

Holt Industrial Development Land

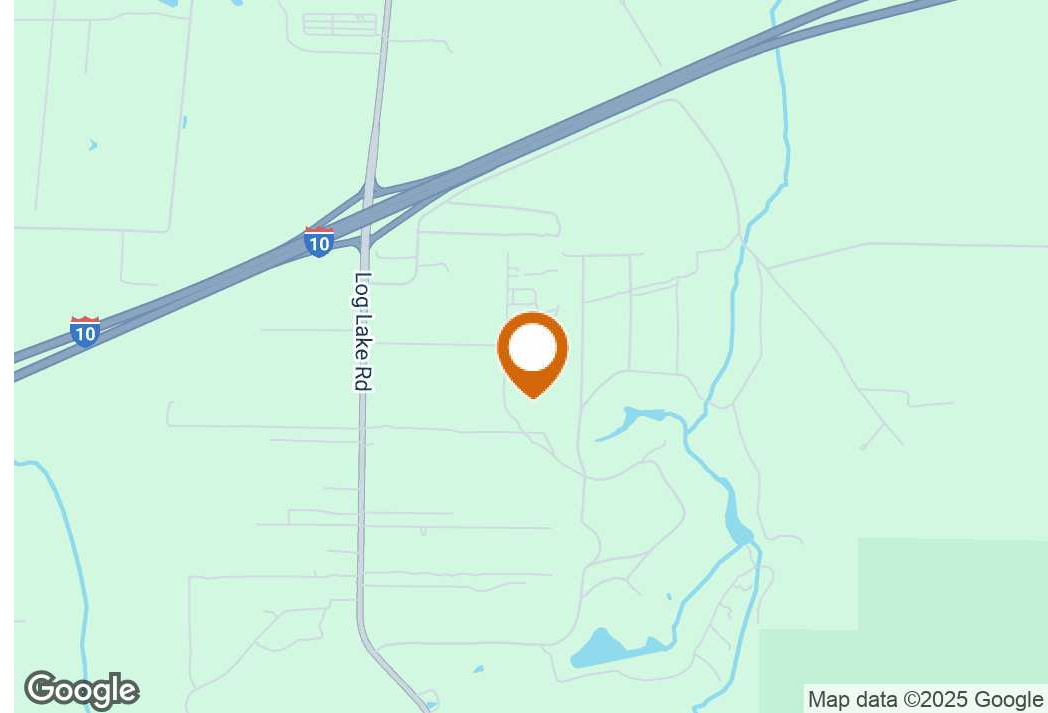
Armistead Blvd, Holt, Florida 32564

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EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$995,000
Lot Size:	15.22 Acres
Price / Acre:	\$65,375
Zoning:	I-1
City:	Holt
County:	Okaloosa
State:	Florida
Property Type:	Development Land

Property Overview

This expansive 15-acre industrial parcel is a rare find in today's high-demand Northwest Florida market. Located on Armistead Blvd, this property is a cornerstone of the Holt Industrial Park, providing a strategic advantage for both established companies and aspiring developers. Its direct access to I-10 offers a connection to major hubs and military installations throughout the region.

