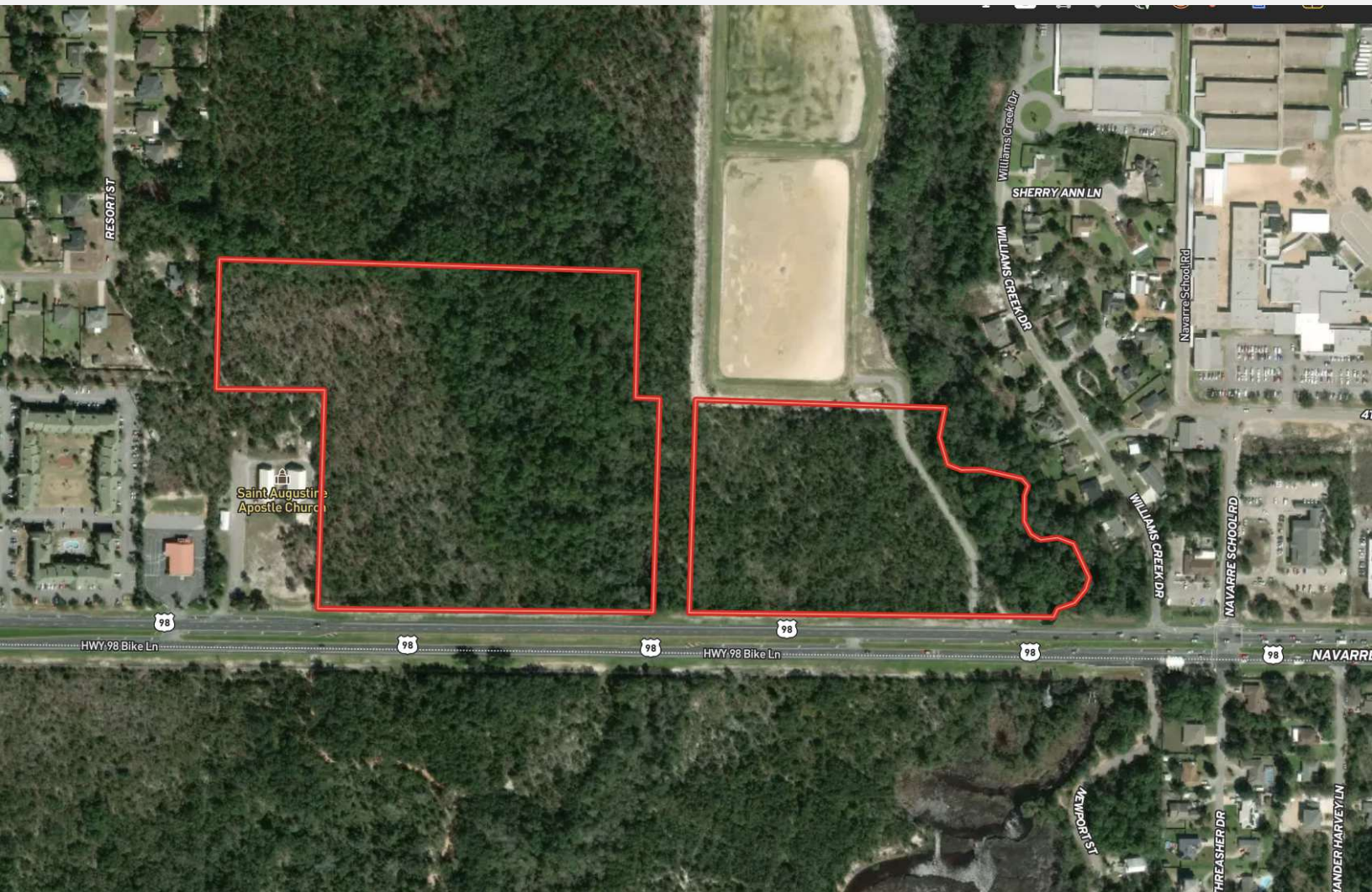




**FOR SALE
LAND
\$5,500,000**

34.39 ACRES WITH PBD FUTURE LAND USE -
DEVELOPMENT OPPORTUNITY IN SANTA ROSA COUNTY,
FL

NAVARRE PKWY, NAVARRE, FL 32566



CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610

LORENA@CROSBYDIRT.COM
LORENA ALVAREZ CORDERO
863.412.9288



**CROSBYDIRT.COM
CORPORATE OFFICE**
