

\$700,000 - 301 Hart Street, Niceville

MLS® #1004629

\$700,000

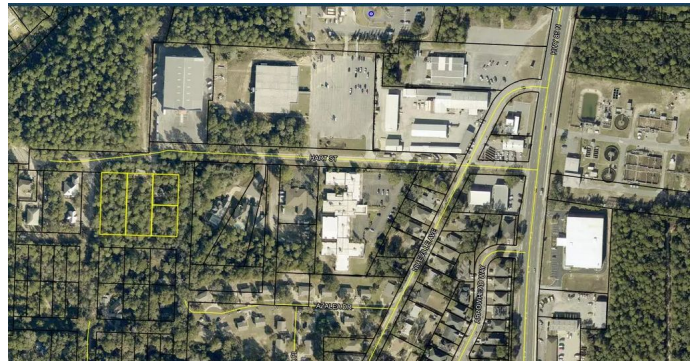
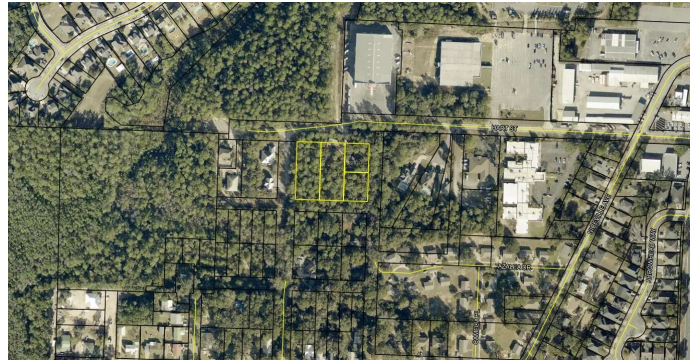
Bedroom, Bathroom,
Unimproved Land on 1.66 Acres

FLORIDA HEIGHTS, Niceville, FL

RARE 1.65-ACRE DEVELOPMENT OPPORTUNITY IN THE HEART OF NICEVILLE! Located within one of Northwest Florida's most desirable communities, this oversized parcel offers exceptional potential for builders, investors, developers, or buyers seeking acreage in a prime location. Zoned R1-B Single Family Residential (up to 8 dwelling units per acre), the property is surrounded by a mix of residential and higher-density zoning classifications, creating exciting possibilities for future development potential subject to buyer verification and approval by the City of Niceville.

Positioned just minutes from top-rated Niceville schools, shopping, dining, parks, boat launches, and the area's major military installations including Eglin Air Force Base and Hurlburt Field, this location continues to experience strong demand from both homeowners and investors. Niceville's strategic location near the Mid-Bay Bridge also provides convenient access to Destin, the beaches, and surrounding employment centers.

The property currently includes a 1,467-square-foot home that is being sold strictly AS-IS. The residence requires substantial repairs and renovations and is being given little to no value. The true value lies in the land, location, zoning, and future possibilities this unique parcel presents.



Opportunities to acquire 1.65 acres within the City of Niceville are increasingly rare. Whether you're looking to build, hold as an investment, or explore redevelopment opportunities, this property deserves your attention. Buyer to verify all zoning, land use, density, development potential, dimensions, utilities, and intended use during due diligence.

Essential Information

MLS® #	1004629
Price	\$700,000
Acres	1.66
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	301 Hart Street
Area	13 - Niceville
Subdivision	FLORIDA HEIGHTS
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric
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Exterior

Lot Description	Wooded
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School Information

Elementary	Edge
Middle	Lewis
High	Niceville

Additional Information

Zoning

City, Resid Single Family

Listing Details

Listing Office

Real Broker LLC

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