

Prospective Retail Property in Chumuckla, Florida

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This is being presented to various grocery oriented retailers. - Also to Developers and Investors.

Below is **is a google map** with markers to show current Dollar General stores, Family Dollar Stores, Fred's Stores and notes about the market area in general. It also shows the property that my family offers for sale. An elementary school, a high school and a major recreational park are within the market area shown.

The market area in question is believed to have a population of 5,000 or more consisting of 3000 plus families. It is a widespread area that continues to experience growth in the post recession period - but which is **underserved** because of the general route of traffic bypassing existing small general goods stores such as Dollar General. The residents consist of a mix of retired couples, farmers and young families - most with careers that most attract them toward Pensacola with Pace and Milton as secondary career magnets (see the link). **In this (more than) 200 square mile area (shaded) the growing population is greatly underserved by convenience shopping.**

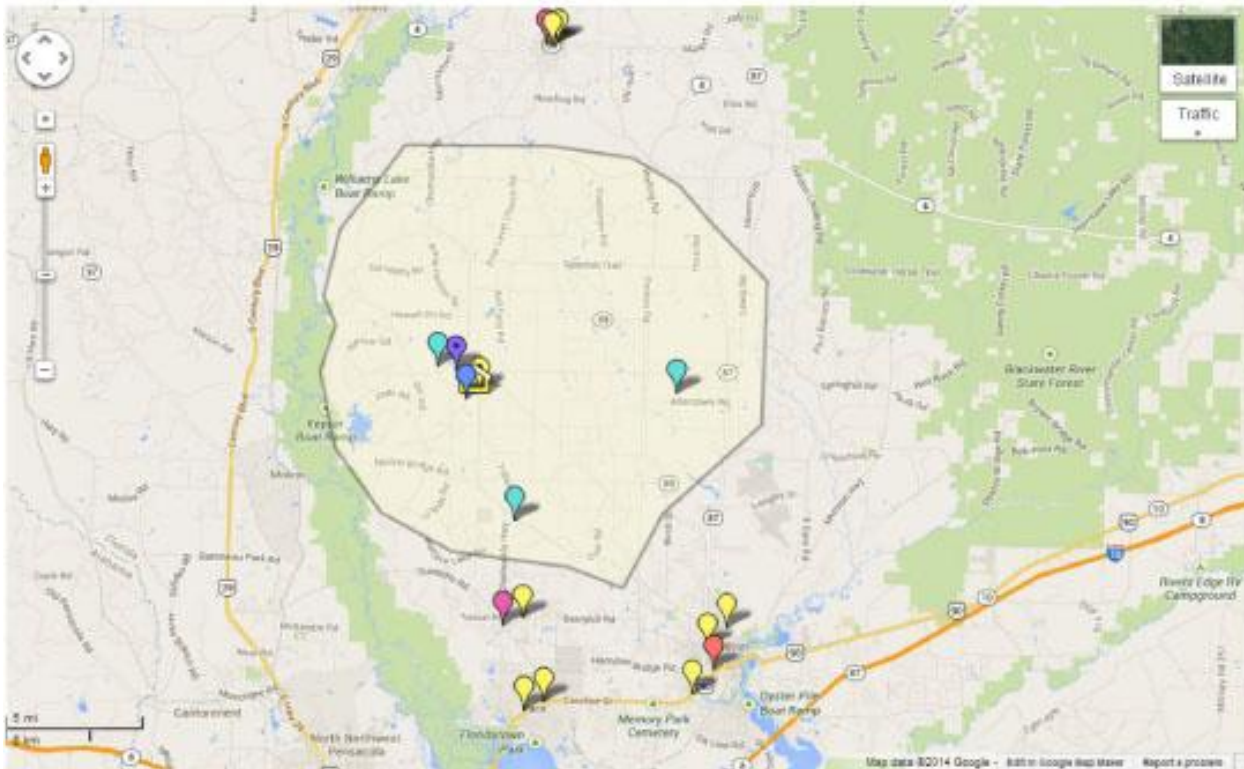
Bill Woodall Interview - Pro Grocery -

https://www.youtube.com/watch?v=GBVR08h7K_w

I think opportunity exists here - Dollar General has seized the opportunity for now. **The right combination** might include a restaurant similar to Waffle House and a modern gas station/convenience store . *(as of DEC 2018 - DOLLAR GENERAL has achieved Zoning for 2 acres at the southern tip of the Salter Road Cutoff.)*

