



South Walton Infill Development Land

N Orange St, Inlet Beach, Florida 32461

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PROPERTY OVERVIEW



Sale Price \$3,700,000

Offering Summary

Acreage: 4.12 Acres
City: Inlet Beach
County: South Walton
State: Florida
PIN: 36-3S-18-16100-000-0430
Property Type: Infill Development Land

Property Overview

The subject property consists of approximately 4.12 upland acres located in the Inlet Beach area of South Walton County, Florida. The property is zoned Neighborhood Infill (NI), which allows between two (2) and eight (8) dwelling units per acre depending on project design and compatibility.

The site features approximately 615 feet of paved road frontage, a rectangular configuration that supports efficient site planning, and is located approximately 1,700 feet from public beach access. Public water and sewer are available at or near the property. The tract is surrounded by newer, higher-end residential development and lies within close proximity to 30A beaches, shopping, dining, and other area amenities.

With its infill location, zoning framework, and physical characteristics, the property represents a well-positioned opportunity for future residential infill development or long-term land investment in Walton County – one of the fastest-growing counties in Florida.

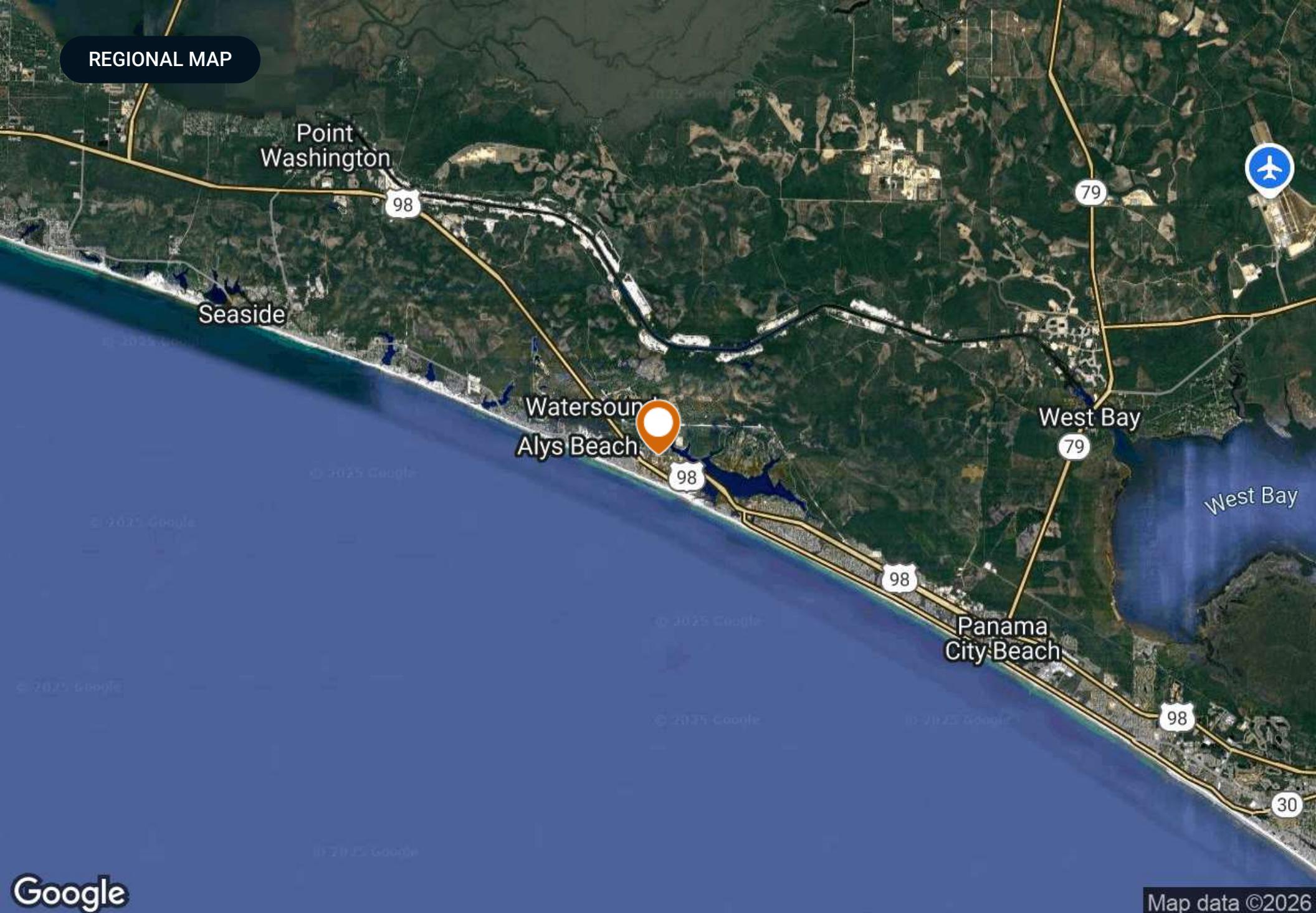
SPECIFICATIONS & FEATURES



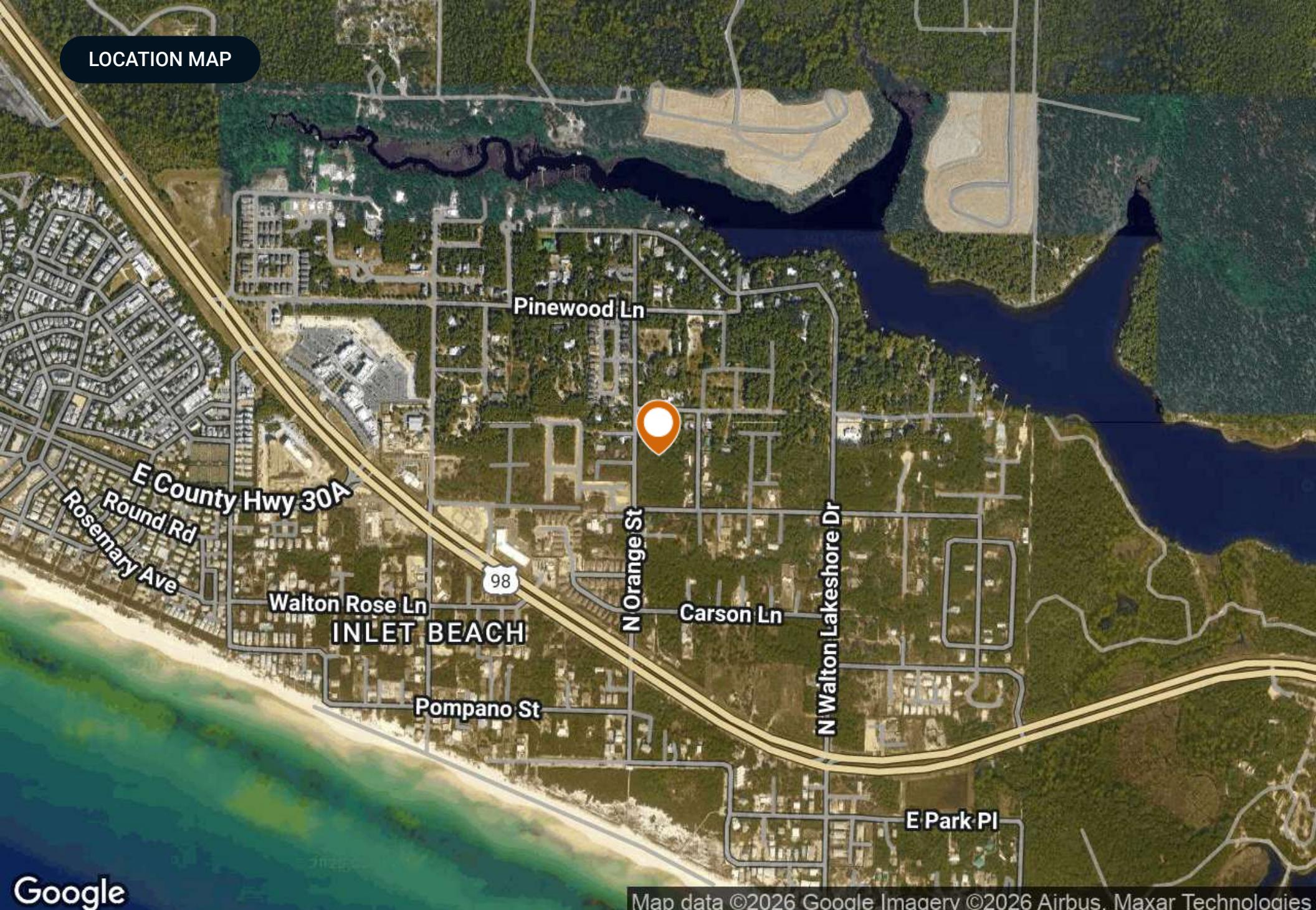
Specifications & Features

| | |
|---------------------------------|---|
| Uplands / Wetlands: | 100% Upland |
