



INDUSTRIAL STORAGE
BROKERS

FOR SALE

8936 NAVARRE PKWY, NAVARRE, FL 32566

LONA'S BOAT & RV STORAGE



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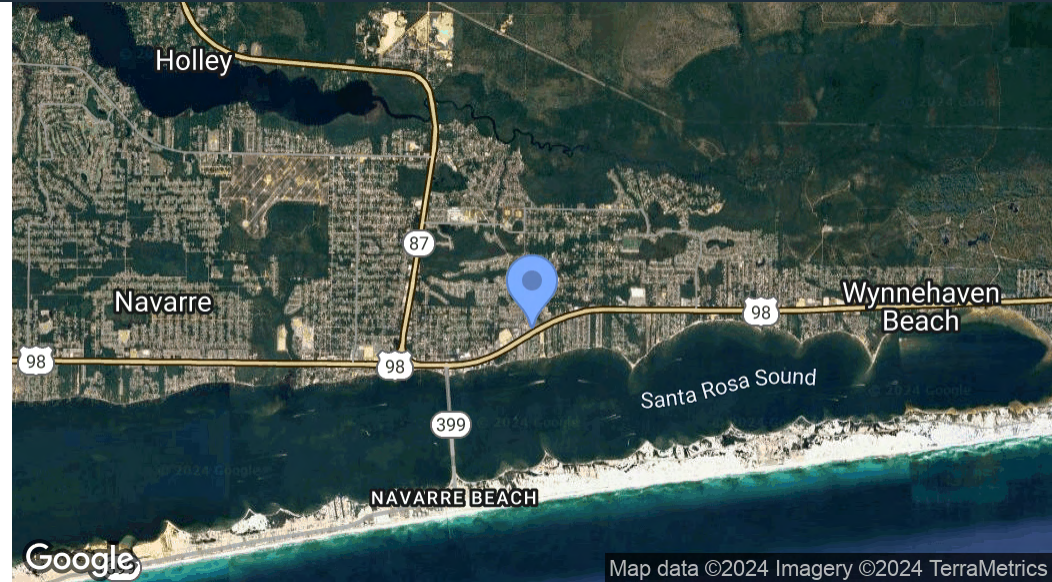
SECTION 1

PROPERTY INFORMATION



PROPERTY SUMMARY

8936 NAVARRE PKWY, NAVARRE, FL 32566



OFFERING SUMMARY

PRICE	\$6,250,000
Address:	8936 Navarre Pkwy Navarre, FL 32566
Total Acres:	6.09
Zoning:	HCD
Number of Parcels:	3
APN:	21-2S-26-0789-0DD00-0000
APN:	21-2S-26-0780-0BB04-0000
APN:	21-2S-26-0780-0EE00-0000
Price Per Acre:	\$1,026,272
Price Per Sq Ft:	\$23.49

PROPERTY SUMMARY

- Prime Commercial Development Opportunity along Navarre Pkwy
- Three Different Forms of Income which include a Boat and RV Storage Facility, Tattoo Shop, & Billboard
- Boat & RV Storage Facility is Open Parking that consists of 115 Spaces
- Boat & RV Storage - January 2024 - June 2024 - Gross Revenue is \$35,096 Total
- Billboard - Gross Income is \$2,500 a year
- Tattoo Shop - Gross Income is \$24,000 a year

PHOTOS

8936 NAVARRE PKWY, NAVARRE, FL 32566



PARCEL VIEW

8936 NAVARRE PKWY, NAVARRE, FL 32566



SECTION 2

LOCATION INFORMATION



APPROVED SITE DEVELOPMENTS

8936 NAVARRE PKWY, NAVARRE, FL 32566



APPROVED COMMERCIAL DEVELOPMENTS

- 11. Residence Inn Navarre This combined 2-acre lot is a Hotel project to construct an 87,040 sq. ft. 4-story 105-room Residence Inn.
- 21. El Paseo Apartments This 1.42-acre lot is a Multi-Family project to build a 14-unit apartment complex
- 68. This 1.02-acre lot zoned is a general retail site that will construct a 7,381 sq. ft. auto parts store (Auto Zone)
- Address: 8333 Mikajack Ave - Chipotle - Navarre This 0.72-acre is a Restaurant Project to construct a 2,375 sq. ft. Chipotle



APPROVED SUBDIVISIONS

- 6. Soundside Hallow - 17 lot private subdivision approved for single family residences
- 9. Brittany Oaks Villas - 76 private lot subdivision approved for medium high-density residential zoning
- 10. Soundview Point Phase 1 - this 34.78-acre lot zoned is a Multi-Family Residential project to construct 158-unit single family homes
- 11. Heather's Place Phase Three- a 116-lot subdivision zoned R-1 (Single Family Residential) and the future land use is SFR (Single Family Residential)x