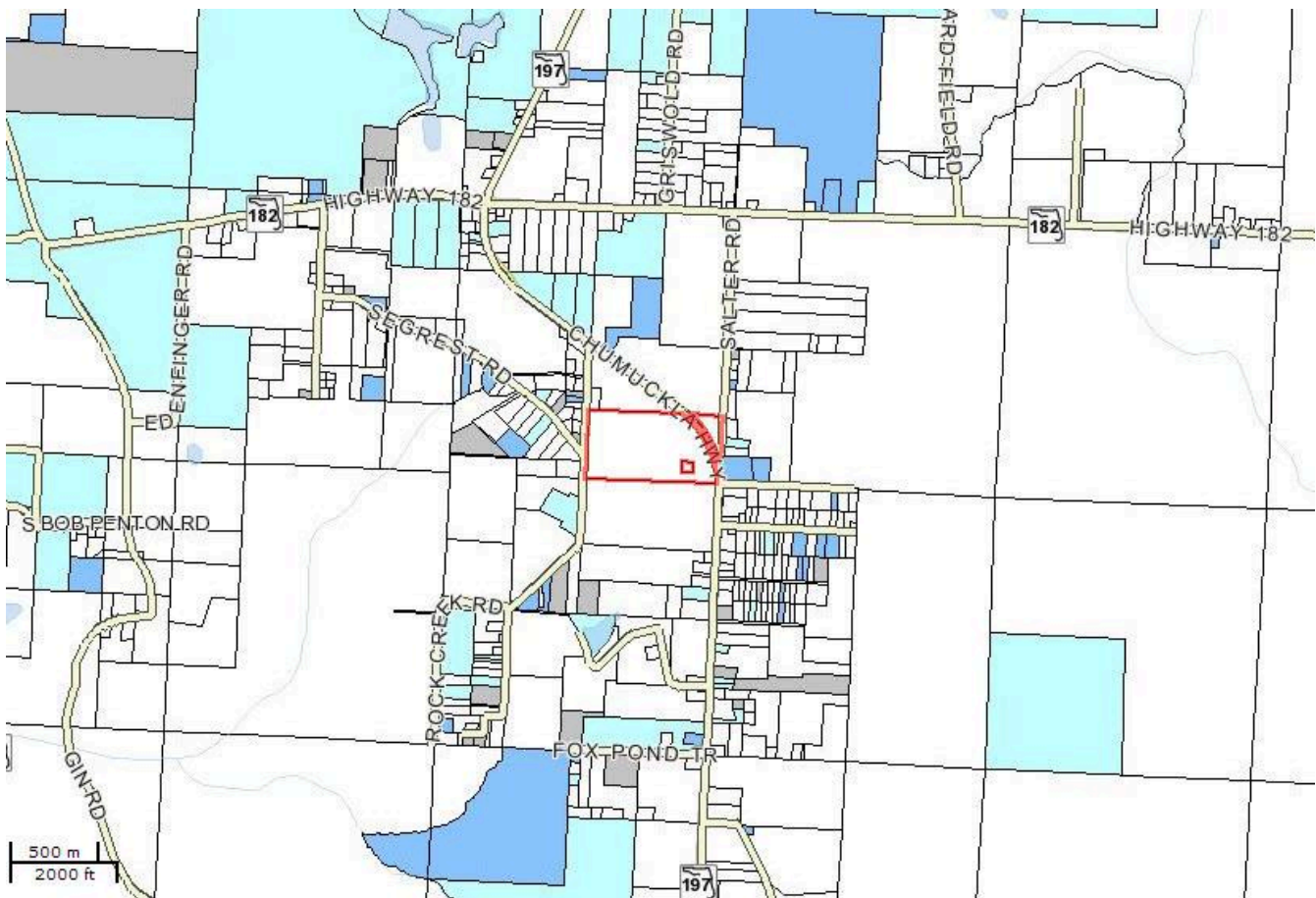
If you wish to explore this property (our family farm) I can be contacted at the phone number above. The property is not yet listed with a commercial real estate company although we will employ appropriate counsel and appraisals.

