

\$8,750,000 - 8372 E Co Highway 30a, Inlet Beach

MLS® #997145

\$8,750,000

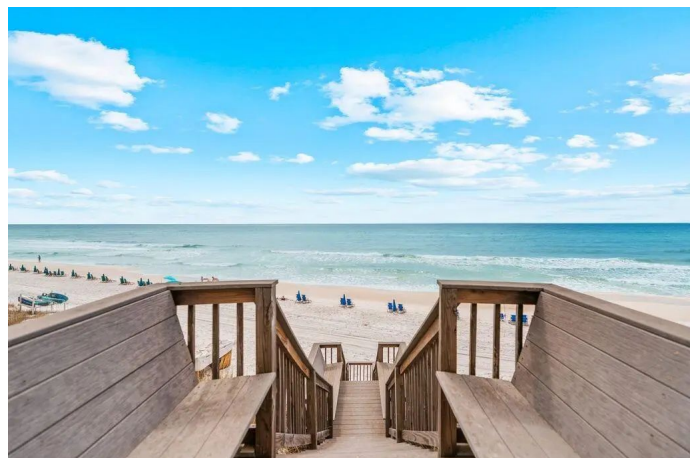
Bedroom, Bathroom,
Unimproved Land on 0.56 Acres

METES & BOUNDS, Inlet Beach, FL

An extraordinary Gulf-front land opportunity ideally positioned along the highly desirable east end of Scenic Highway 30A, just moments from both Alys Beach and Rosemary Beach. Located at 8372 E. County Highway 30A in Inlet Beach, this exceptional beachfront parcel offers the rare combination of privacy, scale, and premier proximity to some of the most iconic luxury communities along the Emerald Coast.

Encompassing approximately .56 acres with ownership extending all the way to the mean high water mark, the property features approximately 59 feet of private Gulf frontage and remarkable depth stretching more than 370 feet. Positioned high atop a natural bluff, the homesite captures sweeping panoramic Gulf views, strong elevation, and an exceptional sense of seclusion while remaining just minutes from the world-class dining, shopping, architecture, and lifestyle offerings of nearby Alys Beach and Rosemary Beach.

Fully enclosed by a substantial concrete perimeter wall, the property is accessed through a gated brick paver driveway, creating a private and distinguished arrival experience. The parcel is currently improved with a two-story residence and direct beach access; however, the property is being marketed and sold strictly for its exceptional land value. Any removal of the existing structure shall be the sole responsibility of the purchaser. With extraordinary dimensions and



approximately .56 acres of Gulf-front ownership, the homesite presents a rare opportunity to design and build a true legacy estate along one of the most coveted stretches of coastline in Northwest Florida. The size and depth of the parcel allow ample room for a substantial main residence, guest house, resort-style pool, expansive outdoor entertaining areas, garage with carriage house, or potential redevelopment opportunities including multiple units, subject to Walton County approval.

Unlike many Gulf-front properties along 30A, this offering is not part of an HOA, providing additional flexibility for future development and long-term ownership. Combined with private beachfront ownership extending to the mean high water line and immediate access to the celebrated communities of Alys Beach, Rosemary Beach, and the best of 30A, this is a truly rare opportunity to secure an irreplaceable piece of Gulf-front property in an unmatched location.

All information is deemed reliable but should be independently verified by the purchaser.

Essential Information

MLS® #	997145
Price	\$8,750,000
Acres	0.56
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	8372 E Co Highway 30a
Area	18 - 30A East
Subdivision	METES & BOUNDS
City	Inlet Beach
County	Walton

State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf

Exterior

Lot Description	Coastal Setback, Level, See Remarks, Within 1/2 Mile to Water
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School Information

Elementary	Dune Lakes
Middle	Seaside
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	La Florida Coastal Properties
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