Deer Moss Creek®

TOWN CENTER





PRE-LEASING OPPORTUNITIES

Now accepting Letters of Intent for retail and office tenants seeking space in the first phase of this thoughtfully designed mixed-use destination—where community, commerce, and nature come together.

LEASING CONTACT
Dora Cawood
Rental Manager/REALTOR®
dcawood@ruckelproperties.com
850.678.2223 | ruckelproperties.com

RPi Ruckel Properties, Inc.
REAL ESTATE & DEVELOPMENT

OFFERING SUMMARY

SITE ADDRESS
201 Town Center Blvd
Niceville, FL

TOTAL AVAILABLE SPACE
30,049 GLA

AVAILABLE SF
818-2,357 SF

LEASE RATE
$35/SF/Yr NNN

TENANT IMPROVEMENT ALLOWANCE
Negotiable

TARGET OCCUPANCY
Q1 2028

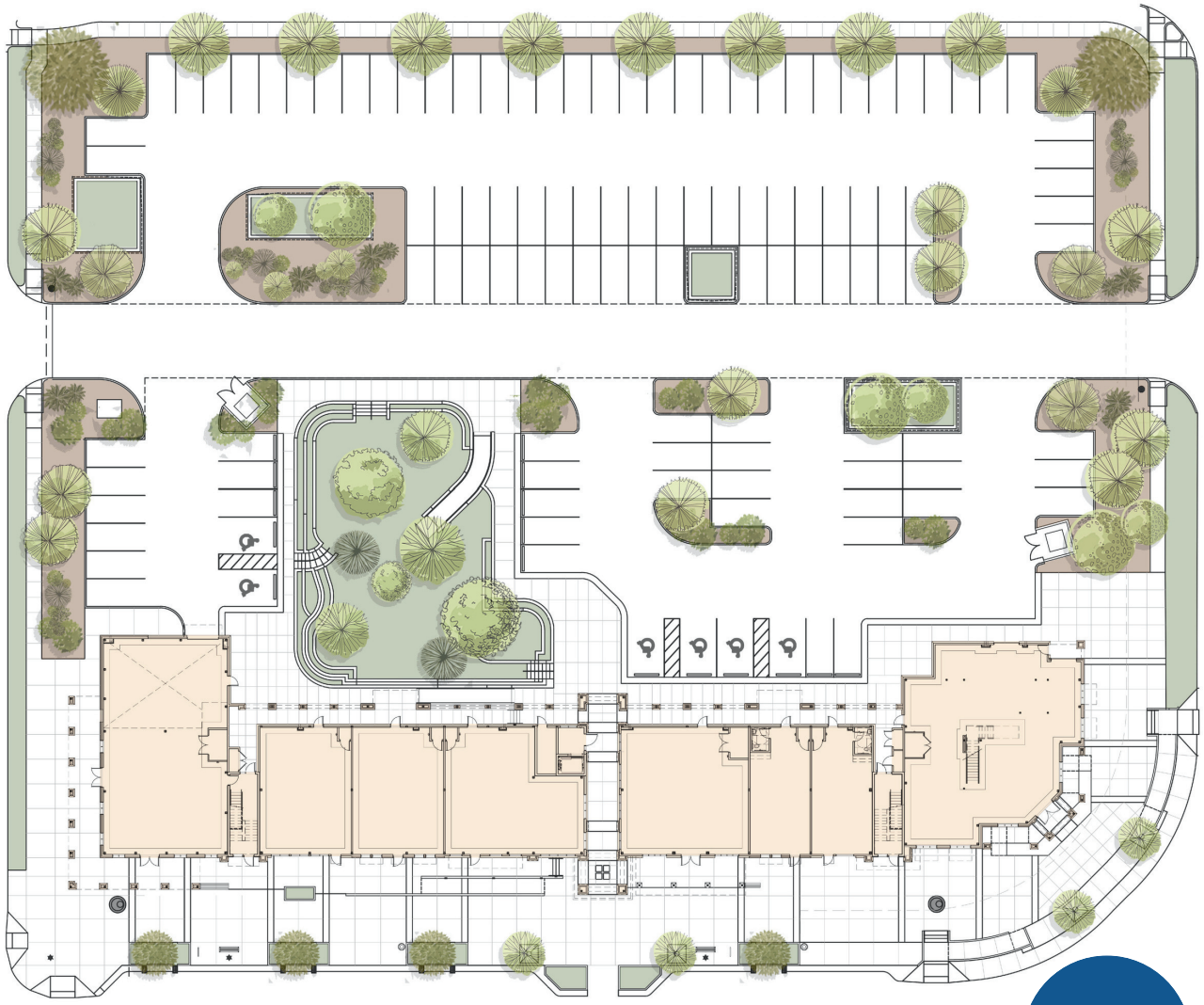
BEST USE
Retail, Restaurant, Medical,
Professional Service, Boutique Fitness

