

**FOR SALE - \$625,000**

**322 GREEN ACRES ROAD - FORT WALTON BEACH, FL**

**TURNKEY RESIDENTIAL INVESTMENT PROPERTY**

**FEATURING FOUR LONG-TERM RENTAL UNITS ON ONE PARCEL**



**NBI**  
PROPERTIES, INC.

# PROPERTY HIGHLIGHTS

Situated on a single parcel in the heart of Fort Walton Beach, this unique multi-residence investment property presents a rare opportunity to acquire a consistently income-producing asset with strong rental history and long-term occupancy. Comprised of four residential units with separately paid utilities by tenants, the property has maintained stable performance since ownership began in 2010, generating approximately \$63,000 in annual gross income. The site offers a diversified unit mix, established tenancy, on-site parking, maintained landscaping, and additional upside potential through future rental adjustments and continued property improvements. With multiple residences on one parcel, low operating complexity, and a proven track record of occupancy, this property is well-positioned for investors seeking dependable cash flow in the growing Fort Walton Beach market.



# LOCATION HIGHLIGHTS

▶ CENTRALLY LOCATED IN THE HEART OF FORT WALTON BEACH WITH CONVENIENT ACCESS TO SHOPPING, DINING, SCHOOLS, AND EMPLOYMENT CENTERS

▶ MINUTES FROM BOTH EGLIN AIR FORCE BASE AND HURLBURT FIELD - MAJOR ECONOMIC DRIVERS FOR THE REGION AND STRONG SOURCES OF LONG-TERM RENTAL DEMAND

▶ CONVENIENT ACCESS TO NORTHWEST FLORIDA STATE COLLEGE, HEALTHCARE PROVIDERS, AND MUNICIPAL SERVICES

▶ SHORT DRIVE TO THE WHITE-SAND BEACHES AND ENTERTAINMENT DISTRICTS OF OKALOOSA ISLAND AND THE EMERALD COAST

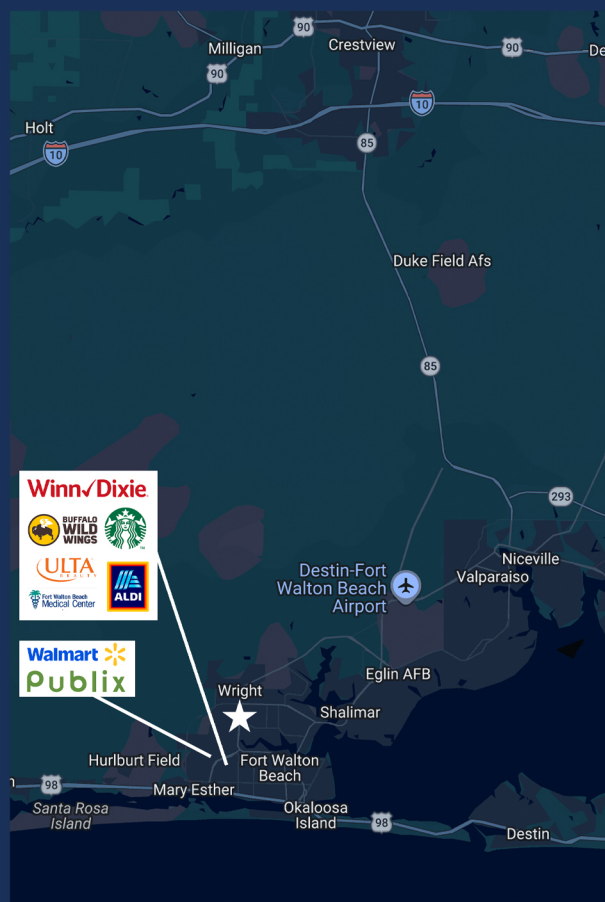
▶ NEARBY RETAIL AND GROCERY OPTIONS INCLUDE PUBLIX SUPER MARKET, WALMART SUPERCENTER, AND NATIONAL DINING AND SERVICE RETAILERS

