



Crestview 57 Finished Lots

Burleson Blvd , Crestview, Florida 32539

Clay Taylor, ALC

863-224-0835

clay@saundersrealestate.com

Clayton Taylor

863-255-7406

clayton@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$3,815,000

Offering Summary

Acreage:	19.5 Acres
Lots:	57
Price / Lot:	\$65,000 per lot and \$75,000 per lakefront lot
State:	Florida
City:	Crestview
County:	Okaloosa
Property Type:	Development Land

Property Overview

Attention all builders! Discover a prime investment opportunity near the city of Crestview. This property features 57 finished lots, including 11 lakefront lots, making it an ideal location for builders to embark on residential construction projects. It offers a lucrative prospect for builders seeking to capitalize on the flourishing real estate market. Whether you're looking to expand your land portfolio or embark on new residential construction projects, this property presents an unparalleled opportunity for builders.

Lots vary in size from about .25 acre up to about an acre. The lots are 80 ± FT wide.

Hidden Lakes is an established development with 19 homes already built. The HOA for this property has already been established. It will be turned over to the new owner upon closing.

Additional Due Diligence is available upon request.

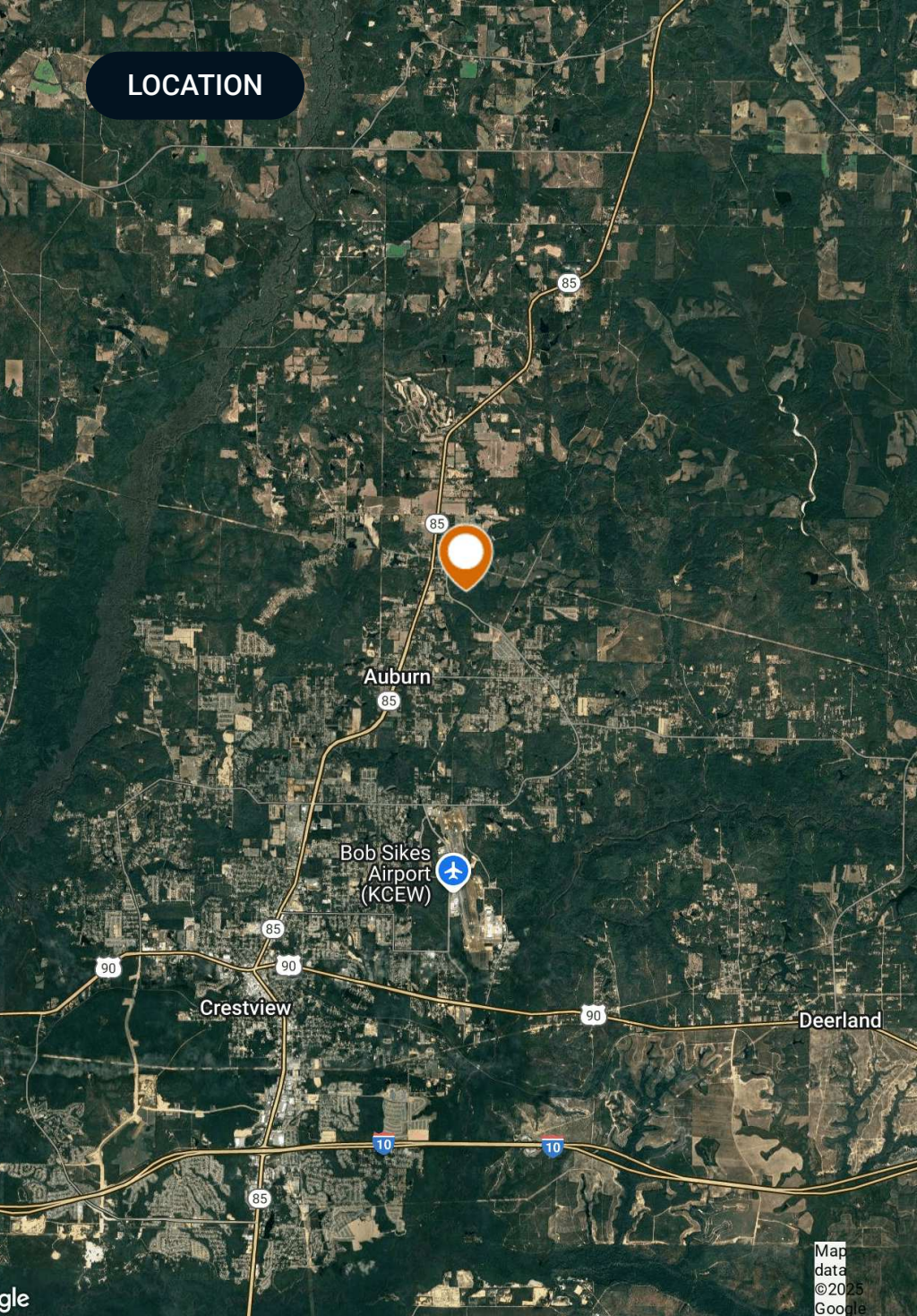
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	All Uplands
Zoning / FLU:	Zoning: R-1 FLU: LDR
Lake Frontage / Water Features:	11 lots are lakefront on Corkins Lake
Water Source & Utilities:	Public Water and Septic
Road Frontage:	All lots have frontage on Burleson Blvd
Nearest Point of Interest:	About 8 Miles to I-10 About 30 Miles to Destin 3.5 miles to Bob Sikes Airport (CEW) 24 miles to Fort Walton Beach Airport (VPS)
Current Use:	Vacant finished lots
Structures & Year Built:	Site was developed in 2024