CONDITION
Gray Shell and Vanilla Shell availability

ZONING
CPUD

PARKING SPACES
122

PARKING RATIO
4.76 spaces per 1,000 SF



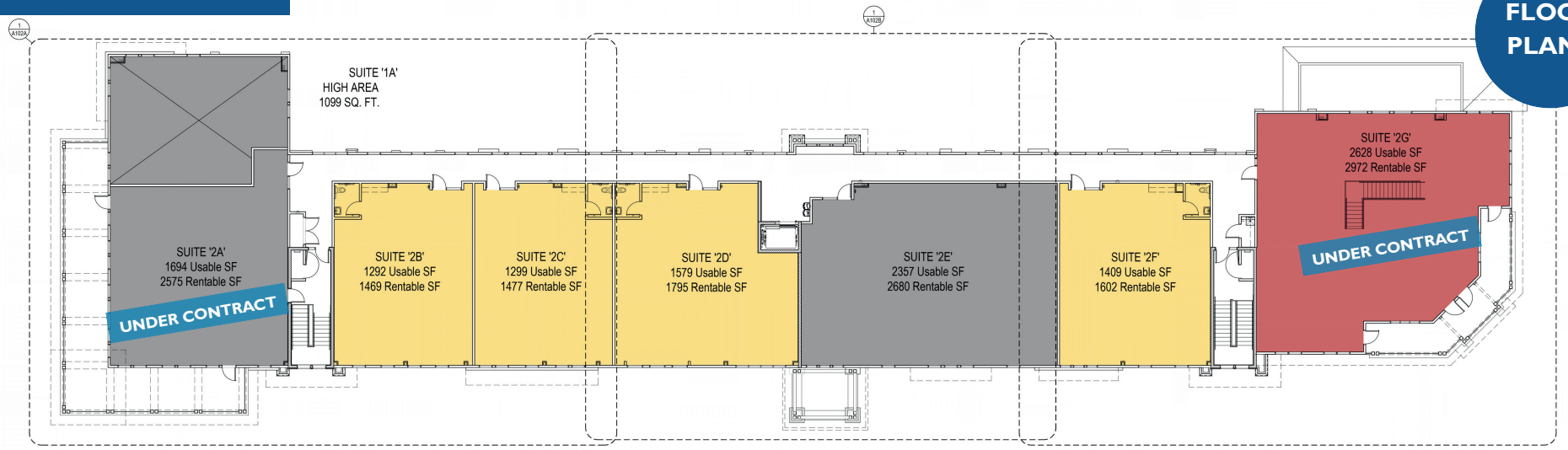
SITE PLAN

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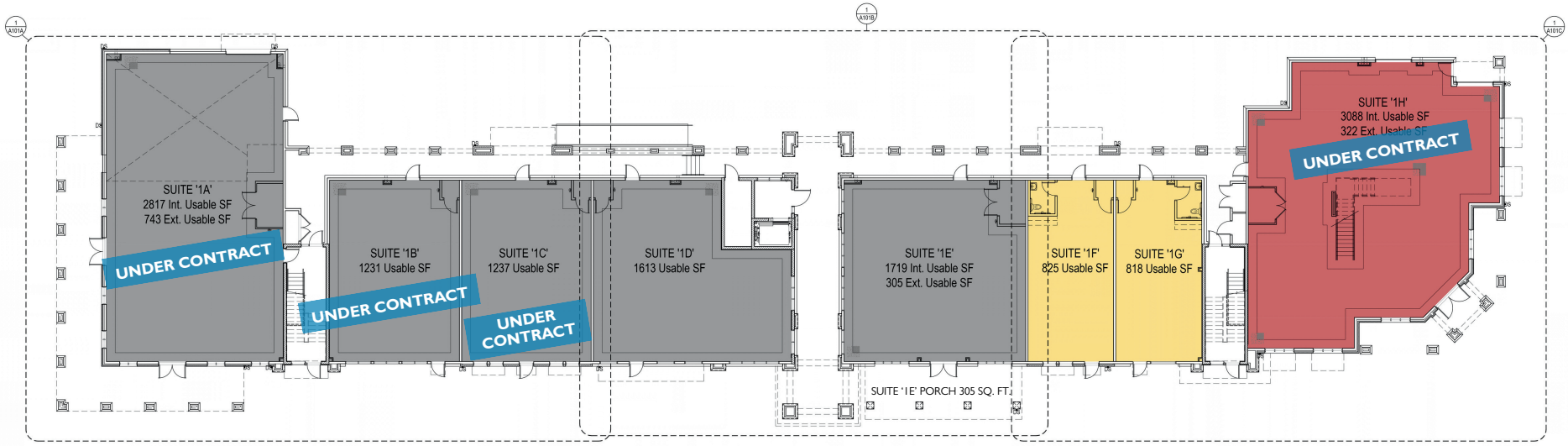
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SECOND FLOOR

