

\$165,000 - Xxxx 1st Street, Santa Rosa Beach

MLS® #1005386

\$165,000

Bedroom, Bathroom,
Unimproved Land on 0.29 Acres

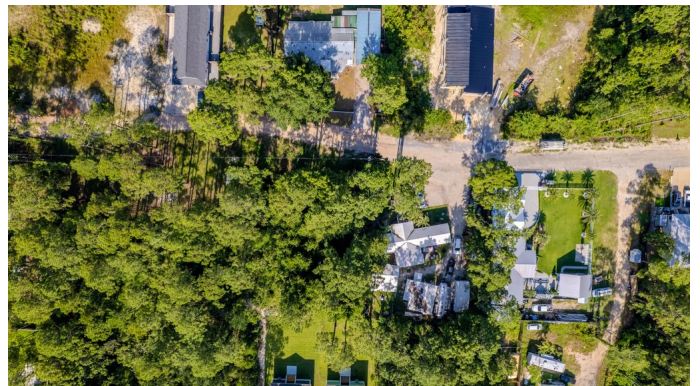
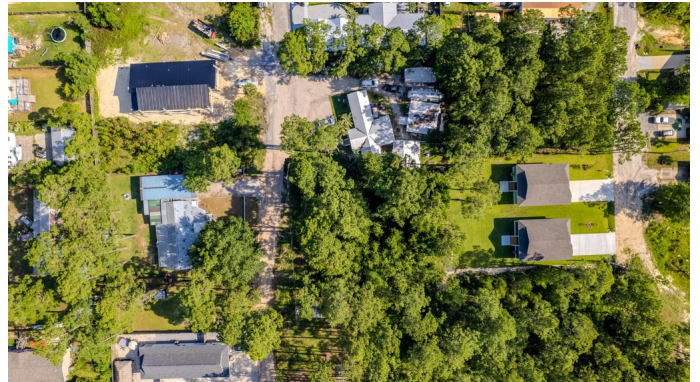
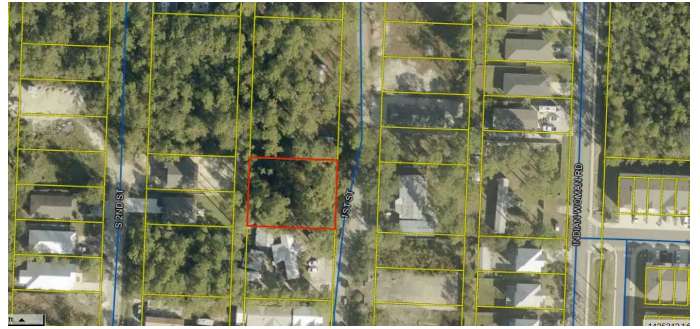
TOWN OF SANTA ROSA, Santa Rosa Beach,
FL

Rare opportunity to own two adjoining platted lots in the heart of Santa Rosa Beach! Offering approximately 100' x 125' of combined dimensions, these homesites provide exceptional flexibility for builders, investors, or buyers looking to create their ideal coastal retreat.

Located just off Chat Holley Road, this property enjoys a prime location between Choctawhatchee Bay and the sugar-white beaches of South Walton. Spend your mornings launching the boat at nearby Cessna Landing, fishing the bay, or exploring local paddleboard and kayak trails, then enjoy an afternoon at the beaches of 30A, Gulf Place, Blue Mountain Beach, or Ed Walline Beach Access just minutes away.

With no HOA and no required build-out timeframe, buyers have the freedom to build when they're ready and design a home that fits their lifestyle. The two-lot configuration creates multiple possibilities, whether you're seeking additional privacy, room for a custom residence and outdoor living space, or future development potential.

Conveniently located near Grand Boulevard, Sacred Heart Hospital, Publix, shopping, dining, entertainment, and top-rated South Walton schools, this location offers the perfect balance of accessibility and the relaxed



coastal lifestyle that continues to attract buyers to Santa Rosa Beach.

Lots may be purchased individually for \$89,900 each or together for \$165,000.

Opportunities to acquire adjoining homesites in this desirable area are becoming increasingly limited. Buyer to verify all dimensions, zoning, utilities, setbacks, and building requirements.

The surrounding area has experienced significant growth over the past several years as more buyers discover the value of living just north of the 30A corridor while maintaining quick access to both the Gulf and the Bay. This location provides many of the same lifestyle benefits buyers seek in South Walton, often with greater flexibility and a more attainable entry point into the market.

The combined lot dimensions allow future owners to think beyond a traditional homesite. Buyers may choose to create expanded outdoor entertainment areas, detached garages, workshops, additional storage for recreational equipment, or preserve additional green space around their residence. The second lot also provides flexibility for future planning should ownership goals evolve over time.

For investors, land in Santa Rosa Beach remains a finite resource. As development continues throughout South Walton County, buildable lots have become increasingly scarce, particularly properties offering multiple contiguous parcels under common ownership. Acquiring adjoining lots today provides options that may not be readily available in the future.

The area is well-positioned for those who enjoy an active outdoor lifestyle. Nearby bay access allows for boating, fishing, paddleboarding, kayaking, and wildlife viewing,

while South Walton's extensive trail systems, parks, and beach accesses remain easily accessible. Residents also enjoy proximity to community events, farmers markets, dining destinations, live entertainment, and the unique coastal culture that has made Santa Rosa Beach one of the most sought-after communities along the Emerald Coast.

Whether your vision is to build immediately, hold for future appreciation, create additional privacy, or secure land in a growing coastal market, these adjoining homesites offer a unique combination of location, flexibility, and long-term potential.

Essential Information

MLS® #	1005386
Price	\$165,000
Acres	0.29
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Xxxx 1st Street
Area	16 - North Santa Rosa Beach
Subdivision	TOWN OF SANTA ROSA
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	None
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School Information

Elementary	Van R Butler
Middle	Emerald Coast

High South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office Gulf Realty 30A LLC

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