LOCATION



Location & Driving Directions

Parcel: Multiple

GPS: 30.843848, -86.5219497

Driving Directions:

- From I-10 take exit 56 onto Highway 85
- Head north on 85 for 4 miles and take a right onto Burleson Boulevard

Showing Instructions:

Contact Agent

Sheet Index:

SHEET 1 (TITLE PAGE) ~ SURVEY REPORT, LEGENDS, ABBREVIATIONS, AND SYMBOLS.
 SHEET 2 (WEST PORTION) ~ SURVEY REPORT, LEGENDS, ABBREVIATIONS, AND SYMBOLS.
 SHEET 3 (MIDDLE PORTION) ~ SURVEY REPORT, LEGENDS, ABBREVIATIONS, AND SYMBOLS.
 SHEET 4 (EAST PORTION) ~ SURVEY REPORT, LEGENDS, ABBREVIATIONS, AND SYMBOLS.

SPECIFIC PURPOSE SURVEY

AS-BUILT LOCATIONS OF IMPROVEMENTS FOR PROPOSED HIDDEN LAKES SUBDIVISION (PHASE I) PARCEL LYING IN S14 – T4N – R23W OKALOOSA COUNTY, FLORIDA

Survey Report:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE NEWLY CONSTRUCTED UTILITIES AND STORM DRAINAGE FOR HIDDEN LAKES SUBDIVISION (PHASE I).
2. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY TOMAHAWK LAND SURVEYING, LLC FOR THE SUBJECT PARCEL. THERE MAY BE DEED OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PARCEL. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE SUBJECT PARCEL BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.
3. GRAPHICAL REPRESENTATION OF UTILITIES, SIGNAGE, AND SURVEY MONUMENTS MAY BE EXAGGERATED IN SCALE FOR CLARITY. SURVEY DATA DEPICTED HEREON WHICH IS OUTSIDE OF THE DESCRIBED PROPERTY DOES NOT IMPLY OWNERSHIP AND IS SHOWN STRICTLY FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SURVEY WAS CONDUCTED USING FLORIDA STATE PLANE SYSTEM FLORIDA NORTH (NO. 903) AS BASED ON NORTH AMERICAN DATUM OF 1983. MULTIPLE GLOBAL POSITIONING SYSTEM (GPS) STATIC SESSIONS WAS USED TO ESTABLISH CONTROL FOR THIS PROJECT. GPS DATA WAS PROCESSED USING ONLINE POSITIONING USER SERVICE (OPUS) SOFTWARE.
5. SUBJECT PARCEL LIES IN FLOOD ZONE X, NO MINIMUM FLOOR ELEVATION REQUIRED, AS SCALED AND INTERPOLATED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 12091C0160L, DATED MARCH 09, 2021. THE REPRESENTATION IS NO GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. THE INFORMATION SHOWN HEREON IS FOR FLOOD INSURANCE RATE PURPOSES ONLY.
6. ALL VISIBLE NEWLY CONSTRUCTED IMPROVEMENTS HAVE BEEN LOCATED AS OF 03/08/24
7. INFORMATION USED IN PERFORMING THIS SURVEY WAS TAKEN FROM THE FOLLOWING:
 - SITE CONSTRUCTION CIVIL PLANS FOR HIDDEN LAKE AT GARDEN CITY COMPLETED BY CHOCTAW ENGINEERING, INC. (DATE: 04/16/07).
 - BOUNDARY LINE INFORMATION SHOWN HEREON ARE PER PLANS (THIS IS NOT A BOUNDARY SURVEY)
8. UNDERGROUND UTILITIES SHOWN HEREON ARE ASSUMED BASED ON THE LOCATION OF ABOVE GROUND UTILITIES AND DESIGN UTILITY DRAWINGS.
9. CONTOUR INTERVAL 1.0 FOOT. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AS SHOWN ON ENGINEERING PLANS PROVIDED BY DEEP SOUTH ENGINEERING SERVICES, LLC.