Property Highlights

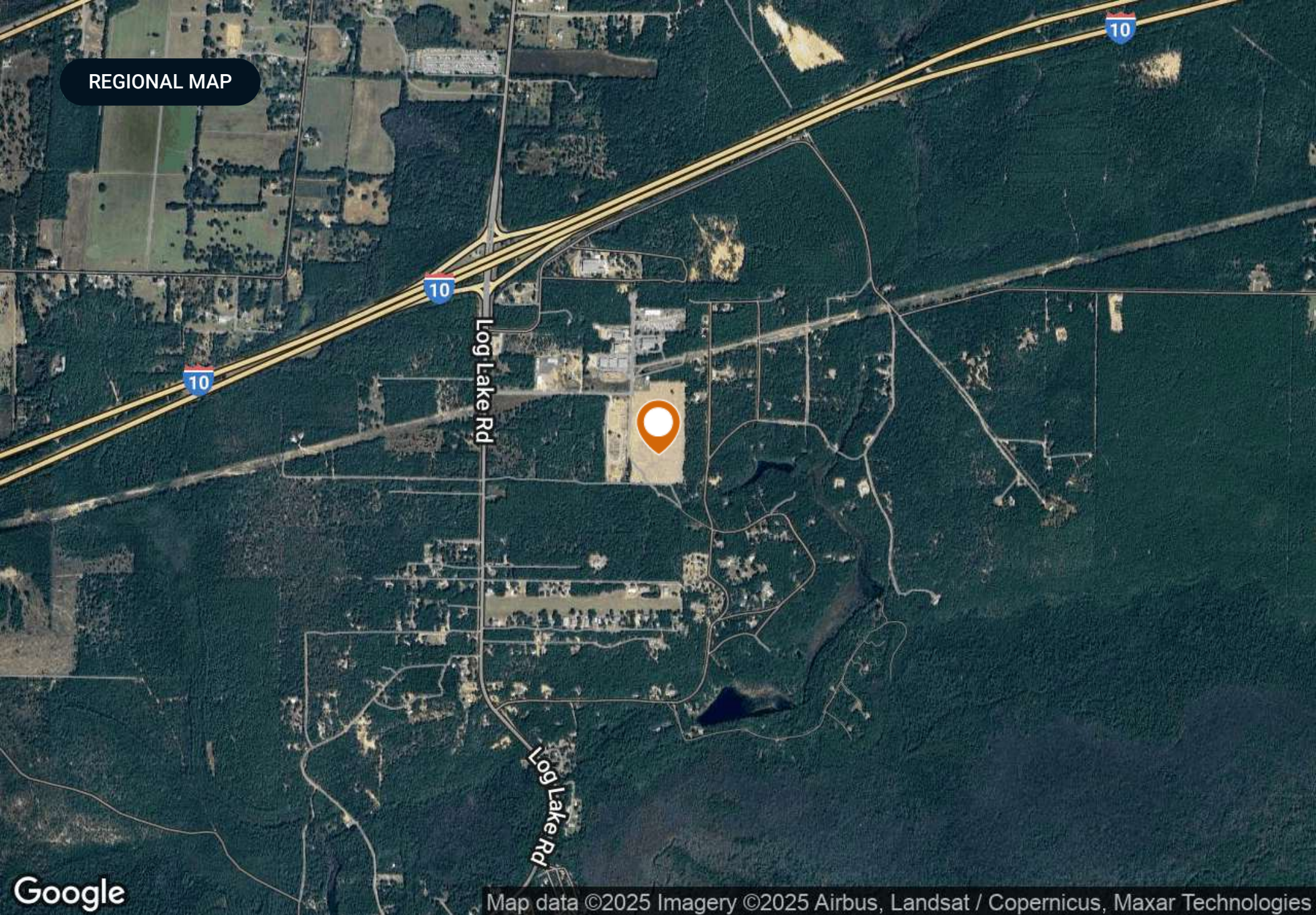
- 15.22 ± Acres
- Located in newly developed industrial corridor
- I-1 Zoning
- Recently cleared
- Primed for industrial development



Location Description

Situated directly off I-10 and near the Holt Industrial Park, this site provides seamless access to major transportation corridors, facilitating efficient logistics and distribution. It is located just minutes from Crestview, and within a short drive of Pensacola and the region's major military bases, including Eglin Air Force Base, Hurlburt Field, and Duke Field.

