



**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**



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CORPORATE OFFICE  
141 5TH ST. NW SUITE 202  
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## Executive Summary



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

### OFFERING SUMMARY

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

### PROPERTY OVERVIEW

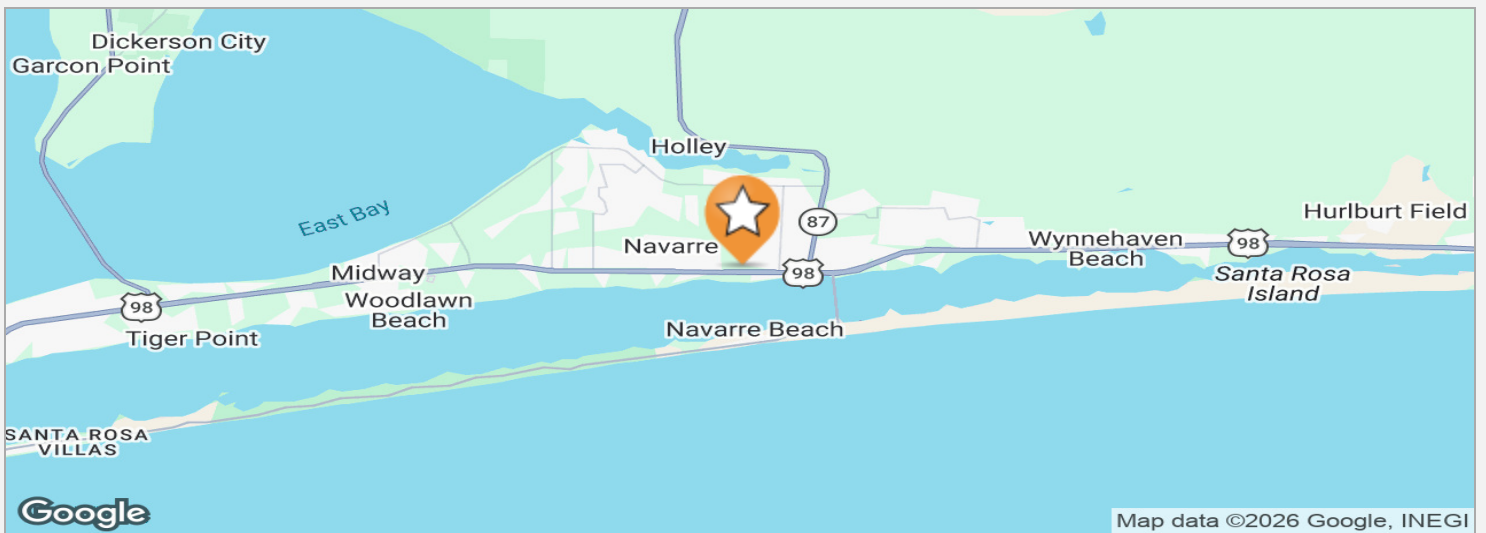
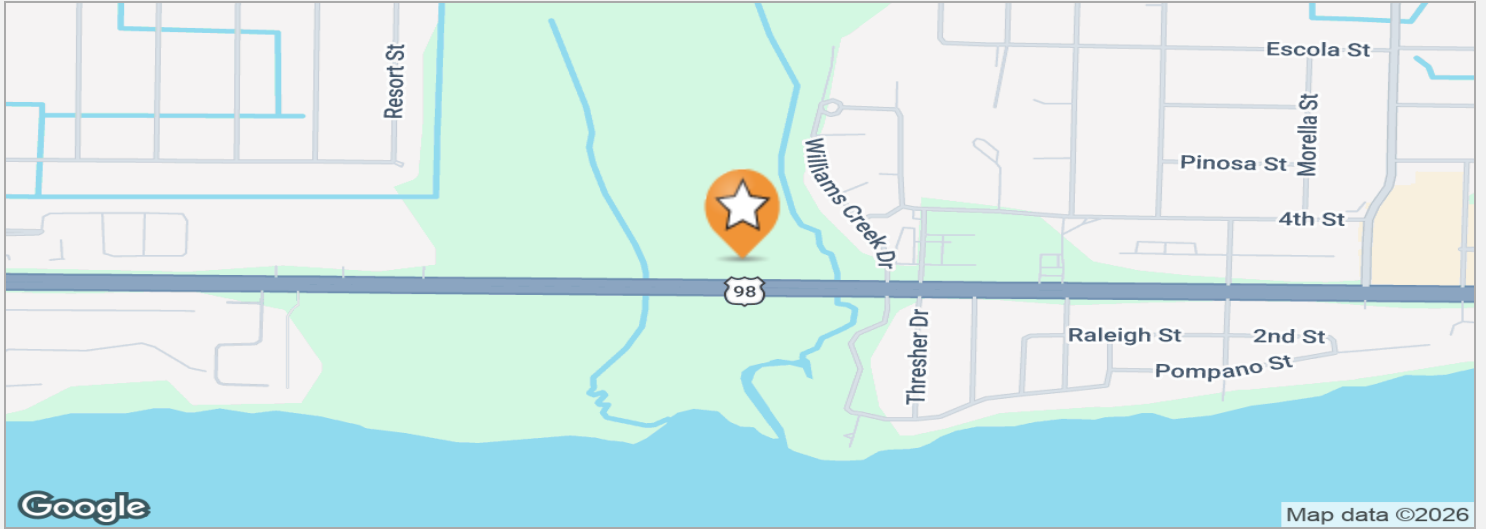
This 34.39-acre parcel along Navarre Parkway (U.S. Highway 98) offers excellent visibility and access in one of the nation's fastest-growing counties. With a Future Land Use designation of Planned Business District (PBD), the property allows for flexible residential, commercial, or mixed-use development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