RETAILER MAP

8936 NAVARRE PKWY, NAVARRE, FL 32566



SECTION 3

DEMOGRAPHICS



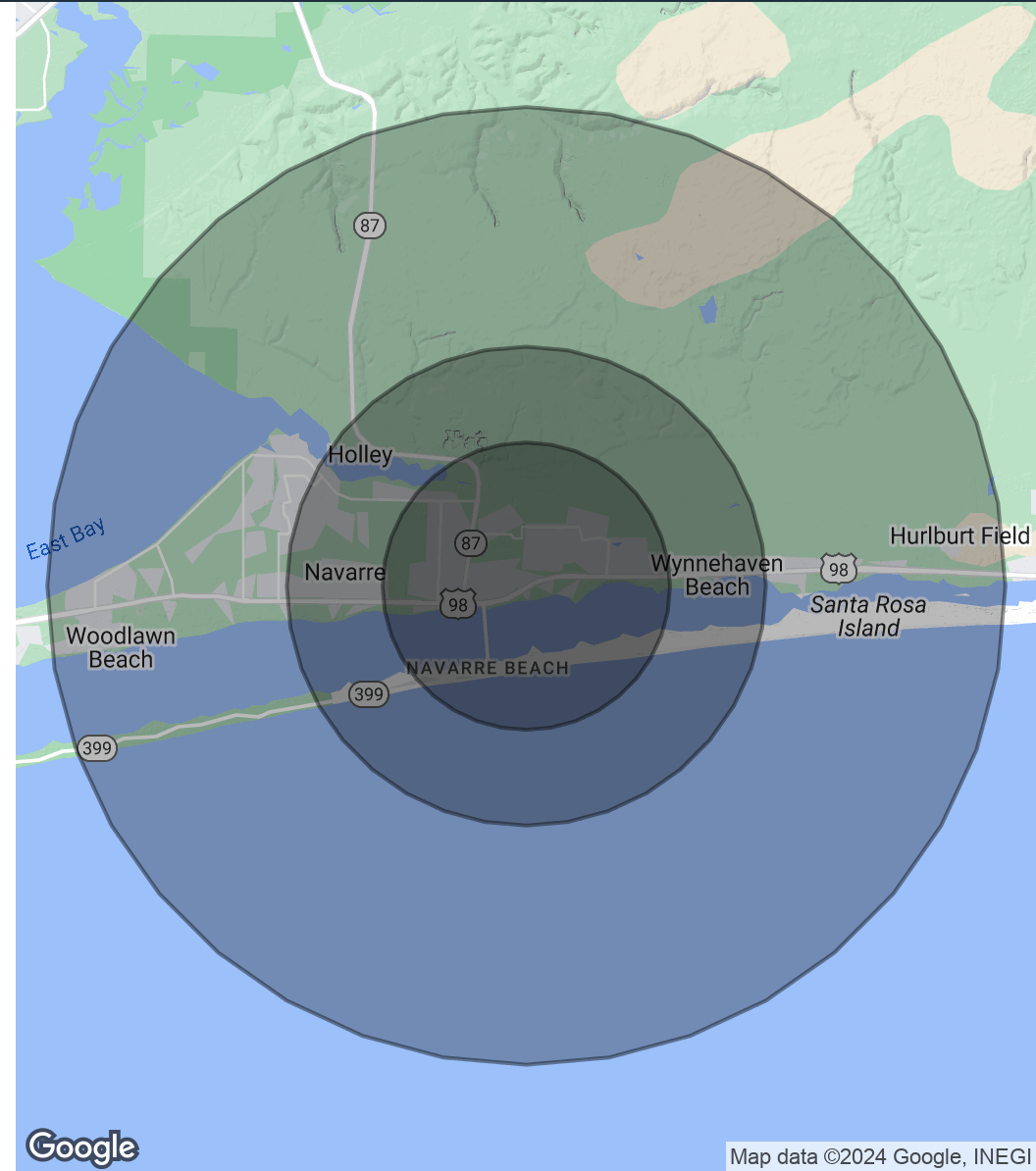
DEMOGRAPHICS MAP & REPORT

8936 NAVARRE PKWY, NAVARRE, FL 32566

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	24,736	42,599	73,459
Average Age	39	39	40
Average Age (Male)	38	39	39
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,176	15,773	27,738
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$123,123	\$120,310	\$116,588
Average House Value	\$387,280	\$395,854	\$402,906

Demographics data derived from AlphaMap



Map data ©2024 Google, INEGI

SECTION 4

SALE COMPARABLES



SALE COMPS

8936 NAVARRE PKWY, NAVARRE, FL 32566

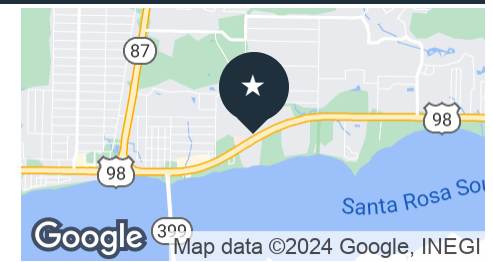


LONA'S BOAT AND RV STORAGE FACILITY

8936 Navarre Pkwy, Navarre, FL 32566

Subject Property

Price: \$6,250,000 Lot Size: 6.09 Acres
 Price/SF: \$23.56 Price/Acre: \$1,026,273



