

# Investment Property Comparison: Flagler Beach, FL

1123 N Ocean Shore Blvd vs. 2700 S Ocean Shore Blvd

## Executive Summary

Feature	1123 N Ocean Shore Blvd	2700 S Ocean Shore Blvd
Zoning	TC (Tourist Commercial)	SFR-1 (Single-Family)
STR Status	Active / Permitted	Inactive / Restricted
Flood Zone	Zone X (High Elevation)	Zone X / AE Fringe
Flood Insurance	Not Mandated	Typically Optional
Lot Type	Oceanfront	Lot + Separate Beach Parcel
Walkability	High (Blocks to Food/Pier)	Low (Car-Dependent)
Maintenance	Low (New Everlast Siding)	Moderate
Est. Value	\$1,150,000 - \$1,250,000	\$900,000 - \$995,000

## Zoning & STR Potential

- **1123 N Ocean Shore Blvd:** Zoned **TC (Tourist Commercial)**. This is the gold standard for investors as it permits short-term rentals as of right. It currently holds an active STR status, ensuring immediate, high-margin revenue with minimal regulatory risk.

- **2700 S Ocean Shore Blvd:** Zoned **SFR-1 (Single-Family Residential)**. New STR certificates are restricted by a 2008 moratorium. This property is better suited for long-term rentals or monthly stays, capping the immediate ROI.

## Flood Risk & Elevation

- **1123 N Ocean Shore Blvd:** This property sits on a naturally high dune ridge at an elevated height. Located in **Flood Zone X (unshaded)**, it is classified as minimal risk. Consequently, **flood insurance is not federally mandated**, providing significant annual overhead savings.
- **2700 S Ocean Shore Blvd:** While largely low-risk, it lacks the explicit high-ground elevation advantage of the 1123 N ridge and sits closer to the marsh-side influences to the west.

## Oceanfront Status & Amenities

- **1123 N Ocean Shore Blvd:** A **true oceanfront lot** with a private pool. The exterior was recently upgraded with **Everlast siding**—a premium composite that offers superior salt-spray and wind resistance compared to standard vinyl, reducing long-term maintenance costs.
- **2700 S Ocean Shore Blvd:** Includes the home and a **separate oceanfront parcel** across A1A. While this protects the view, it requires crossing the road to access the beach and lacks a private pool.

## Walkability

- **1123 N Ocean Shore Blvd:** Highly walkable. It is only **0.6 miles (11 blocks)** from the Pier and **only a few blocks** from restaurants like Sally's Ice Cream and Next Door Beach Bistro.

- **2700 S Ocean Shore Blvd:** Car-dependent. It is **2.5+ miles** from the Pier. While High Tides at Snack Jack is nearby, most dining and commerce require a drive.