

\$1,200,000 - Lot 10 Pompano Court, Inlet Beach

MLS® #1011013

\$1,200,000

Bedroom, Bathroom,
Unimproved Land on 0.11 Acres

POMPANO PLACE, Inlet Beach, FL

Vacant lot for sale in Inlet Beach with previously approved home plans, and currently the lowest priced homesite available in Inlet Beach south of Highway 98. Lot 10 Pompano Court is a corner lot in Pompano Place, an intimate ten-homesite community with a neighborhood pool, and it is a three minute walk to Walton County's largest public beach access at Inlet Beach Regional Access.

The property conveys with previously approved architectural plans by Brian Stackable of Stackable + Mracek Design Group for a 4,314 square foot residence designed across three levels. The plans call for four bedrooms, open living and dining areas, multiple porches and balconies, a bonus room, wet bar, and game room, laid out for entertaining and coastal living. Construction specifications include impact-rated windows, Hardie siding, and a metal roof, pairing architectural character with the durability required on the Emerald Coast. For a buyer building a custom home on 30A, starting from previously approved plans removes months of design work from the front end of the project.

Location is what sets this homesite apart. Being south of Highway 98 in Inlet Beach puts you on the beach side of the corridor, where the sand is a walk rather than a drive. The property connects easily to both Scenic Highway 30A and Highway 98, which is rare in South Walton and makes daily errands as



simple as beach days. Rosemary Beach, Alys Beach, Seacrest Beach, and the shops and restaurants at 30Avenue are a short walk, bike ride, or golf cart trip away. Northwest Florida Beaches International Airport (ECP) is roughly a 25 minute drive.

Buildable lots south of 98 in Inlet Beach are a finite and shrinking supply, and lots that convey with previously approved architectural plans are rarer still. Whether the goal is a Gulf Coast second home, a full-time primary residence, or a 30A investment property, Lot 10 Pompano Court offers location, community, and a design ready to build from.

Essential Information

MLS® #	1011013
Price	\$1,200,000
Acres	0.11
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 10 Pompano Court
Area	18 - 30A East
Subdivision	POMPANO PLACE
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Public Sewer, Public Water, Tap Fee Due, Gas Available
View	Gulf
Water View	Gulf

Exterior

Lot Description Interior Lot, Level, Survey Available, Within 1/2 Mile to Water

School Information

Elementary Dune Lakes
Middle Emerald Coast
High South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office Christies International Real Estate Emerald Coast

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