



COMMERCIAL & RESIDENTIAL PARCELS AVAILABLE

Bergen Road & Highway 98
Gulf Breeze, FL 32563

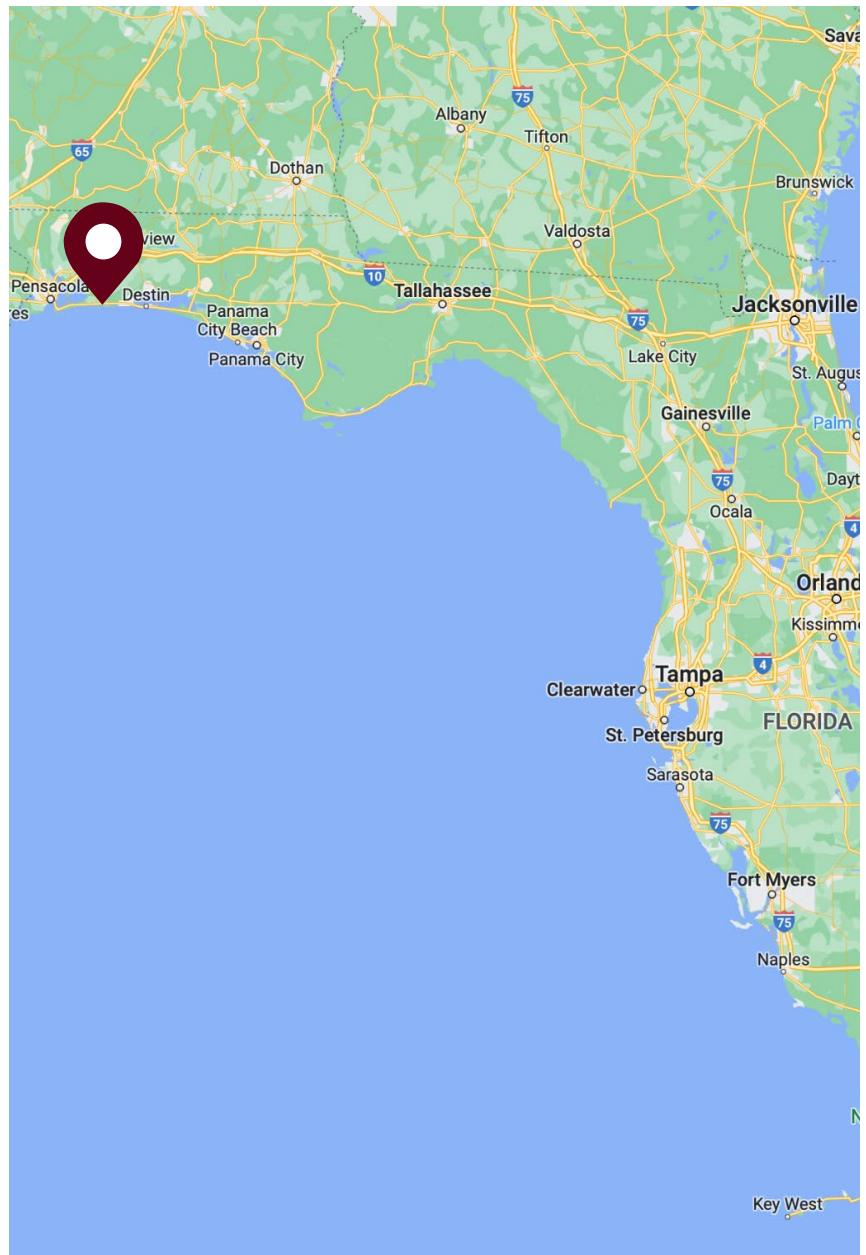
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PROPERTY HIGHLIGHTS

- The Commercial Parcel is zoned Highway Commercial Development (HCD) and allows for a broad range of uses including retail, gas/c-store, drive thru's, medical and self-storage.
- The Residential Parcel is zoned Medium Density Residential (R-2) and allows up to ten (10) dwelling units per acre.
- Potential signal at the Bergren Rd and Hwy 98 intersection.
- The new Soundside High School is under construction just west of the site and is scheduled to open Fall 2026. It is expected to serve close to 1,800 students.
- The Gulf Breeze Zoo is just west of the site and attracts nearly 200k visitors annually.
- Over 30,000 cars per day pass by the site
- New additions or coming soon to the Gulf Breeze/West Navarre markets include Starbucks, Chipotle, CEFCO, Buffalo Wild Wings, ABC, Auto Zone, Dollar General, 7 Brew, McDonalds, Wawa & O'Reilly.