▶ EASY CONNECTIVITY TO MAJOR THOROUGHFARES INCLUDING BEAL PARKWAY AND RACETRACK ROAD, PROVIDING EFFICIENT ACCESS THROUGHOUT OKALOOSA COUNTY

▶ ESTABLISHED RESIDENTIAL AREA WITH A STRONG TENANT BASE SUPPORTED BY MILITARY, SERVICE INDUSTRY, HEALTHCARE, AND LOCAL WORKFORCE EMPLOYMENT

▶ PROXIMITY TO PARKS, SCHOOLS, RECREATIONAL AMENITIES, AND WATERFRONT ATTRACTIONS ENHANCES LONG-TERM TENANT APPEAL AND RETENTION

▶ LOCATED WITHIN ONE OF NORTHWEST FLORIDA'S MOST CONSISTENTLY ACTIVE RENTAL MARKETS DUE TO CONTINUED REGIONAL POPULATION AND EMPLOYMENT GROWTH



# 322 GREEN ACRES ROAD

**MAIN RESIDENCE | 3 BED | 2 BATH | 2,167 SF HEATED**

Serving as the primary residence on the property, this well-maintained brick home offers strong long-term tenancy and functional living space with a practical layout designed for everyday comfort. Interior features include vinyl plank flooring throughout, a fireplace, laundry room, and screened back porch, while exterior improvements include a double carport and fenced storage shed reserved for landlord use. Major capital improvements have already been completed, supporting ease of ownership and long-term durability.

• **Current rent: \$1,750/month + Resident Benefit Package**

• **Lease renewal due May 2026**

• **Roof replaced December 2019**

• **HVAC in good working order**

• **Double carport & large fenced storage shed**

• **All-electric utilities**



# 324 GREEN ACRES ROAD

*CEDAR PLANK RESIDENCE | 2 BED | 2 BATH | METAL ROOF*

This cedar plank residence offers unique character and dependable rental performance within the overall investment portfolio. The home features an efficient layout with updated vinyl plank flooring, rear deck access, and additional outdoor parking accommodations. Durable exterior materials and strong in-place tenancy contribute to the property's stable cash-flow profile.

- *Current rent: \$1,550/month + Resident Benefit Package*
- *Lease renewal due May 2026*
- *Metal roof*

- *Single carport plus additional parking*
- *Rear deck & laundry room*
- *All-electric utilities*



# 324A GREEN ACRES ROAD

*RENOVATED MOBILE HOME | 2 BED | 2 BATH | UPDATED 2024*

Extensively renovated in 2024, this updated residence represents one of the strongest value-add components of the property. Improvements were completed throughout the interior and exterior, significantly modernizing the unit while positioning it for continued rental growth. The property also benefits from covered outdoor space and dedicated tenant parking.

- *Current rent: \$1,150/month*
- *Planned future rental increase*
- *Lease renewal through December*
- *Two parking spaces*
- *HVAC in good working order*
- *All-electric utilities*



# 324B GREEN ACRES ROAD

## LONG-TERM TENANT RESIDENCE | STABLE OCCUPANCY OPPORTUNITY

This established rental unit provides reliable income supported by exceptionally long-term occupancy and consistent payment history. The residence also presents future upside potential through renovations, property improvements, and additional rental repositioning should the opportunity arise, making it an attractive component within the overall investment strategy.

- *Current rent: \$800/month*
- *Month-to-month tenancy with planned rental increase June 2026*
- *Long-term tenant occupancy (25+ years)*
- *Two parking spaces*
- *HVAC in good working order*
- *Gas stove with otherwise all-electric utilities*





## **CONTACT INFO**



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NBI Properties has sold and leased countless properties valued in the hundreds of millions and manages more than 1,300 properties. The firm's impressive client list includes many of the nation's top retailers, defense contractors, and private investors.