

\$600,000 - 275 N Orange Street, Inlet Beach

MLS® #1006114

\$600,000

Bedroom, Bathroom,
Unimproved Land on 0.26 Acres

INLET BEACH, Inlet Beach, FL

Rare Opportunity in Inlet Beach! Exceptional .26-acre homesite perfectly positioned adjacent to the iconic 30A corridor. If you have been waiting for the perfect canvas to build your coastal masterpiece, your search ends at 275 N Orange Avenue. This prime parcel comes equipped with utilities already available, drastically streamlining your path to construction. Located just moments away from the legendary sugary-white sands and emerald waters of the Gulf, you will enjoy effortless access to world-class dining, upscale shopping at 30Avenue, and the relaxed beach lifestyle that defines this highly sought-after area. With no rental restrictions or build-out times forcing your hand, this lot offers incredible flexibility as a lucrative investment property, secondary retreat, or your permanent slice of paradise. Bring your architect, bring your vision, your builder and start living the 30A dream today! For Developers & Investors: Benefit from major infrastructure synergy! Take advantage of nearby utility expansions and newly paved access while leveraging multi-million dollar + modern appraisal comps right next door to maximize exit valuations and absorption rates. Enjoy total architectural freedom--build a custom high-yield Short-Term Rental (STR) floor plan with pool and guest house without restrictive HOA guidelines.

For Primary Homeowners: Enjoy the neighborhood prestige, improved streetscapes, upgraded municipal utility



stability, and long-term equity protection of being surrounded by brand-new luxury homes--all without paying heavy monthly master HOA dues or dealing with strict HOA review boards.

For Secondary Homeowners: Experience an effortless "lock-and-leave" environment. Elevated street lighting, fresh road infrastructure, and active neighborhood security offer ultimate peace of mind off-season. Customize your build with a private pool, carriage house, or oversized golf cart garage that cookie-cutter subdivision lots can't offer.

Unbeatable Location & Easy Beach Access
Positioned just moments away from the iconic Scenic Highway 30A and Highway 98 corridor, you are minutes from world-class dining, upscale shopping at 30Avenue, and vibrant local entertainment in nearby Rosemary and Alys Beach. Best of all, you are just 0.4 miles from the Inlet Beach Regional Access--the largest regional beach access in Walton County--ensuring effortless, stress-free beach days with ample parking, clean restroom facilities, lifeguards, and a seamless walkover straight to the sugar-white sands.

Essential Information

MLS® #	1006114
Price	\$600,000
Acres	0.26
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	275 N Orange Street
Area	18 - 30A East

Subdivision	INLET BEACH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Public Water, Septic Tank, Tap Fee Paid
View	Gulf
Water View	Gulf

Exterior

Lot Description	Within 1/2 Mile to Water
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School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Compass
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