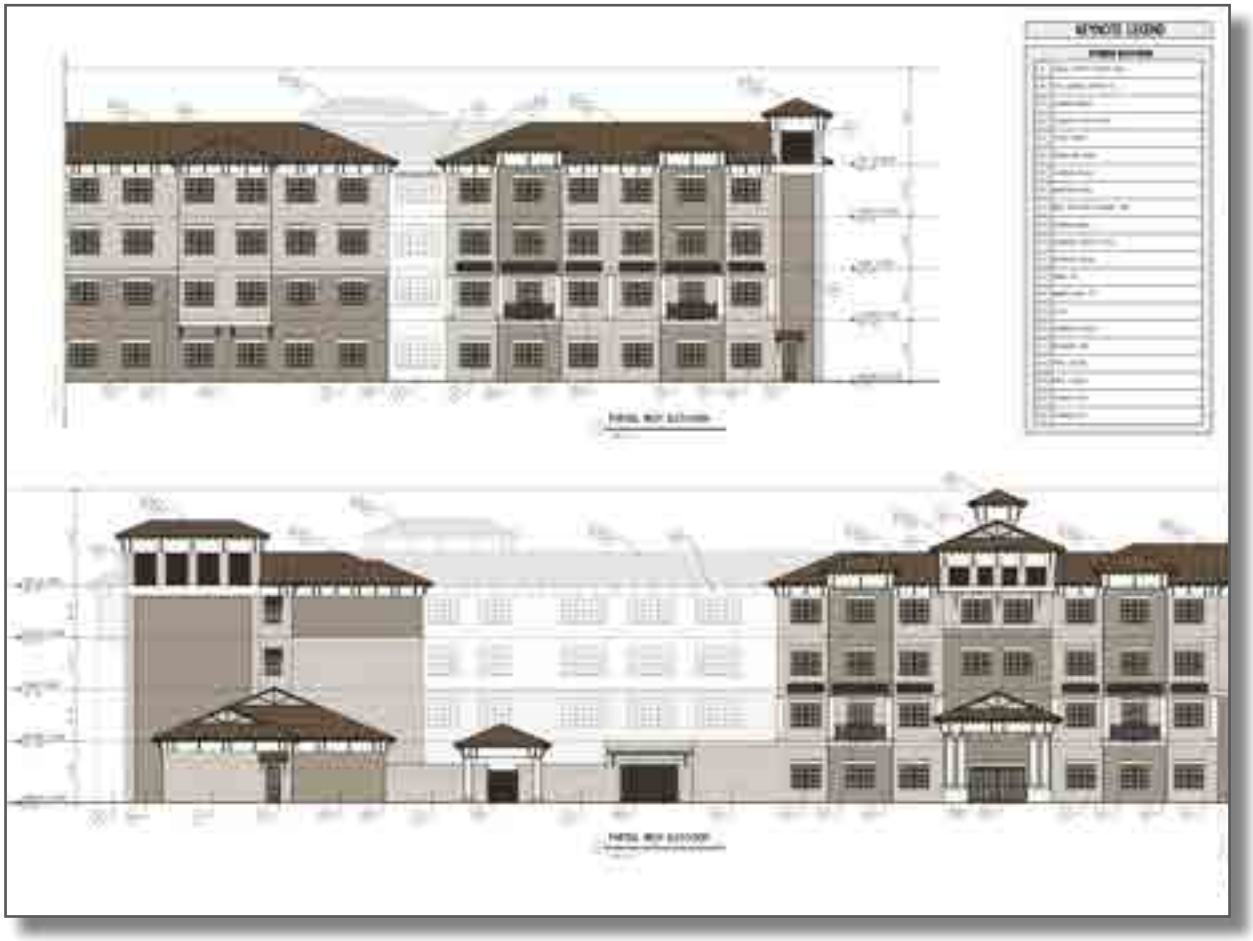

MACALLAN
REAL ESTATE

1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | www.macallanre.com


**HEATH MILLIGAN**
**PRINCIPAL**
404.647.4999
heath@macallanre.com

# OUTPARCEL OPPORTUNITY

## 1.25 ACRES | US HIGHWAY 98/30A **WALTON COUNTY, FL**



### LEGENDARY SENIOR LIVING

- Developed by Legendary Senior Living
- Projected to begin construction 1Q2018
- 168,000 SF, four story, state of the art facility
- Designed by the Lawson Group
- Memory Care, Assisted Living, and Independent Living

