

**709098 Full Agent Report - Commercial for Sale Land - Active****\$12,500,000**

**Property Name:**  
**Office File #:** TWJW  
**Address:** 1000 Crosson Street, Crestview, FL 32536  
**County:** Okaloosa  
**Area:** 25 - Crestview Area  
**Sub Area:** 2502 - Crestview Southwest  
**Parcel ID:** 29-3N-23-0000-0025-0160

**Property Type:** Commercial  
**List Price:**  
**Sqft:**



**Directions:** Intersect of Highway 10 and Highway 85. The property is over 200 acres beside Lowes as well as in front and to the south and north. 3 parcels  
**Legal Description:** PARCELS A, B, AND C AS DES IN OR BK 2735 PG 1927 LESS PART SOLD TO LOWE'S AND

**Remarks:** BANK OWNED \* PRIME \* MAJOR DEVELOPMENT TRACT !!! SITE IS NEXT TO INTERSTATE 10 AND ALSO OFF HWY 85 IN CRESTVIEW. SITE COULD HOLD MULTI USE TO INCLUDE BIG BOX , RESTARAUNTS , MEDICAL , APARTMENTS , OFFICE AND RETAIL. SITE HAS ROADS AS WELL AS RETENTION AND SOME INFRASTRUCTURE. THIS IS TRULY A DEVELOPERS DREAM AND HAS THE POTENTIAL OF POSSIBLE OWNER FINANCE FOR QUALIFIED BUYERS. NO OTHER MAJOR DEVELOPMENT SITE IN THE AREA LIKE IT, SO CALL FOR MORE INFORMATION TODAY !!

**Agent to Agent Rmrks:** Call Thomas Williams at (850) 258 - 8670 for information. Send offers to WilliamsGroupREOSales@gmail.com.

**Active Dvlpmnt Order:** No

**Description:**

<b>Lot Dimensions:</b>	<b>Vacant:</b> Yes	<b># of Units:</b>	<b># of Rooms:</b>
<b>Acreage:</b> 174.24	<b>Immediate Occupancy:</b>	<b># of Units:</b>	<b>Avg % Occupancy:</b>
<b>Lot SqFt:</b>	<b>Future Land Use:</b> Big Box Location. Apartment site. Restaurant sites. Medical site.Office sites	<b># of Units:</b>	<b>Rail?:</b>
<b>Lot Depth:</b>	<b>Waterfront:</b>	<b>Vacancy Rate:</b>	<b># Ground Level Doors:</b>
<b>Zoning:</b>		<b>Vacancy Rate:</b>	<b># Dock High Doors:</b>
		<b>Vacancy Rate:</b>	
		<b>Vacancy Rate:</b>	
		<b>Vacancy Rate:</b>	
		<b># of Floors:</b>	
		<b>Sprinklers?:</b>	

**Scheduled Income:****Actual Gross Income:****Expenses:****Net Operating Income:****Cash Flow:****Cap Rate:****Actual Gross Income:****CAM:****CAM Per:****Expenses/Unit:****Expenses/SqFt:**

**Listing Office:** Pelican Real Estate EP34  
**Listing Member:** Thomas E WilliamsE2389  
**Co-listing Office:** Pelican Real Estate  
**Co-listing Member:** Jasmine L WilliamsE9280  
**Cooperative Comp:** 2%  
**Dual/Variable Rate:** No  
**As Is:** Yes

**Agent Ph:** 850-230-4574  
**Agent Cell Ph:** 850-258-8670  
**Office Ph:** 850-230-4574  
**Co-List Ph:** 850-624-6666  
**Limited Service List:** No

**Sale Type:** In Foreclosure; REO  
**Named Exception:** No  
**List Type:** Exclusive Right of Sale  
**Seller Nm (Lst,Frst):** BEACH COMMUNITY BANK  
**Seller Phone #:**

**Days On Market:** 534**Cumulative DOM:** 534**Mortgage Type:****List Date:** 07/02/2014

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