00 HIGHWAY 87

00 Highway 87, Navarre, FL 32566

Sold 9/27/2023

Price: \$6,740,000 Lot Size: 1.80 Acres
 Price/SF: \$85.96 Price/Acre: \$3,744,444.44



98

Navarre, FL 32566

Sold 8/12/2023

Price: \$3,200,000 Lot Size: 1.00 Acres
 Price/SF: \$73.46 Price/Acre: \$3,200,000.00

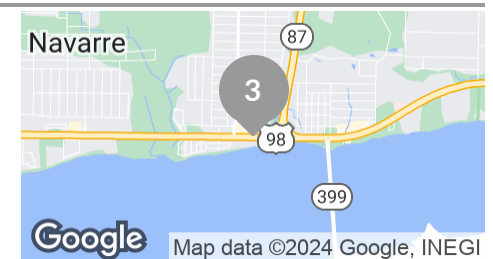


NAVARRE PKY

Navarre Pky, Navarre, FL 32566

Sold 3/16/2023

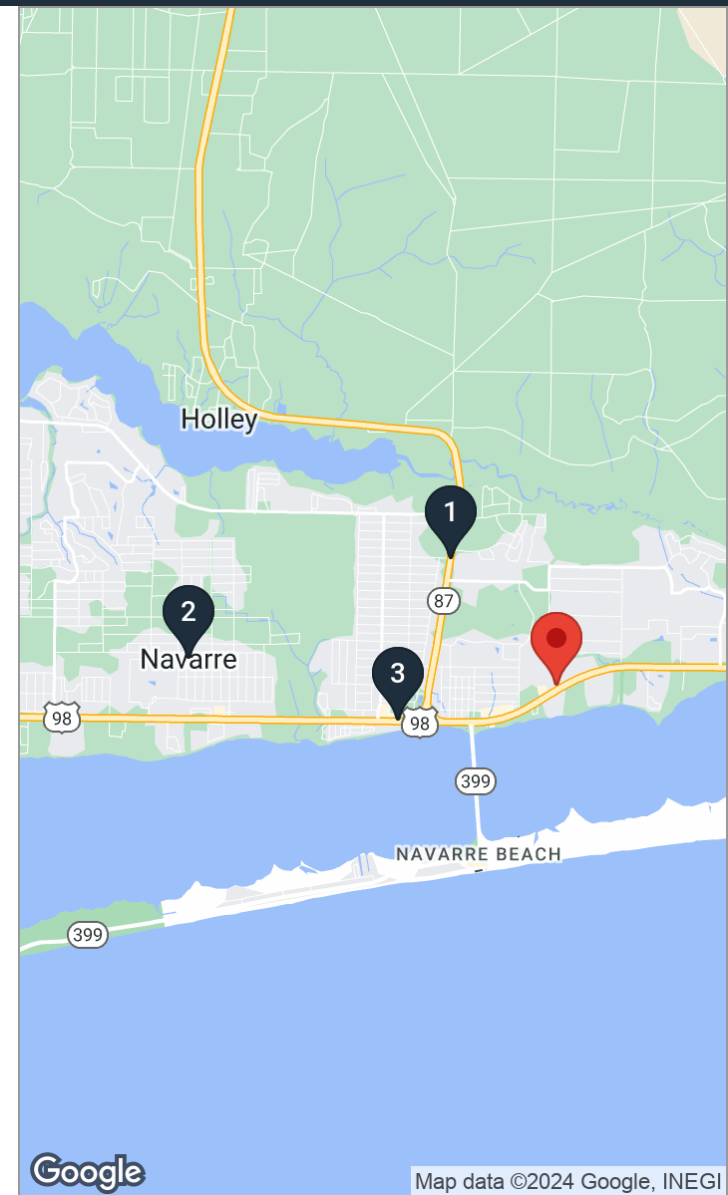
Price: \$1,100,000 Lot Size: 2.00 Acres
 Price/SF: \$12.63 Price/Acre: \$550,000.00



SALE COMPS MAP & SUMMARY

8936 NAVARRE PKWY, NAVARRE, FL 32566

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/SF	PRICE/ACRE
★	Lona's Boat and RV Storage Facility 8936 Navarre Pkwy Navarre, FL	\$6,250,000	6.09 Acres	\$23.56	\$1,026,273
1	00 Highway 87 00 Highway 87 Navarre, FL	\$6,740,000	1.80 Acres	\$85.96	\$3,744,444.44
2	98 Navarre, FL	\$3,200,000	1.00 Acres	\$73.46	\$3,200,000.00
3	Navarre Pky Navarre Pky Navarre, FL	\$1,100,000	2.00 Acres	\$12.63	\$550,000.00
AVERAGES		\$3,680,000	1.60 ACRES	\$57.35	\$2,498,148.15



SECTION 5

ADVISOR BIOS



MEET THE TEAM

8936 NAVARRE PKWY, NAVARRE, FL 32566

MEET THE TEAM



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