Line Legend

-----	ADJACENT
-----	DEED/CALCULATED
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	PROPERTY
-----	5' CONTOUR
-----	1' CONTOUR
-----	WATER LINE

Symbols

- TEMPORARY BENCHMARK
- ELECTRICAL TRANSFORMER
- ELECTRICAL SERVICE BOX

Hatch Legend:

- ASPHALT
- CONCRETE

Abbreviations

BF	BASE FLOOD ELEVATION
BNDY	BOUNDARY
BSL	BUILDING SET-BACK LINE
BMF	BARBED WIRE FENCE
C/L	CENTERLINE
C	CALCULATED
CCR	CERTIFIED CORNER REFERENCE
CB	CATCH BASIN
CL	CHORD LENGTH
CONC	CONCRETE
COR	CORNER
CMP	CORRUGATED METAL PIPE
DA	DELTA ANGLE
DB	DEED BOOK
ELV	ELEVATION
FB	FIELD BOOK
FCM	FOUND CONCRETE MONUMENT
FTE	FINISHED FLOOR ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FL	FLOW LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FND	FOUND NAIL & DISC
FRR	FOUND RAILROAD SPIKE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HWF	HOG WIRE FENCE
ID	IDENTIFICATION
INV	INVERT
L	CURVE LENGTH
LI	LINE NUMBER
LF	LINEAR FEET
LS	LICENSED SURVEYOR & MAPPING BUSINESS
LB	LICENSED SURVEYOR & MAPPER
M	MEASURED
MES	MITERED END SECTION
MSC	MISCELLANEOUS
NAO	NORTH AMERICAN DATUM 1983
NAVD	NORTH AMERICAN VERTICAL DATUM 1988
OR	OFFICIAL RECORDS BOOK
P/L	PROPERTY LINE
P	PLAT
PCP	PERMANENT CONTROL POINT
PI	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRM	PERMANENT REFERENCE MARKER
PSM	PROFESSIONAL SURVEYOR & MAPPER
ROW	RIGHT-OF-WAY
R23W	RANGE 23 WEST
R	RECORD
RA	RADIUS
S-4	SECTION 14
SMH	STORM MANHOLE
SR	SET IRON ROD
SND	SET NAIL & DISC
TBM	TEMPORARY BENCHMARK
T4N	TOWNSHIP 4 NORTH
TYP	TYPICAL



DATE:	BY:	REVISIONS:
		(1)
		(2)
		(3)

FIELD BOOK: 24-04	CLIENT: HIDDEN LAKES SUBDIVISION, LLC
FIELD DATE: 03/08/24	HORIZONTAL DATUM: NAVD 83
DATE DRAWN: 03/13/24	VERTICAL DATUM: NAVD 88
DRAWN BY: DRG	STATE PLANE: FLORIDA NORTH
PROJECT #: 25-145F	BASE OF BEARING: GRID NORTH
PARCEL #: 14-02-23-0000-0000-0000	

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR

AERIAL MAP



Crestview 57 lots

- City
- County
- Polygon
- Parcel
- Census Roadways TIGER



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





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REAL ESTATE



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LAND



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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