

1400± feet of waterfront on Mulatto Bayou



	4877 (point)	4897 (house)	4800	Total
Acres	3.7	3.2	3.2	10.1
Waterfront'	725	475	200 plus inlet	1400

Per Santa Rosa County Tax Records

Disclaimer - all information provided is believed to be accurate, but no warranty by Target Auction Company or Seller.

Heritage Oaks
10± Acres with 1,400± of Waterfront on Mulatto Bayou
Santa Rosa County, Florida

Exceptional Waterfront Frontage

- 1,400± feet of continuous shoreline on scenic Mulatto Bayou
- Rare to find this much waterfront footage with substantial acreage
- Naturally vegetated shoreline offering direct access to the water
- Panoramic views – both sunrise and sunset
- Navigable access to the Gulf, Escambia Bay, Pensacola Bay, and Escambia River

Size, Privacy, and Natural Beauty

- Expansive 10-acre parcel—ideal for a private estate, lodge, or secluded retreat
- Heritage Oaks laced with Spanish moss and magnolia trees throughout and native vegetation, offering both waterfront grassy expanses and a serene, shaded, inland wooded area
- Includes a private walking trail through oak forest and along the estuarine inlet
- Abundant wildlife and birds—an Old Florida natural habitat experience
- Live oaks, magnolia trees, and crepe myrtle
- Adjacent 900 ft canal accessible by canoe/kayak/flatboat
- Private and quiet, excellent fishing

Strategic and Accessible Location

- Located 4 miles from Interstate 10, with easy access to Pensacola, Gulf Breeze, and Navarre Beach
- Conveniently close to stores, restaurants, schools, and services, yet entirely private
- Quiet, serene, secluded setting that feels remote but remains highly accessible

Development-Ready

- Existing structure may be eligible under the “51% Rule”, meaning structures may be repaired without full FEMA-compliant rebuilds
- Suitable for single-family estate, vacation lodge, or recreational development

Flexible and High-Value Use Potential

- Navigable access to the Gulf, Escambia and Pensacola Bay, and Escambia River.
- Zoned for residential use with possibilities for lodging, compound, cabins, or eco-retreat
- Ample space for additional structures, docks, boat ramps, or barns
- Perfect for fishing, kayaking, paddleboarding, or boating
- Adjacent 900±foot inlet accessible by canoe/kayak/flatboat
- Private walking trail through the woods

Investment Appeal

- High value per waterfront foot and per acre relative to local comparables
- Potential for long-term appreciation and future development
- Uniquely attractive to both those seeking an idyllic location for their dream home estate and investors
- No demolition needed—blank canvas for visionary buyer
- Unique enough to attract institutional buyers, developers, or high-net worth individuals looking for a private compound or retreat
- Over 95% dry (per wetland survey)

Turnkey Auction-Readiness

- Clean title work completed and title commitment available
- Public water and electricity available
- Property is undeveloped but not raw
- Auction format offers opportunity for value capture

Aesthetic and Lifestyle Draw

- Stunning views of both sunrise and sunset over the water
- 200± degree panoramic water view
- A peaceful estuarine setting provides a quiet retreat from the modern world supporting wildlife and birdwatching
- Ideal for those seeking natural beauty, seclusion, solitude, tranquility, nature, and Old Florida Southern coastal charm

What you will see at the bayou

Mullet jumping, dolphins, owls, pelicans, many other birds, many Heritage Oaks, Spanish moss wafting in the breeze, magnolia trees, Crepe Myrtle, Sunrise AND Sunset, grassy expanses along waterfront, shady trails, scenic vistas, 200-degree panorama of sparkling water, delightful cooling breezes

For informational purposes only. Bidder to verify all information deemed necessary.