

BELLCORE

COMMERCIAL



PRIME WATERFRONT OUTPARCEL AVAILABLE

843 EGLIN PKWY, FORT WALTON BEACH, FL 32547



PROPERTY DESCRIPTION

It has approximately 1.18 acres and features 78 feet of frontage along Eglin Parkway, ensuring prominent visibility and accessibility. Boasting an enviable location along Eglin Parkway, with a traffic count of 46,500 AADT, and nestled adjacent to the esteemed TownePlace Suites by Marriott, this property presents an ideal setting for commercial development. Zoned as Mixed Use (MU), the outparcel offers a versatile canvas for various potential uses. Ground Lease considered.

Strategically positioned merely a short 4-minute drive from Eglin Air Force Base (EAFB), one of the region's largest employment hubs, this location offers unparalleled convenience. With 4,500 active-duty members and 8,500 civilians employed at Eglin Air Force Base, the outparcel stands poised to capitalize on the area's bustling economic activity.

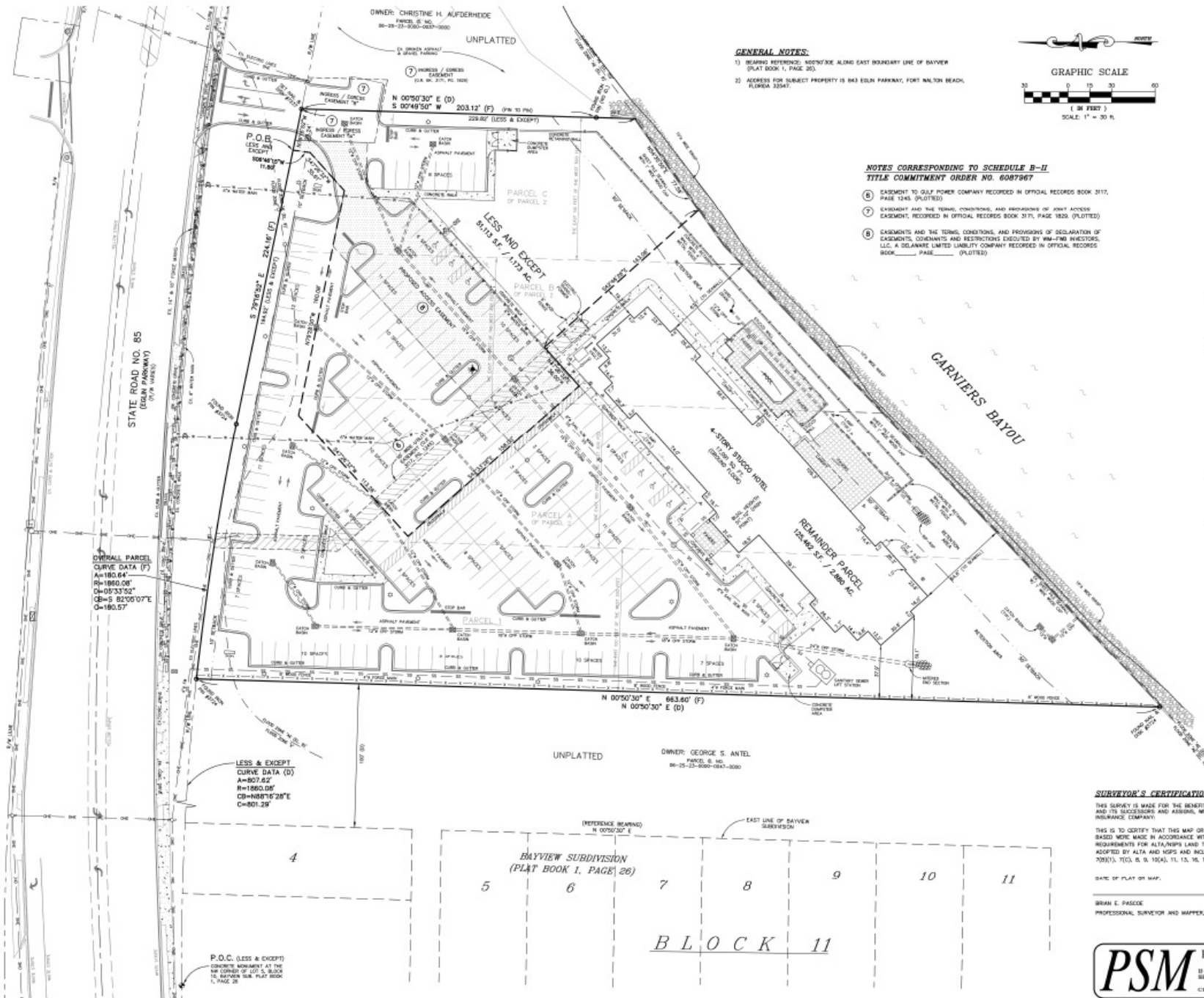
PROPERTY HIGHLIGHTS

- Rare waterfront development site
- Ground Lease considered
- Ideal location in Fort Walton Beach with Choctawhatchee Bay frontage
- Located one mile from the Eglin Air Force Base

OFFERING SUMMARY

Sale Price:	\$1,299,000.00
Lot Size:	1.18 Acres
Zoning	MU - Mixed Use
Property Type	Land
Traffic Count	46,500
Market	Fort Walton Beach





CHOCTAW ENGINEERING, INC.
 ENGINEERING • ENVIRONMENTAL • SURVEYING
 103 TRUSTON AVENUE
 FORT WALTON BEACH, FLORIDA 32047
 PHONE: 850-462-4001
 FAX: 850-462-4003
 EMAIL: cee@choctaweng.com

CERTIFICATE OF AUTHORIZATION No. 10392

CHOCTAW ENGINEERING, INC.

ALTA/NSPS LAND TITLE SURVEY
 BOUNDARY SURVEY
 PREPARED FOR: NIKKO DIMMERELLO
 INTERMOUNTAIN MANAGEMENT, LLC
 MATES AND BOUNDS PARCELS IN SECTION 9,
 TOWNSHIP 2 SOUTH, RANGE 23 WEST,
 FT. WALTON BEACH, OKALOOSA COUNTY, FL.

REVISIONS:

I hereby certify that this survey was made under my supervision and that I am a duly Licensed Professional Surveyor in the State of Florida. My Florida Professional Surveyor License No. 171001, expires on 12/31/2021. I am not a member of the Florida Board of Professional Surveyors and I am not a member of the Florida Board of Professional Land Surveyors.

2018.12.19 15:43:44

BRIAN E. PASCOE, Professional Surveyor & Mapper, embossed seal.

FL. Certificate No. 5930

Job No. 02-426-K
Date: 9 DEC 2018
File: Vol: 71/3
Scale: 1" = 30'
Drawn: SVD 15DEC18
Checked: BEP
Sheet

1 of 2



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,459	6,246	15,190
Average Age	40.7	41.1	40.0
Average Age (Male)	40.1	39.8	38.1
Average Age (Female)	40.4	41.5	41.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	726	2,965	6,835
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$88,526	\$87,246	\$82,098
Average House Value	\$288,360	\$275,430	\$265,767

2020 American Community Survey (ACS)



HARRY BELL JR.

Managing Broker

harry@bellcorecommercial.com

Direct: 850.977.6991 | Cell: 850.240.0527

FL #BK3026917 // AL #000078384-1

PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434