



Live Oak Landing  
Freeport, FL



## *IN SOUTH WALTON COUNTY, ON THE CHOCTAWHATCHEE BAY...*

*Surrounded by water and within minutes of Emerald Coast beaches.*

Live Oak Landing is a secret attraction, tucked away on its own little peninsula a short distance from the Gulf of Mexico. You won't forget the captivating moss covered trees, teal waters that surround you, and state of relaxation you're in while catching the various types of Florida fish.

Nature has created the perfect hideaway for your vacation and it's waiting to be explored.



## WHO WE ARE

RVC Outdoor Destinations is breathing fresh air into the way you travel, and into what you should *expect* when you travel.

Live Oak Landing is built around our unique recreation brand, offering a better outdoor vacation experience with service and amenities similar to an upscale hotel, yet scaled to fit in a natural outdoor environment.

### **Design**

Superior site selection, respectful development, and modern functionality.

### **Premium Amenities**

Uncommon resort level amenities and convenience with on-site activities and close proximity to local attractions.

### **Exceptional Service**

Concierge dedicated to a new standard in service operations.

### **Accommodations**

Clever and pleasant accommodations for non-RVers that include two types of Resort Cottages.



## WHERE WE ARE

Find yourself in your element, away from the crowds. Live Oak Landing is on Black Creek just off of Choctawhatchee Bay in Freeport, north of Seaside and east of Destin. This peaceful haven is just minutes from scenic Hwy 30A, offering access to great restaurants, shopping and the beach.

### By land:

229 Pitts Avenue, Freeport, FL 32439

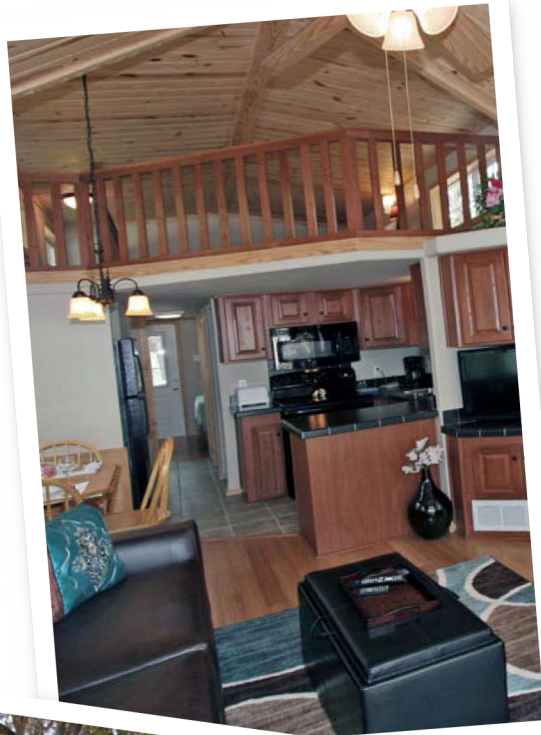
Just east of the bridge and only minutes to open Gulf waters.

### By water:

We're on the north side of Choctawhatchee Bay, just east of the Hwy 331 bridge, up Black Creek.

**Latitude/Longitude: 30.430349, -86.114252**





## ACCOMMODATIONS

Where you stay when you're here is just as memorable as the nature trails, beaches and wildlife you discover. Choose from any of these comfortable selections:

- **101 RV Sites** - concrete sites with full hook-ups, **50** amp service, cable
- **24 RVC Resort Cottages** - living area, bedroom, bath, kitchen w/ dishwasher, loft, washer/dryer, AC, flat screen TVs





## AMENITIES

Whatever you've come to expect when you travel, it's time to expect more. We are not a typical RV resort, campground, or state park. From our exceptional guest service, trendy cottages, activities pavilion, and first rate fishing location; **we give you more.**

- Concierge Service
- Screened Activities Pavilion
  - Large BBQ Grill
  - Outdoor Kitchen
  - Flat Screen TV
- Private Boat Ramp and Dock
- Charter Fishing on Site
- Free Wi-Fi and Cable
- Pet Friendly Bark Park Off-leash Area
- Available Fishing from RV and Cottage Sites
- Horseshoes and Darts
- Picnic Areas and Nature Trails
- Fun Rentals - Bike, GoPet Scooters, Kayak, Canoe, and Pontoon Boat



**Concierge Service** – Allow any of our friendly staff to familiarize you with the area, surrounding attractions or whatever you might need to know. Should you need any assistance, we're here to serve you.

**Free WiFi and Cable** – Complimentary and reliable Wi-Fi and cable are available throughout the property.

**Screened Activities Pavilion** – Traveling with a group or just want a place to hang out? Grill out and socialize with friends or view the flat screen TV on those rainy days. Either way, the pavilion is always welcoming you.

**Fun Rentals** – We've got the gear to help you stay active: kayaks, canoes, bicycles, GoPet Scooters, a pontoon boat and inner tube.

**Picnic Sites and Nature Trails** – Enjoy the beautiful scenery and wildlife with a stroll down a shaded trail or lunch by the water.

