

\$120,000 - Xxxx Eddy Lane, Santa Rosa Beach

MLS® #1005387

\$120,000

Bedroom, Bathroom,
Unimproved Land on 0.28 Acres

LOT 4 and LOT 5 BLK 20 TOWN OF SANTA ROSA, Santa Rosa Beach, FL

Affordable opportunity to own two adjoining platted lots in the growing Santa Rosa Beach area! Offered together for \$132,000 or individually for \$69,000 each, these homesites provide an excellent opportunity for builders, investors, or buyers looking to create their own piece of the Emerald Coast.

Located just off East Nursery Road, this property offers convenient access to both Choctawhatchee Bay and the world-famous beaches of South Walton. A unique feature of the property is the nearby ingress/egress pathway behind the lots leading toward Hogtown Bayou, providing easy access to kayaking, paddleboarding, fishing, wildlife viewing, and the natural beauty that makes this area so desirable.

With no HOA and no required build-out timeframe, buyers have the freedom to build according to their own schedule and vision. Whether you're planning a primary residence, second home, investment property, or simply securing land in a growing coastal market, these lots offer exceptional flexibility and value.

Conveniently located near Cessna Landing, public boat launches, Grand Boulevard, shopping, dining, healthcare facilities, and the beaches of 30A, this property offers the perfect balance of affordability, recreation, and



convenience. Buyer to verify all dimensions, zoning, utilities, setbacks, and building requirements. The location of these homesites creates a unique opportunity to enjoy many of the outdoor activities that attract buyers to South Walton County while maintaining an attractive price point compared to many surrounding coastal communities.

The ingress/egress pathway located behind the property provides convenient access toward Hogtown Bayou, a favorite destination for paddlers, anglers, birdwatchers, and nature enthusiasts. The calm waters and natural surroundings create an ideal setting for exploring Florida's coastal ecosystem while remaining just minutes from everyday conveniences.

Nearby Cessna Landing further enhances the lifestyle appeal of the area with its public boat launch, fishing pier, picnic facilities, playground, and some of the most beautiful sunset views along Choctawhatchee Bay. Residents enjoy easy access to boating, fishing, paddleboarding, and other water activities without the premium cost often associated with waterfront ownership.

The surrounding area continues to experience steady growth as buyers discover the advantages of living just north of the 30A corridor. This location provides quick access to beaches, shopping, dining, healthcare facilities, schools, and entertainment while offering a more relaxed residential atmosphere than many of the higher-density coastal communities.

For future homeowners, the adjoining lots provide additional flexibility for site planning, privacy, outdoor living areas, storage for recreational equipment, or future improvements. Builders and investors may

appreciate the ability to acquire two contiguous platted lots within Santa Rosa Beach at a price point that remains increasingly difficult to find as inventory continues to shrink.

As South Walton continues to attract new residents, second-home owners, and investors from across the country, opportunities to secure buildable land at an affordable price are becoming more limited. Whether your plans involve building immediately, holding for future appreciation, or creating a custom coastal retreat, these lots offer an attractive combination of location, lifestyle, flexibility, and long-term potential.

Essential Information

MLS® #	1005387
Sold Price	\$120,000
List Price	\$132,000
Acres	0.28
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	Xxxx Eddy Lane
Area	16 - North Santa Rosa Beach
Subdivision	LOT 4 and LOT 5 BLK 20 TOWN OF SANTA ROSA
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	None
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	93
Zoning	Mobile Home, Resid Multi-Family, Resid Single Family

Listing Details

Listing Office	Gulf Realty 30A LLC
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Listing information last updated on September 13th, 2026 at 9:07am CDT