FLOOR PLANS



FIRST FLOOR



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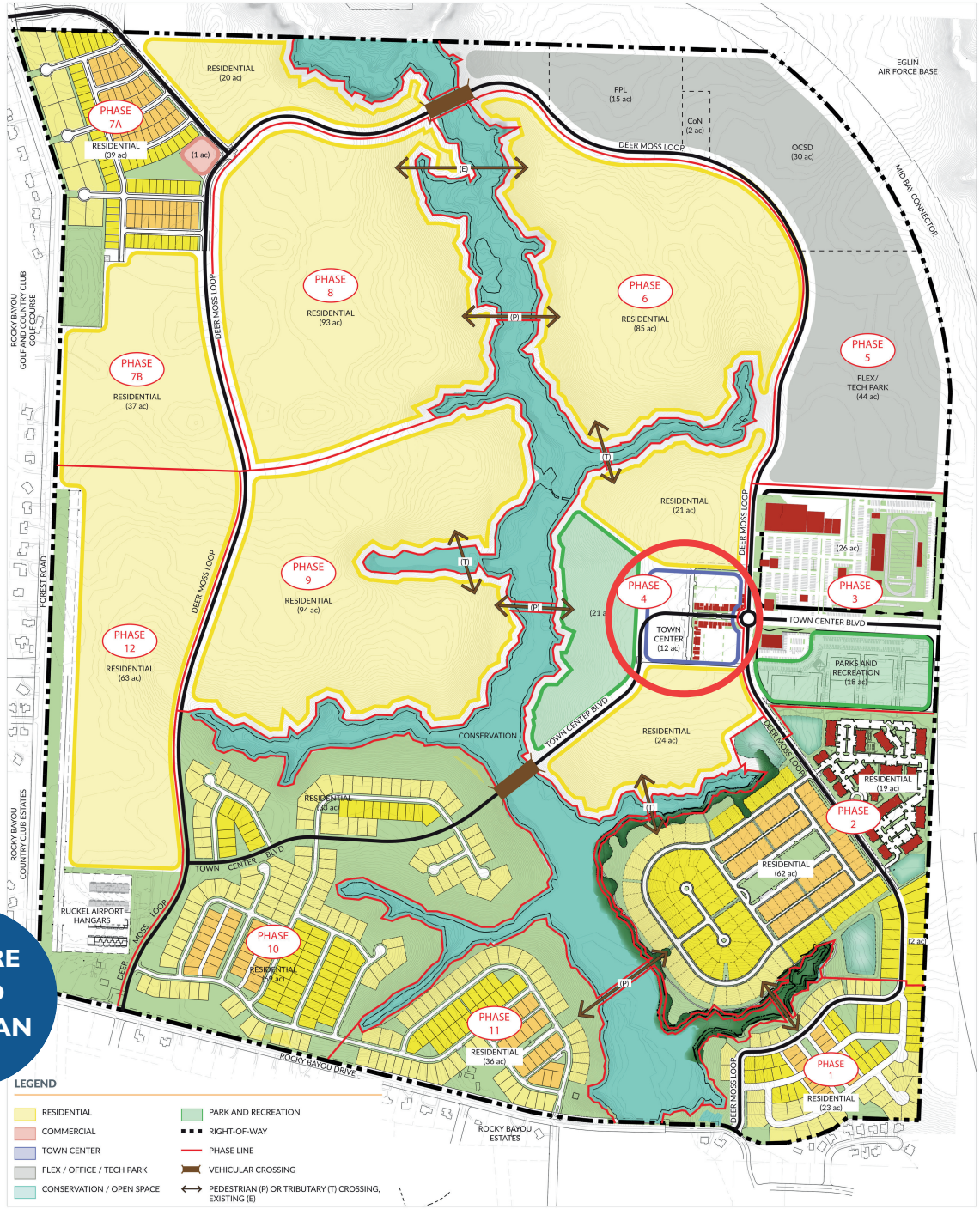
Vanilla Shell Suites

Gray Shell Suites

UNRIVALED LOCATION

- Deer Moss Creek® is an 1,100-acre master-planned mixed-use community in Niceville, located in central Okaloosa County in Northwest Florida
- The community will include a fully integrated multi-modal system, consisting of trails, bike paths, and interconnected parks
- At full buildout, Deer Moss Creek® will have up to 3500 residential units, 90 acres of office/technology/light industrial, and 40 acres of retail
- Ruckel Airport, a limited-use grass airstrip, is located along the border of Deer Moss Creek®
- Convenient to Interstate 10, Highways 285, 85, and John Sims Parkway (SR 20), plus quick access to SR 293 (Spence Parkway) and the Mid-Bay Bridge for a direct route to Destin beaches
- Adjacent to Eglin Reservation and quick access to Eglin Air Force Base, Duke Field, and Hurlburt Field
- Close to Niceville schools, Northwest Florida State College, and Twin Cities Hospital

FUTURE LAND USE PLAN



Deer Moss Creek: Future Land Use Plan - Phasing
Niceville, Florida - Ruckel Properties, Inc.
May 8, 2026
1:200
Matrix

Disclaimer: Information shown in this exhibit is conceptual and does not represent a final approved design. It is for illustrative and planning purposes.

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UNRIVALED DEMOGRAPHICS

RETAIL TRADE AREA POPULATION

2020	113,658
2026	118,003
2031	121,017

AVERAGE HOUSEHOLD INCOME

$123,259

MEDIAN HOUSEHOLD INCOME

$89,909

NON FAMILY HOUSEHOLDS

35.7%

FAMILY HOUSEHOLDS

64.3%



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Destination	Distance (miles)
Eglin AFB	8
Destin	10
Fort Walton Beach	15
Crestview	20
Panama City Beach	55
Pensacola	65









Deer Moss Creek®

Niceville, FL — a Ruckel Properties Community

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REAL ESTATE & DEVELOPMENT

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