| Zoning / FLU: | Neighborhood Infill (permits residential use; density dependent on utilities and compatibility) |
| Lake Frontage / Water Features: | 1,700' from public beach access |
| Water Source & Utilities: | Water & sewer are available at or near the property |
| Road Frontage: | 610' frontage on N. Orange Street |
| Nearest Point of Interest: | Rosemary Beach: 1 mile Alys Beach: 2 miles Seaside: 15 miles |

REGIONAL MAP



LOCATION MAP



AERIAL PHOTO



AERIAL PHOTO



AERIAL PHOTO



ADVISOR BIOGRAPHY



Austin Fisher

Regional Managing Director

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Professional Background

Austin Fisher is a Regional Managing Director and Advisor at Saunders Real Estate in Thomasville, Georgia.

Austin is a skilled real estate professional with over 7 years of experience in land acquisition and residential/commercial development. He is a creative thinker who works closely with his investors to identify and source land acquisition opportunities that align with their risk/return profiles.

Austin received his Bachelor of Science from Florida State University. After serving 11 years in the United States Marine Corps as an Attack Helicopter Pilot, Austin attended the Acton School of Business where he earned his Master of Business Administration. During his spare time, Austin spends his days hunting, fishing, and scuba diving.

Austin specializes in:

- Agricultural Land Management
- Farmland
- Land Entitlement Processes
- 1031 Tax-Free Exchanges
- Residential Development
- Commercial Development
- Recreational Hunting Properties
- Timber Properties



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