**Private Boat Ramp and Dock** – We have some of the best fishing you'll find in the state, if not the country. Our guests receive the benefit of launching their boat right from their cottage or RV site, and also utilizing the private dock that is provided. From there, you'll have direct access to the Choctawhatchee Bay, the Gulf, rivers, bayous and intercoastal waterway.

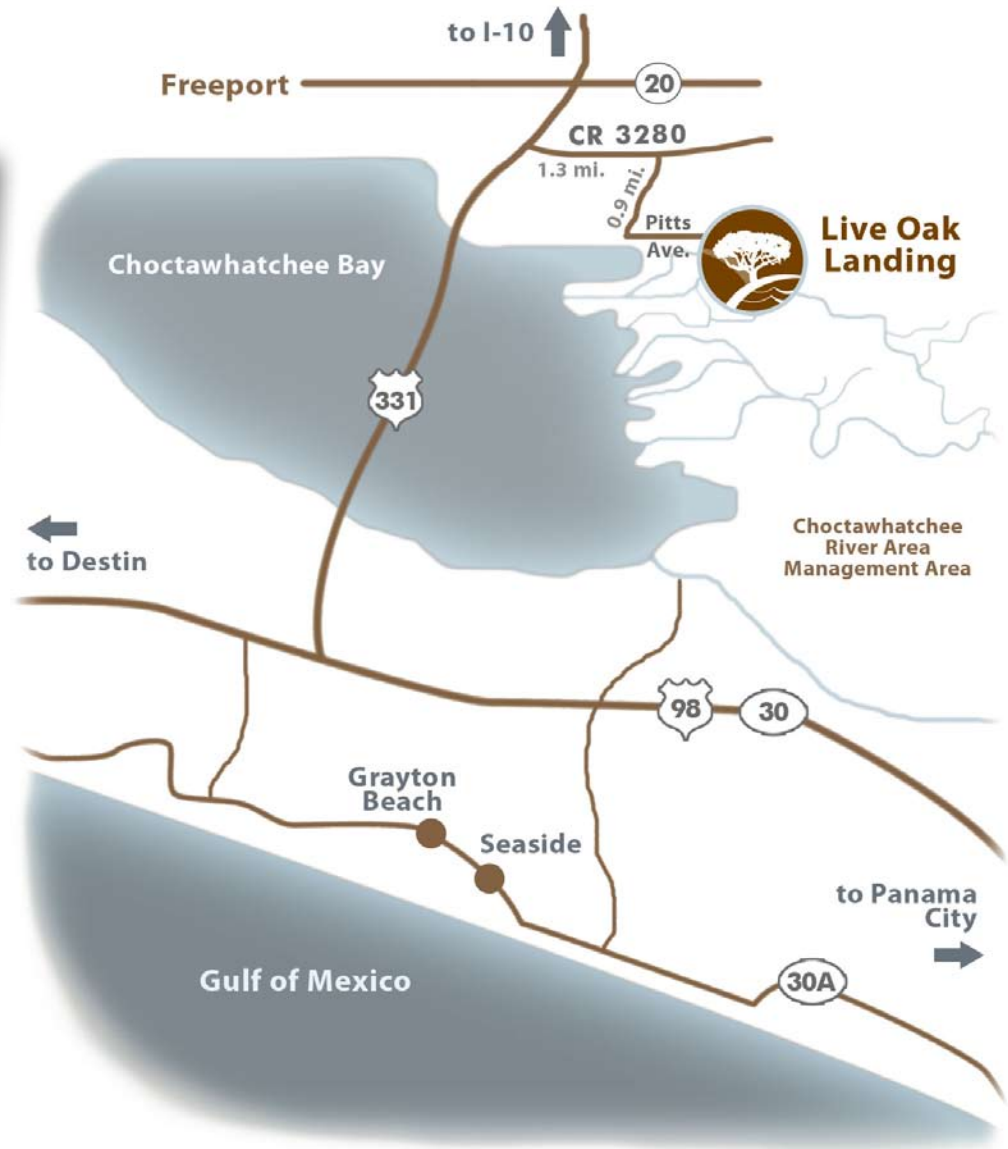




## AREA INFORMATION

Just minutes from the famous Emerald Coast beaches, Live Oak Landing encompasses mossy land in the shape of a peninsula and is known for its unworldly scenery described as “hands down, one of the most beautiful locations I’ve seen.” And it’s been said more than once.

Live Oak Landing combines the tranquil feeling of a private vacation with the fun of recreational fishing and boating. Charter fishing service is readily available and we can connect you with local fishing guides that will happily take you on a fun excursion. Five major water systems await the cut of your boat motor and the cast of your line to break the still. There’s a variety of saltwater and freshwater fish inhabiting these waters, such as Red Fish, Speckled Trout, Mullet, Striped Bass, Bream, Shellcrackers and Largemouth Bass.