[LINK TO GOOGLE MAP showing trade area and suggested NEW STORE](#) Potentials.



The below map is from the Santa Rosa County Florida zoning and planning commission. The map indicates pre-planning by the county - which included local input - about future potential land use and limitations. The J. Lee Campbell farm (center in below map - horizontal 80 acres with upper right corner segmented by Highway 197) has excellent road frontage from both SALTER ROAD and both sides of Highway 197. Because of the future land use planning by the county, zoning for commercial in the indicated area is a simple approval process. When done however, the tax structure changes to reflect the new status. **We should be able to sell the property for commercial use. Notice the commercial future use ends just below the Salter Road cutoff** - I think because that was logical given the future potential for that intersection. It ends just before the old JE Campbell house and does not extend beyond it although Salter's Farm Market is a commercial (but farm related) enterprise ¼ mile beyond.

There is potential the road frontage (COMM) property to a commercial entity or combination of entities under a developer would make a nice grocery, eating, gas complex using **both** sides of the road. Possibly some of that land could be incorporated into park property at the road frontage and donated to the county. The WESTERN most portions would be marketed to a home builder (or up to five ranchettes) that might find it advantageous to link up with the ingress road to any grocery off 197 - and run a public road back toward Segrest LANE. **ALL THIS IS Conjecture. Many options exist for a possible buyer or buyers...** At this point all options are open including ALL going into residential "FARMETTES" (except for the ten acres bordering Byram Campbell Road which are now sold off in one acre lots.



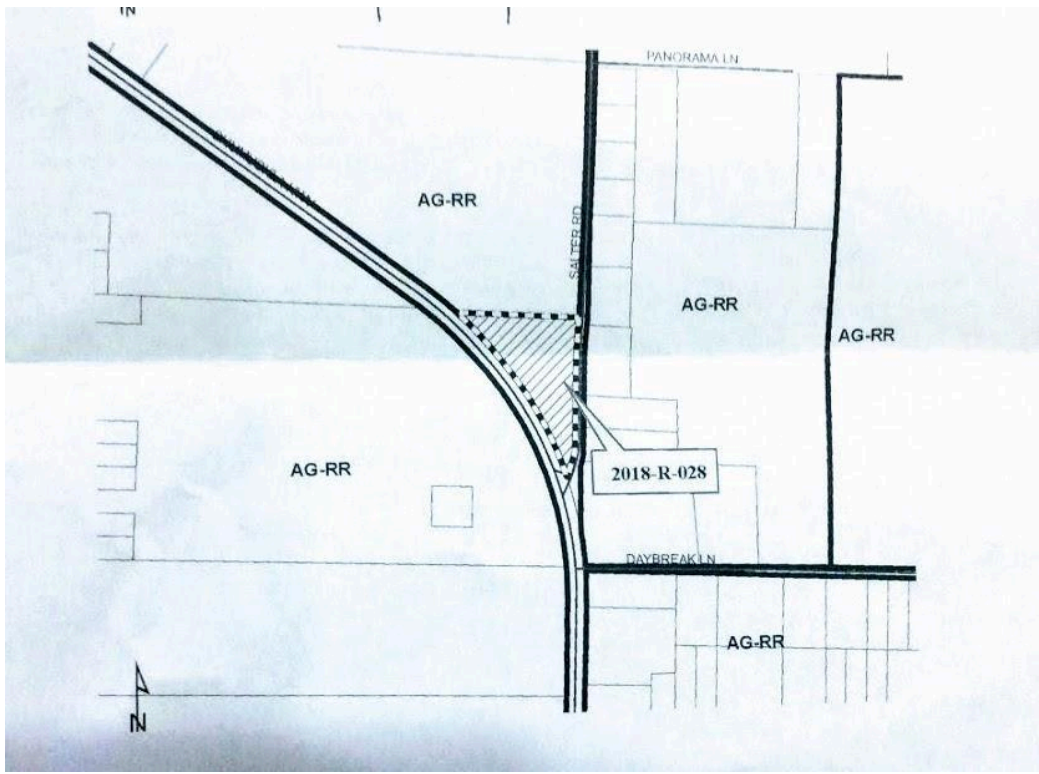
BELOW - IS ONLY ONE of HUNDREDS of possibilities in the area. One advantage of concentrating the commercial needs for the area in one location is that it will **avoid sprawling retail development down every road.** It will help to maintain the rural character of the community. The potential for proper commercial development of the Chumuckla Crossroads is extremely limited until a generation or two later when the crowding of residential properties on top of valuable commercial land is dealt with as a whole. The parcels in the crossroads are under numerous small commercial and residential competing interests that block future development. **Actually a greater amount of traffic passes this point a mile SOUTH because of the Salter Road “cutoff”.** But there is no question if enough land is offered at the crossroads it would be an excellent place for a grocery or modern convenience complex. Or **BOTH.**