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



SALE PRICE **\$5,500,000**

OFFERING SUMMARY

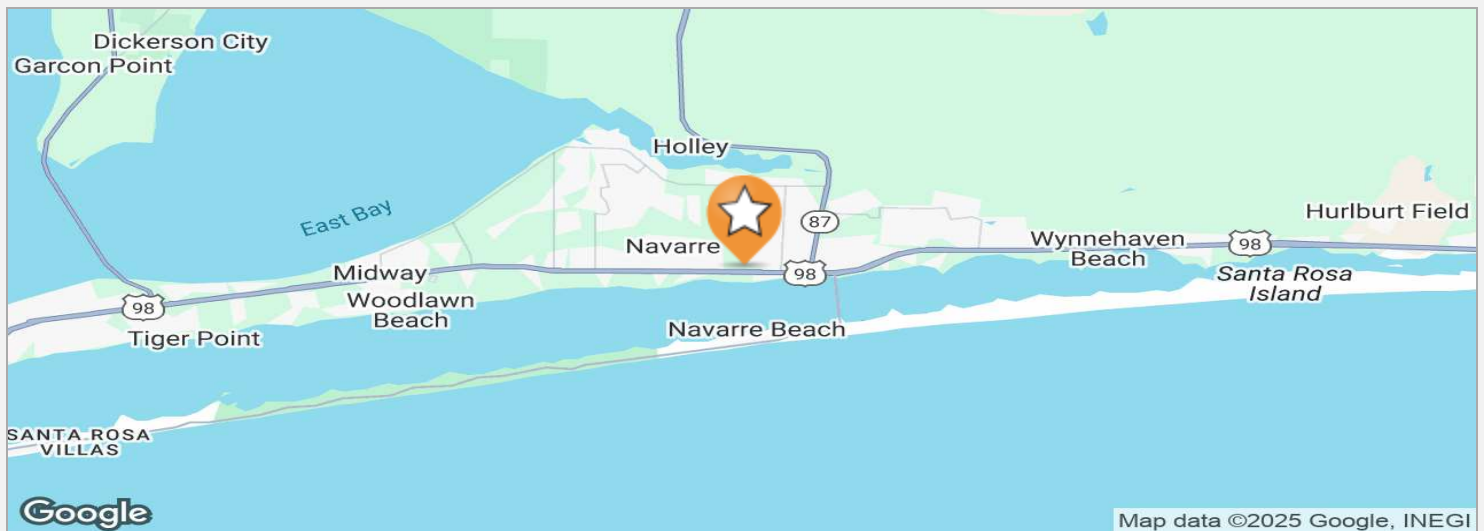
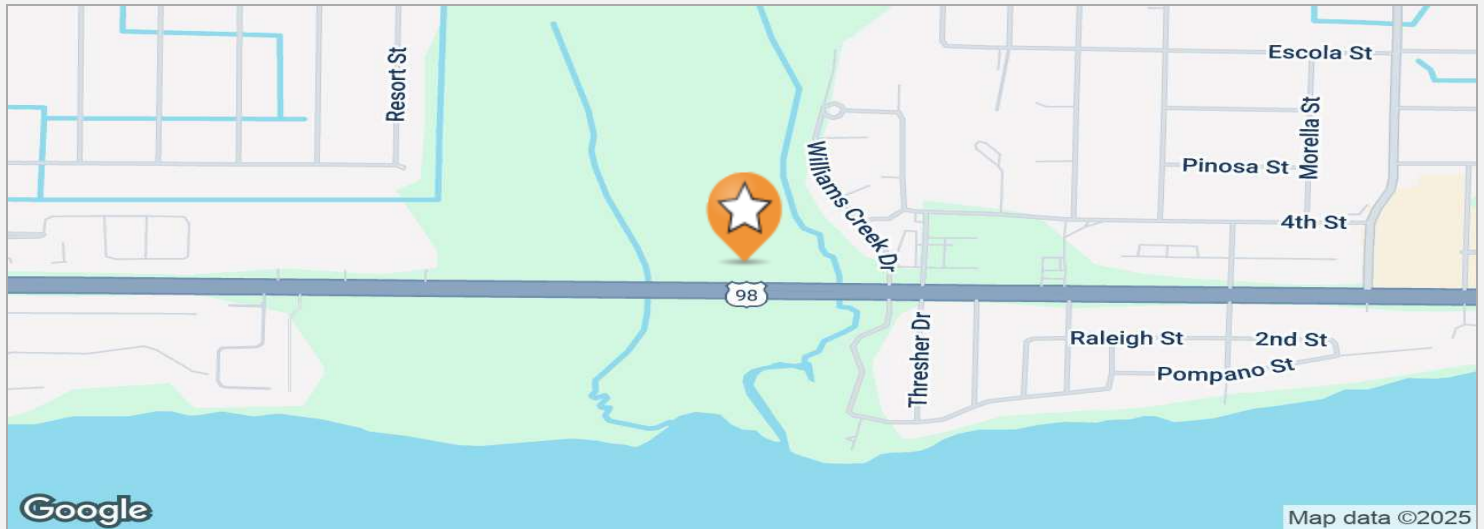
Listing Price	\$5,500,000
Acres	34.39 Acres
County	Santa Rosa
Zoning	PBX
Utilities	Holley-Navarre Water Systems
Parcel IDs	22-2S-26-0000-01501-0000
Coordinates	30.402291, -86.8914273
Real Estate Taxes	30,474.45