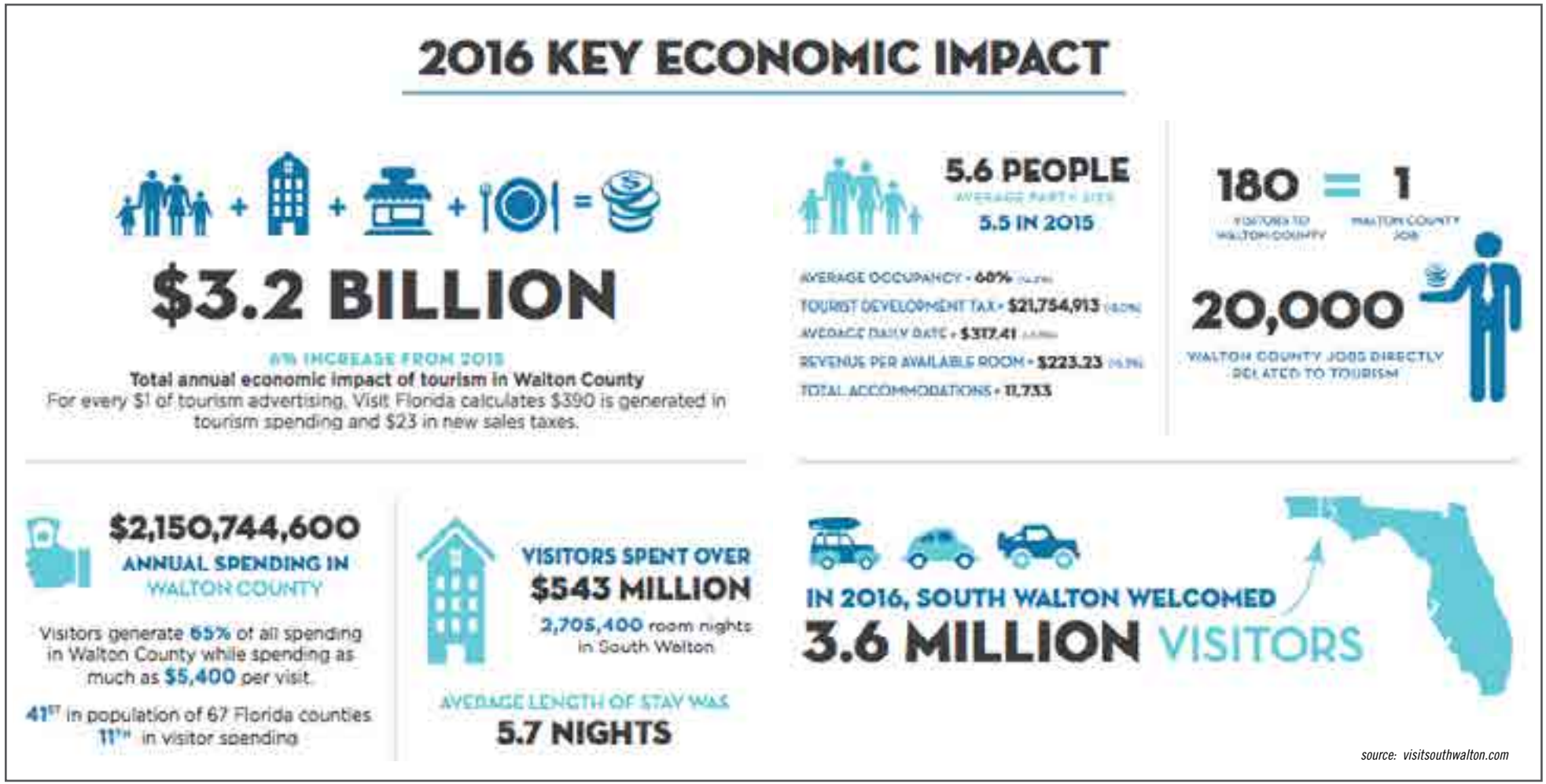
MACALLAN
REAL ESTATE

1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | www.macallanre.com

**HEATH MILLIGAN**
**PRINCIPAL**
404.647.4999
heath@macallanre.com

# OUTPARCEL OPPORTUNITY

## 1.25 ACRES | US HIGHWAY 98/30A **WALTON COUNTY, FL**




MACALLAN
REAL ESTATE


1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | www.macallanre.com

**HEATH MILLIGAN**
**PRINCIPAL**
404.647.4999
heath@macallanre.com

# OUTPARCEL OPPORTUNITY

## 1.25 ACRES | US HIGHWAY 98/30A **WALTON COUNTY, FL**

| Demographics (2015): | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Population | 3,201 | 7,390 | 14,677 |
| Households | 1,373 | 3,268 | 6,375 |
| Median HH Income | $57,170 | $60,221 | $61,086 |
| Average HH Income | $81,164 | $85,224 | $87,765 |
| Per Capita Income | $34,813 | $37,688 | $38,369 |

*source: LoopNet*

MACALLAN
REAL ESTATE

1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | www.macallanre.com

**HEATH MILLIGAN**
**PRINCIPAL**
404.647.4999
heath@macallanre.com