Bill Woodall would like to see a Grocery AND a Grill in Chumuckla
Click here for the YOUTUBE interview with Bill. (Bill got his wish - Dollar General is Committed)

https://www.youtube.com/watch?v=GBVR08h7K_w

BELOW are maps with the dollar general store placement and preliminary engineering drawings.
Road ingress and egress are issues in discussion.....

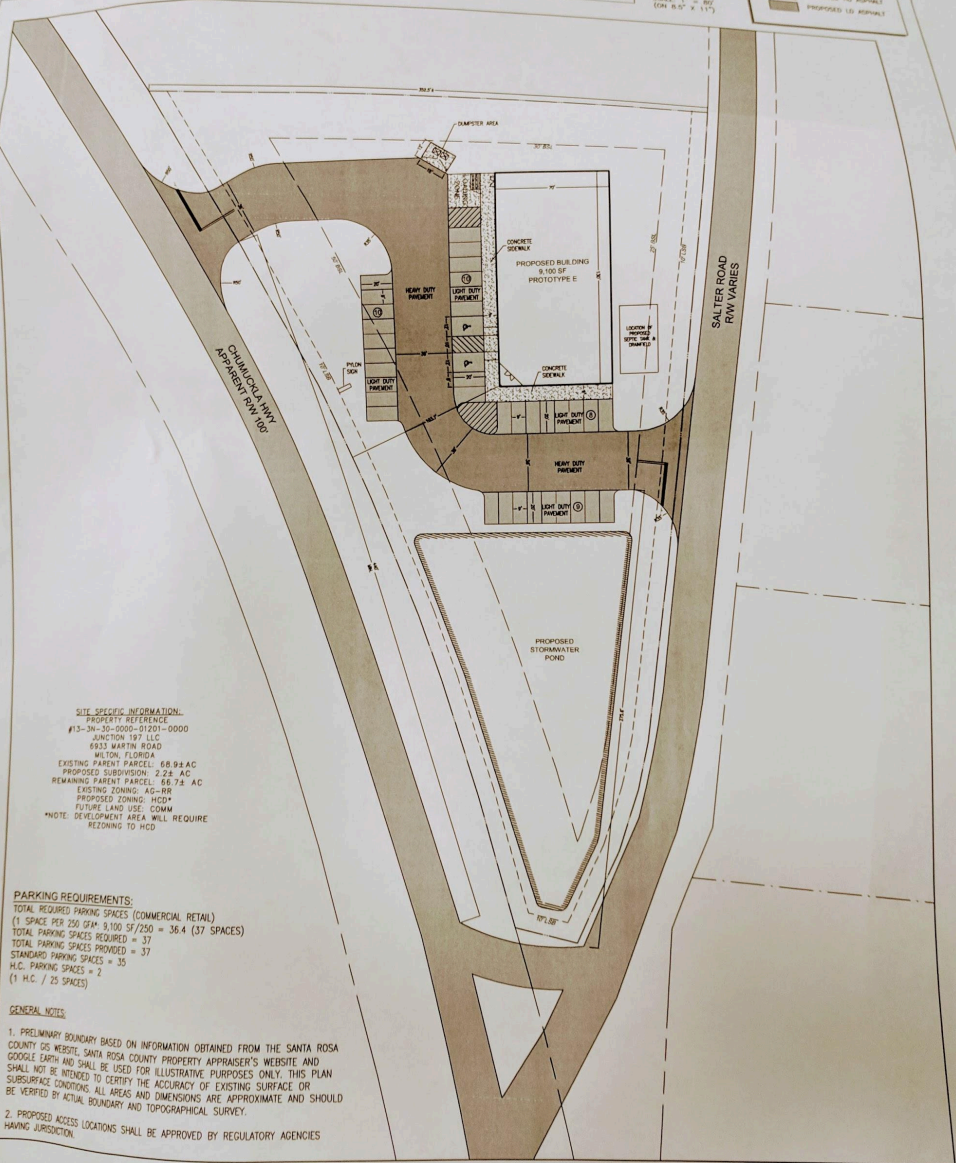


BLDG SF/SPACE	2,228 AC	NAME	JOSEPH HUBSTETLER	COMPANY	BEL ENGINEERING SERVICES, LLC	DATE	07/19/18
ACREAGE	37	PHONE	(221) 516-4289	NAME	KARL D. BELL, P.E.		
PARKING SPACES				PHONE	(850) 723-7185		

SCALE: 1" = 80'
(ON 8.5" X 11")

LEGEND:

 EXISTING ASPHALT
 EXISTING CONCRETE
 PROPOSED HMA ASPHALT
 PROPOSED (LS) ASPHALT



SITE SPECIFIC INFORMATION:
 PROPERTY REFERENCE:
 #13-3N-35-0000-01201-0000
 JUNCTION 187 LLC
 6933 MARTIN ROAD
 WILTON, FLORIDA
 EXISTING PARENT PARCEL: 68.9 AC
 PROPOSED SUBDIVISION: 2.24 AC