REGIONAL MAP



Log Lake Rd

Log Lake Rd

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

Google

LOCATION MAP

Spotted Fawn Rd

Loping Deer

Fleetwing Rd

Sundance Way



Google

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DEMOGRAPHICS MAP & REPORT

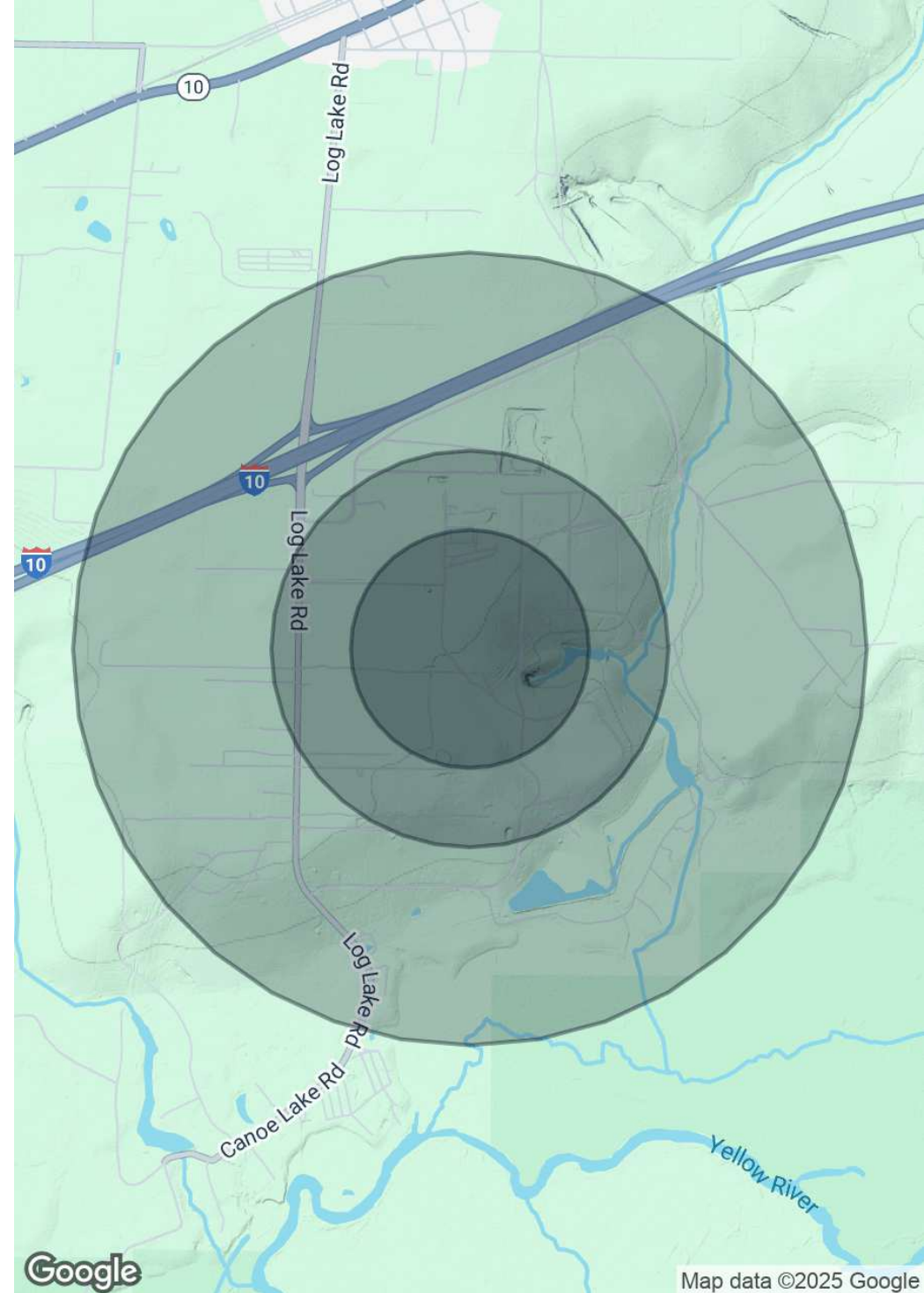
Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	20	79	382
Average Age	40	40	40
Average Age (Male)	40	40	40
Average Age (Female)	40	40	40