Additional Photos



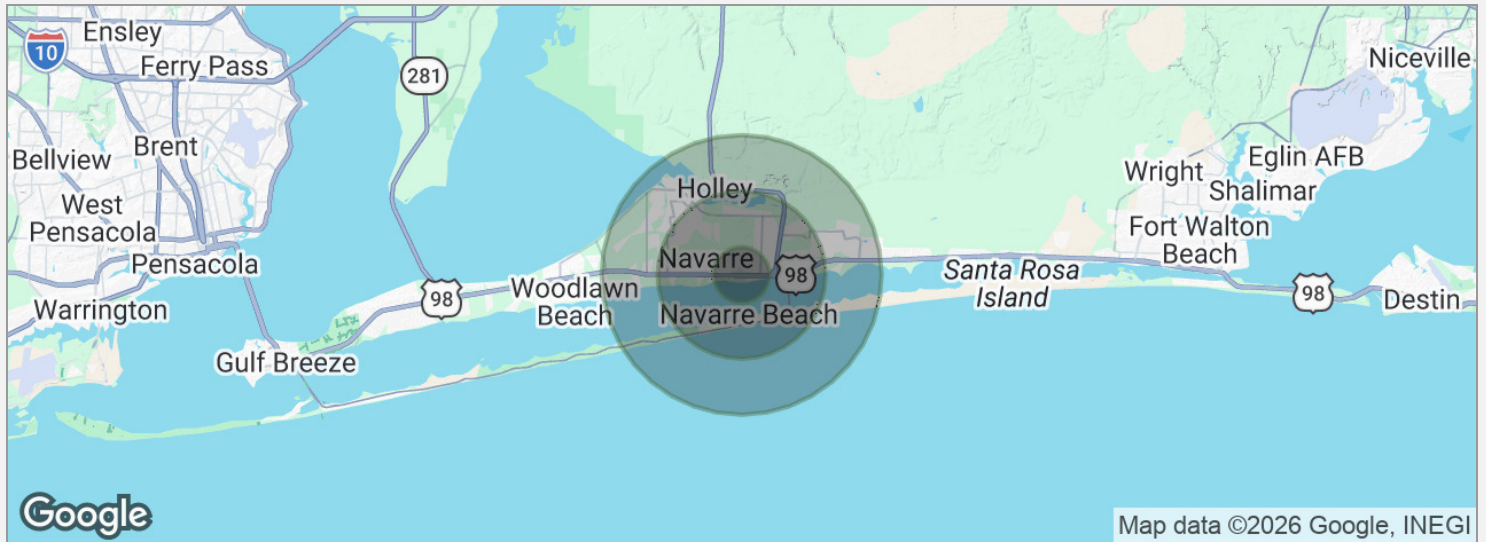
Location Maps 2



**DRIVE TIMES**

**DRIVING DIRECTIONS**

### Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,918	28,898	51,638
Median age	37	40	40
Median age (male)	37	39	39
Median age (Female)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,911	10,725	19,195
# of persons per HH	2.6	2.7	2.7
Average HH income	\$103,732	\$121,216	\$122,116
Average house value	\$367,435	\$392,222	\$393,306

\* Demographic data derived from 2020 ACS - US Census



# 34.39 ACRES WITH PBD FUTURE LAND USE - DEVELOPMENT OF

## Navarre Pkwy, Navarre, FL 32566

### Advisor Bio & Contact 1

#### CLAY PATRICK

Broker Associate

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Marianna, FL 32446  
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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





# 34.39 ACRES WITH PBD FUTURE LAND USE - DEVELOPMENT OF

## Navarre Pkwy, Navarre, FL 32566

### Advisor Bio & Contact 2

#### LORENA ALVAREZ CORDERO

Broker

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Winter Haven, FL 33881  
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FL #BK3480328

#### PROFESSIONAL BACKGROUND

Lorena Cordero is a seasoned commercial, industrial, and vacant land specialist at Crosby & Associates, bringing deep expertise and a personal touch to Florida's dynamic real estate market. Based in Winter Haven, she skillfully guides clients through complex transactions involving development land, industrial sites, and commercial investments.

At Crosby, Lorena has spearheaded a variety of high-profile listings—from shovel-ready subdivisions to retail and hospitality parcels. Her local market savvy and full-service approach ensure investors and developers alike receive tailored, strategic guidance.

A native Spanish speaker with strong local roots, Lorena is committed to serving a diverse client base across Polk and neighboring counties. Her career is defined by client-first service, transparent communication, and a deep understanding of market trends and entitlement processes.

Beyond her professional life, Lorena is a dedicated mother of two: Andrés, currently in high school, and Esteban, in elementary school. As the parent of a special-needs child, Lorena brings extra empathy, patience, and advocacy skills—qualities she channels into her work, ensuring each client feels truly heard and supported.

Lorena holds a real estate broker's license in Florida and maintains active involvement in community and professional circles. She also supports local education and inclusion initiatives, reflecting her commitment to giving back to the region she serves.

#### EDUCATION

A.A.- Polk State College

#### MEMBERSHIPS & AFFILIATIONS

Active Member with Lakeland Realtors Association  
RLI APEX award  
Awarded EPCAR's Rising Star Award 2022  
Board Member at The Mission Winter Haven