 REMAINING PARENT PARCEL: 66.74 AC
 EXISTING ZONING: AG-BR
 PROPOSED ZONING: HCP
 FUTURE LAND USE: COMM
 *NOTE: DEVELOPMENT AREA WILL REQUIRE REZONING TO HCD

PARKING REQUIREMENTS:
 TOTAL REQUIRED PARKING SPACES (COMMERCIAL RETAIL)
 (1 SPACE PER 250 SF) $8,800 / 250 = 35.2$ (37 SPACES)
 TOTAL PARKING SPACES REQUIRED = 37
 STANDARD PARKING SPACES = 37
 H.C. PARKING SPACES = 2
 (1 H.C. / 25 SPACES)

GENERAL NOTES

1. PRELIMINARY BOUNDARY BASED ON INFORMATION OBTAINED FROM THE SANTA ROSA COUNTY GIS WEBSITE, SANTA ROSA COUNTY PROPERTY APPRAISER'S WEBSITE AND GOOGLE EARTH AND SHALL BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHALL NOT BE INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE OR SUBSURFACE CONDITIONS. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ACTUAL BOUNDARY AND TOPOGRAPHICAL SURVEY.
2. PROPOSED ACCESS LOCATIONS SHALL BE APPROVED BY REGULATORY AGENCIES HAVING JURISDICTION.