DEMOGRAPHICS



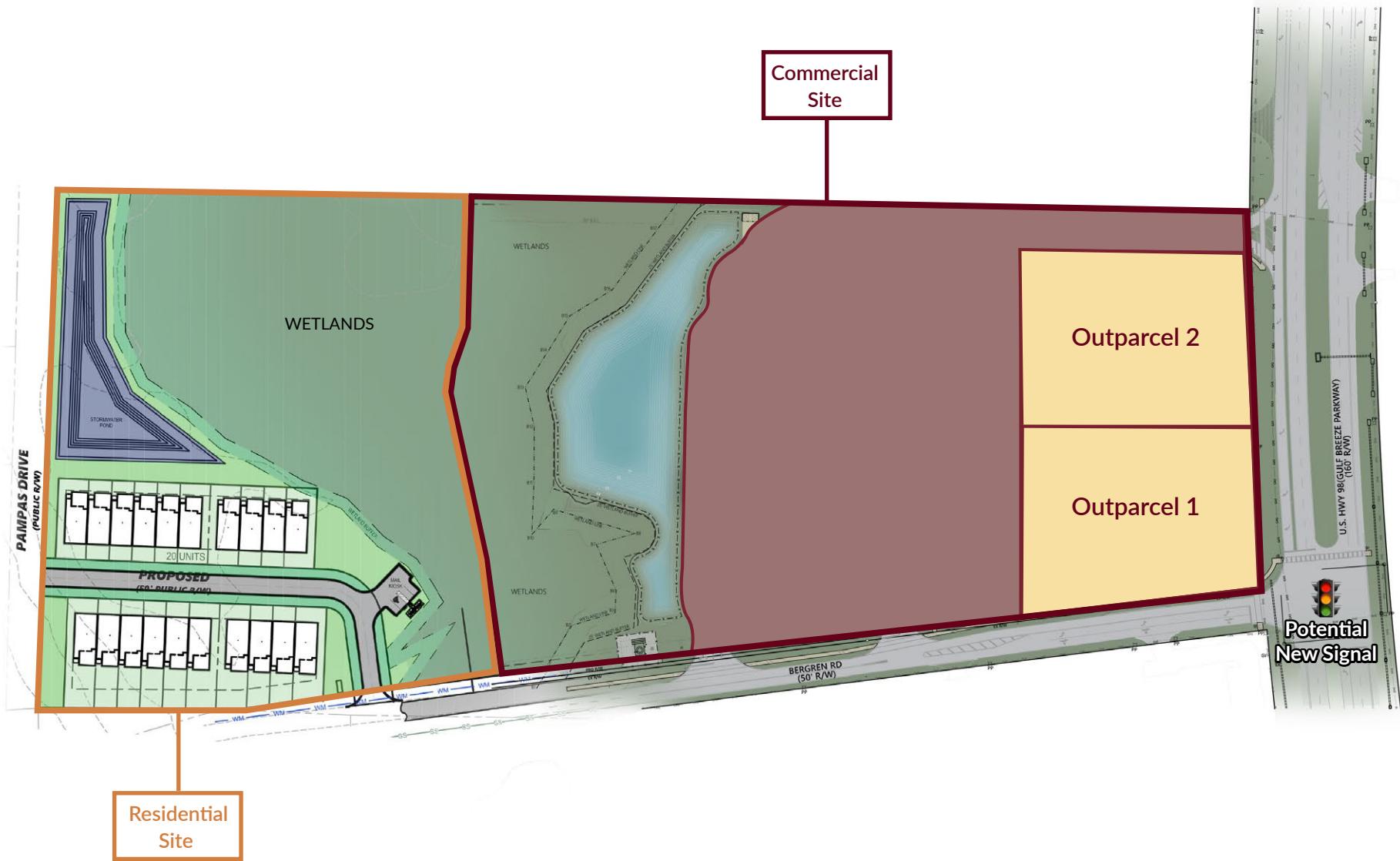
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CONCEPTUAL MASTER PLAN