## AREA ATTRACTIONS

Key ecotourism attractions include the Choctawhatchee National Forest, Eden Gardens State Park, and Topsail Hill Preserve State Park. Although the area that Live Oak Landing encompasses is recognized for its nature viewing and peacefulness, a 15 minute drive will take you to world-class white sandy beaches, top rated golf courses, scenic 30A, restaurants, shopping and other attractions in the cities of Destin and Panama City.

## CLIMATE

The climate averages from lows in the 40s and highs in the 60s from November to March, but it's wonderfully warm and dry in April and May. There is more humidity from June through September with an average temperature of 87-90 F.



## DRIVING MILEAGE

from Major Cities

Destin, FL **27** • Panama City, FL **32** • Pensacola, FL **75** • Montgomery, AL **148** • Tampa, FL **391** •  
Atlanta, GA **287** • Birmingham, AL **239** • New Orleans, LA **286** • Jackson, MS **338** • Nashville, TN **429** •  
Columbia, SC **450** • Memphis, TN **474**

to our other RVC Outdoor Destinations

Carrabelle Beach **125** • Pine Mountain **220** • Mountain Springs **486**  
• Catherine's Landing **660**

Live Oak Landing

# FACT SHEET

[www.liveoaklanding.rvcoutdoors.com](http://www.liveoaklanding.rvcoutdoors.com)

Reservations: **877-436-5063**

## Owner

RVC Outdoor Destinations [www.rvcoutdoors.com](http://www.rvcoutdoors.com)

## Location

Freeport, FL in Walton County

## Lodging Options

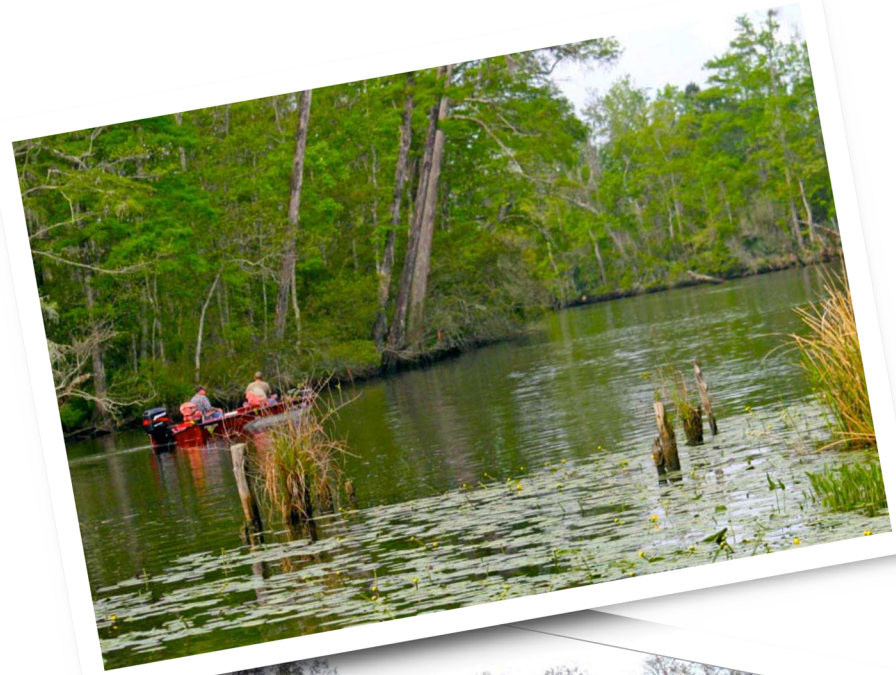
- **101 Concrete Sites** - full hook-ups, **50** amp service, cable
- **24 RVC Resort Cottages**

## An RVC Outdoor Destination

Live Oak Landing is built around our unique recreation brand, offering a better outdoor vacation experience with service and amenities similar to an upscale hotel, yet scaled to fit in a natural outdoor environment.

## Amenities

- **Concierge Service**
- **Free Wi-Fi and Cable**
- **Private Boat Ramp & Dock**
- **Screened Activities Pavilion with Outdoor Kitchen**
- **Picnic Areas and Nature Trails**
- **Charter Fishing Service On-Site**
- **Rentals: Kayak, Canoe, Bicycle, GoPet Scooters, Pontoon Boat, Inner Tube**
- **Horseshoes & Darts**



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## TEAM

### **Owner/ Operator**

RVC Outdoor Destinations is currently acquiring land and existing facilities across North America. RVC acquires, develops and operates properties under our unique Outdoor Destinations brand. We serve our customers, communities, team members and investors with respect, accountability, and a passion to succeed.

### **Property Manager**

Janet Caldwell

### **VP of Operations**

Ian Horgan

### **VP of Acquisitions**

Matt Uselton





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Freeport, FL

**877.436.5063**

**229 Pitts Ave**

**Freeport, FL 32439**



**rvc outdoor destinations<sup>®</sup>**

*Better vacations are in our nature.*

**RV SITES • YURTS • CABINS • COTTAGES • BOATING**

**[www.rvcoutdoors.com](http://www.rvcoutdoors.com)**

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**Memphis, TN 38103**