

\$59,000 - Lot 16 Cypress Drive, Niceville

MLS® #1010154

\$59,000

Bedroom, Bathroom,
Unimproved Land on 0.12 Acres

POWELL S/D, Niceville, FL

What if the lot helped inspire the house? Lot 16 on Cypress Drive offers something you don't find every day in Niceville--a naturally sloping homesite that opens the door to creative architectural possibilities. The change in elevation may lend itself beautifully to a walkout lower level, daylight basement, multi-level design, or a custom home designed to follow the natural contours of the property. With a minimum home size of just 900 square feet, there is flexibility to build a smaller-footprint cottage or create something larger and completely custom. Water and electric are available at the street.

Here's another advantage that's especially valuable when buying land: the owner is a licensed General Contractor and can offer a cost-plus construction contract with an acceptable offer. Buyers have the option to purchase the lot and work directly with the seller to turn their plans into a finished home. The location is equally convenient, with Niceville High School, Ruckel Middle School, the Niceville Civic Center, library, and children's park all within walking distance. Bring your plans and your imagination. If you've been looking for a homesite that gives you the opportunity to build something a little different from the typical Florida home, Lot 16 deserves a closer look.

Buyer to verify all dimensions, utilities, zoning, building requirements, minimum square footage, site conditions, and feasibility of intended improvements.



Essential Information

MLS® #	1010154
Price	\$59,000
Acres	0.12
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 16 Cypress Drive
Area	13 - Niceville
Subdivision	POWELL S/D
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Public Sewer, Public Water
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School Information

Elementary	Edge
Middle	Ruckel
High	Niceville

Additional Information

Zoning	City, Resid Single Family
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Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on September 13th, 2026 at 12:22pm CDT