

\$495,000 - 940 S Cedar Avenue, Niceville

MLS® #990375

\$495,000

Bedroom, Bathroom,
Unimproved Land on 2.94 Acres

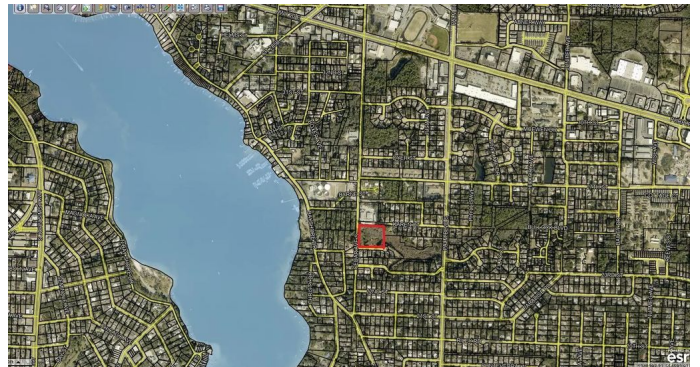
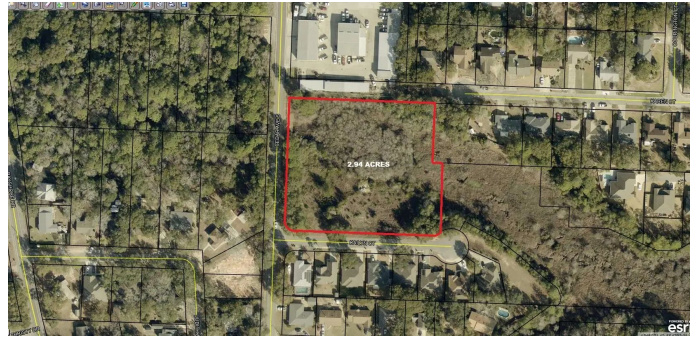
VALPARAISO PINECREST 5, Niceville, FL

Discover a rare offering in one of Niceville's most established and desirable residential corridors. This strategically located 2.94-acre vacant parcel sits along S. Cedar Avenue--just two blocks from Choctawhatchee Bay--and is perfectly positioned for a boutique residential development or a collection of private homes.

Originally platted for 15 individual lots, the property now lends itself exceptionally well to a 4- or 5-lot configuration along Kailyn Court, offering generous homesite sizes, mature trees, and the charm of an established neighborhood setting. Utilities and public services are nearby, and the surrounding area features a blend of well-maintained single-family homes, quiet streets, and walkable access to the best of Old Niceville.

All information is believed to be accurate but is not guaranteed. Prospective buyers are responsible for independently verifying all information and determining the property's suitability for their intended use. All final terms are subject to negotiation and shall be set forth in a fully executed sales agreement between the parties. Unmatched Proximity & Lifestyle Amenities:

Top-Tier Schools: All primary and middle schools are within minutes, and Niceville High School is only a 3-minute drive, making this a perfect location for families seeking placement in one of Florida's most sought-after public



school systems.

Military Convenience: Just 15 minutes to Eglin Air Force Base, providing a prime location for military families and investors looking to tap into strong and stable housing demand.

Outdoor Recreation: Stroll to the bayfront in under 5 minutes, launch a kayak or paddleboard, or enjoy the nearby parks and waterfront green spaces that define Niceville's relaxed coastal lifestyle.

Central Access: Minutes to Niceville's commercial districts, medical offices, shopping, restaurants, local caf  s, and the expanding Niceville-Valparaiso cultural and civic amenities.

Regional Attractions: A short drive places you at Destin's white-sand beaches, the Emerald Coast's dining and retail hubs, and the region's renowned boating, fishing, and adventure destinations.

Ideal for: small-scale developers, custom home builders, or end-users seeking an infill opportunity with substantial upside in a high-demand, low-inventory market.

Essential Information

MLS�� #	990375
Price	\$495,000
Acres	2.94
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	940 S Cedar Avenue
Area	13 - Niceville

Subdivision	VALPARAISO PINECREST 5
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Public Sewer, Public Water, Gas Available
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Exterior

Lot Description	Corner Lot, Curb & Gutter, Easements, Low, Wetlands, Wooded
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School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Zoning	City, Resid Single Family
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Listing Details

Listing Office	Century 21 AllPoints Realty
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