PROPERTY OVERVIEW

This 34.39-acre parcel along Navarre Parkway (U.S. Highway 98) offers excellent visibility and access in one of the nation's fastest-growing counties. With a Future Land Use designation of Planned Business District (PBD), the property allows for flexible residential, commercial, or mixed-use development with a maximum of 375 dwelling units and an average density of 13.95 units per acre.

Currently wooded and undeveloped, the site is strategically located near established neighborhoods, commercial centers, and the Holley-Navarre Water Systems reclaimed wastewater facility. The Santa Rosa County market has experienced a 19% population increase in the past decade, making it one of the fastest-growing regions in the U.S. With increasing demand for housing, commercial space, and recreational developments, this property provides an unmatched opportunity for investors and developers looking to capitalize on the region's rapid growth. The combination of strategic location, zoning flexibility, and natural site features makes this property an ideal choice for large-scale development.





DRIVE TIMES

DRIVING DIRECTIONS

Demographics Map

5



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total population	0	0	0
Median age	0	0	0
Median age (male)	0	0	0
Median age (Female)	0	0	0

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total households	0	0	0
# of persons per HH	0	0	0
Average HH income	\$0	\$0	\$0
Average house value			

** Demographic data derived from 2020 ACS - US Census*

CLAY PATRICK

Broker Associate

2860 Highway 71 N ste C
Marianna, FL 32446
T 850.693.6610
C 850.693.6610
clay@crosbydirt.com
FL #BK577436

PROFESSIONAL BACKGROUND

Clay was raised on a cattle farm in Jackson County, Florida. He has more than 30 years of experience in the real estate industry, specializing in investment properties, row crop/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. Clay resides in Bascom, Florida with his wife Gina Patrick.

EDUCATION

Accredited Land Consultant designation (ALC)
Chipola College (Studied Business)
Pensacola State College (Studied Forestry)

MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute
APEX Award 2023
APEX Award 2022
Member, Central Panhandle Association of Realtors
Served 6 years on the Jackson County, FL Planning Commission
Recipient of the Summit Bronze Award 2016
Recipient of the Summit Silver Award 2017
Recipient of the Summit Bronze Award 2018
Recipient of the President's Award 2019
Recipient of the Summit Award 2020
Recipient of the Summit Silver Award 2021

LORENA ALVAREZ CORDERO

Broker

141 5th St. NW, Suite 202
Winter Haven, FL 33881
T 863.412.9288
C 863.412.9288
lorena@crosbydirt.com
FL #BK3480328

PROFESSIONAL BACKGROUND

As a Licensed Central Florida REALTOR® and President of Crosby & Associates Inc., Lorena Alvarez Cordero is driven by a vision of creating mutually beneficial deals for both real estate buyers and sellers. Recognizing the trust clients place in her, Lorena focuses on providing seamless, rewarding experiences that meet both parties' aspirations.

Lorena's foundation in real estate was shaped by years of hands-on experience assisting her Broker, equipping her with in-depth knowledge of transaction management and industry-specific terminology. This expertise, combined with her executive stint at HUD's CWIS where she managed critical contracts in Puerto Rico and the Virgin Islands, underscores her capability to handle intricate transactions and deliver sage advice.

However, Lorena's value proposition isn't solely her extensive background. By harnessing the latest technology and market research, she offers clients real-time insights to navigate the ever-evolving real estate landscape. This proactive approach ensures her clients stay ahead and enjoy a competitive edge.

At the heart of Lorena's success is her unwavering dedication to client satisfaction. She takes pride in her meticulous attention to details and a personalized approach, striving to find perfect matches for buyers and optimizing returns for sellers. As a Full-Time REALTOR®, Lorena's knowledge of the local market, combined with her unparalleled negotiation skills, ensures that both buyers and sellers leave the table feeling they've achieved their objectives.

EDUCATION

A.A. Social Work from Polk State College

MEMBERSHIPS & AFFILIATIONS

Active Member with East Polk County Realtors Association
Awarded EPCAR's Rising Star Award 2022
Board Member at The Mission Winter Haven
Member Greater Winter Haven Junior League