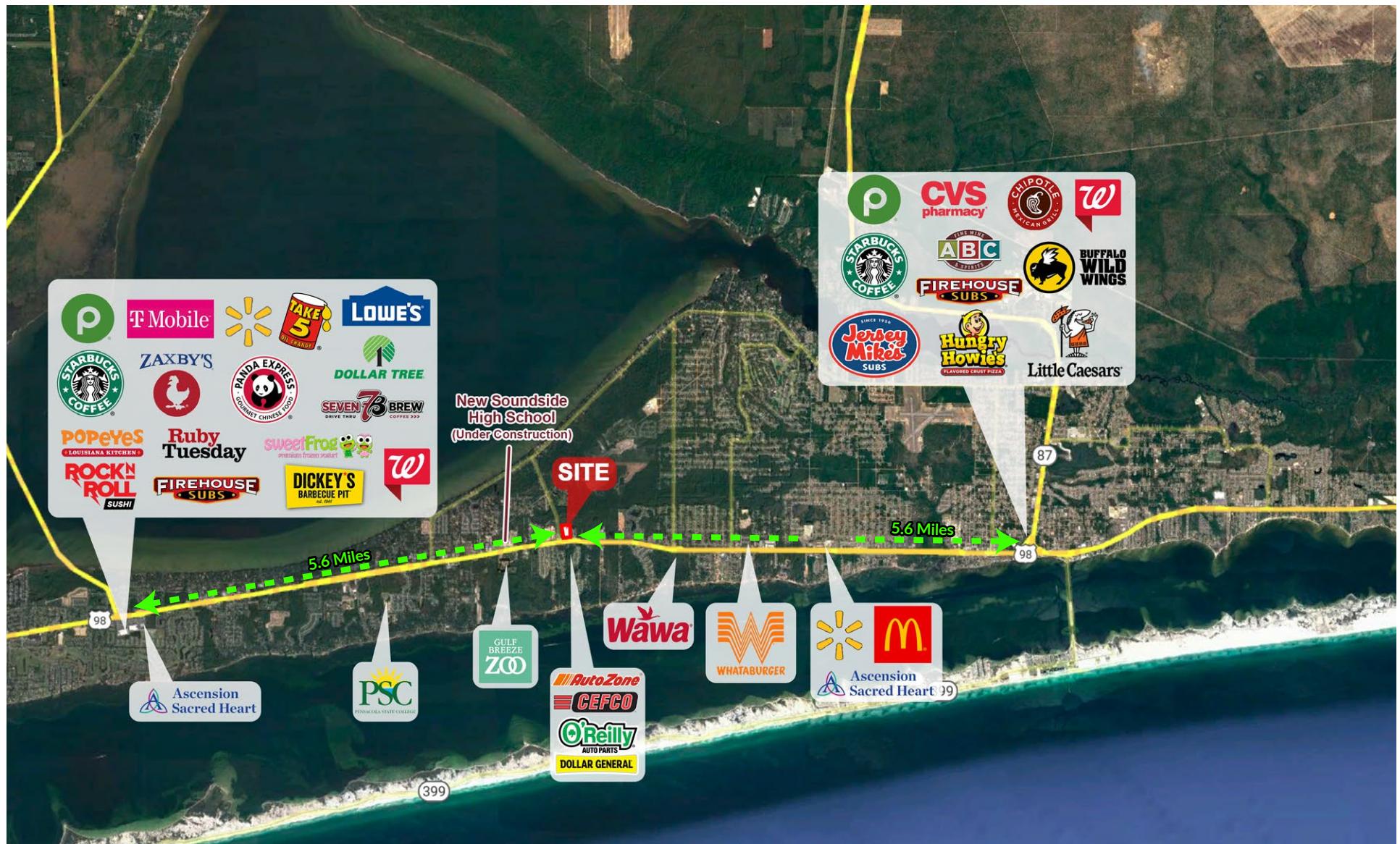
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SURROUNDING AREA



Bergren Road & Highway 98 | Gulf Breeze, FL 32563

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RESIDENTIAL ACTIVITY



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