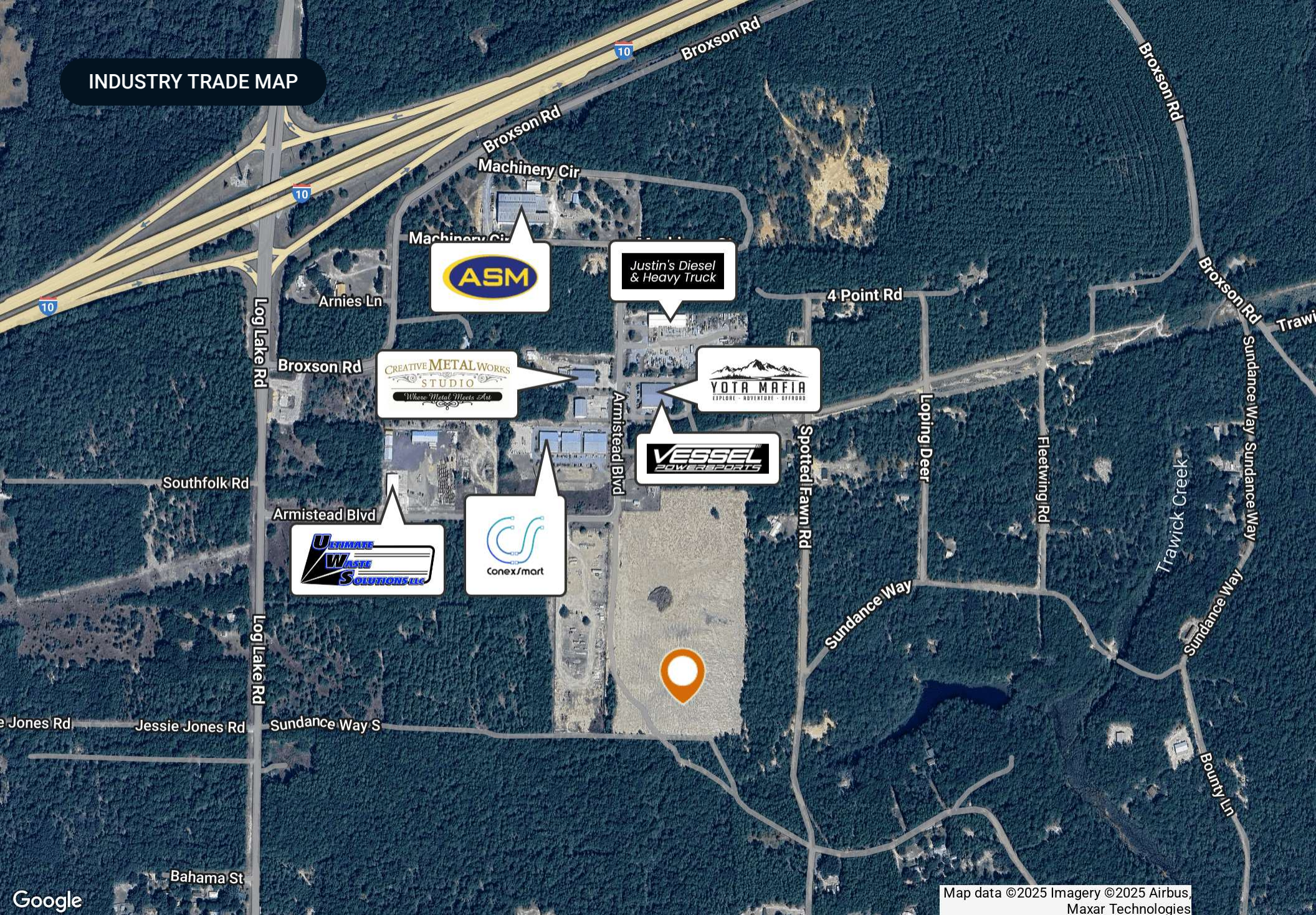
Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	8	31	150
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$93,796	\$93,796	\$93,796
Average House Value	\$195,390	\$195,390	\$195,390

Demographics data derived from AlphaMap



INDUSTRY TRADE MAP



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Trace Linder

Associate Advisor

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Professional Background

Trace Linder is an Associate Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

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Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office

ADVISOR BIOGRAPHY



Mike Damboise

Associate Advisor

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Professional Background

Mike Damboise is an Associate Advisor at Saunders Real Estate.

Raised in the beautiful St. Cloud, Florida, Mike holds a profound love for Central Florida and the land within. After graduating high school, Mike would pursue his passion for land management as he attended college in Hobbs, New Mexico on a rodeo scholarship.

Now living in Zolfo Springs, Florida, Mike has made a solid career for himself in the Florida land industry. He is currently a Managing Partner at DT Davis Ranch, the President of DMB Constellation Commons, and the President of Davis Family Properties. Additionally, Mike holds memberships within the National Cattlemen's Beef Association, the Hardee County Chamber of Commerce, and the Hardee County Farm Bureau. Mike is also the Founder and Manager of Charlie Creek Livestock, a 3000 head preconditioning yard.

Mike's career success is backed by strong passion for Florida agriculture and land management. He is experienced in all areas of ranch and wildlife management, animal health, and agri-tourism. Mike also holds experience in 1031 exchanges.

In his spare time, Mike enjoys hunting, fishing, and flying helicopters. His very own a Robinson R 44 Raven II helicopter has become an incredible tool for showing properties to clients. As an experienced pilot, Mike is able to provide exclusive property insights from a bird's eye view. His motto is "Air, Land, or Sea, You Won't Waste Time with Me!" When working with Mike, clients will be sure to gain a complete understanding of the prospective property, whether on the ground, on the water, or from the sky.

Residing in Zolfo Springs, Mike and his wife, Betsy, have enjoyed over 30 years of marriage on their family ranch where they have raised two kids and lots of cattle. With his children now grown, Mike enjoys spending time with his family whenever he can. Together, they enjoy flying the helicopter, driving his airboat, and spending time at their place in Colorado where they can snow ski, hunt, and fish.

Mike specializes in:

- Large Acreage
- Farmland
- Ranch land
- Hunting & Recreation
- Citrus
- Development properties



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