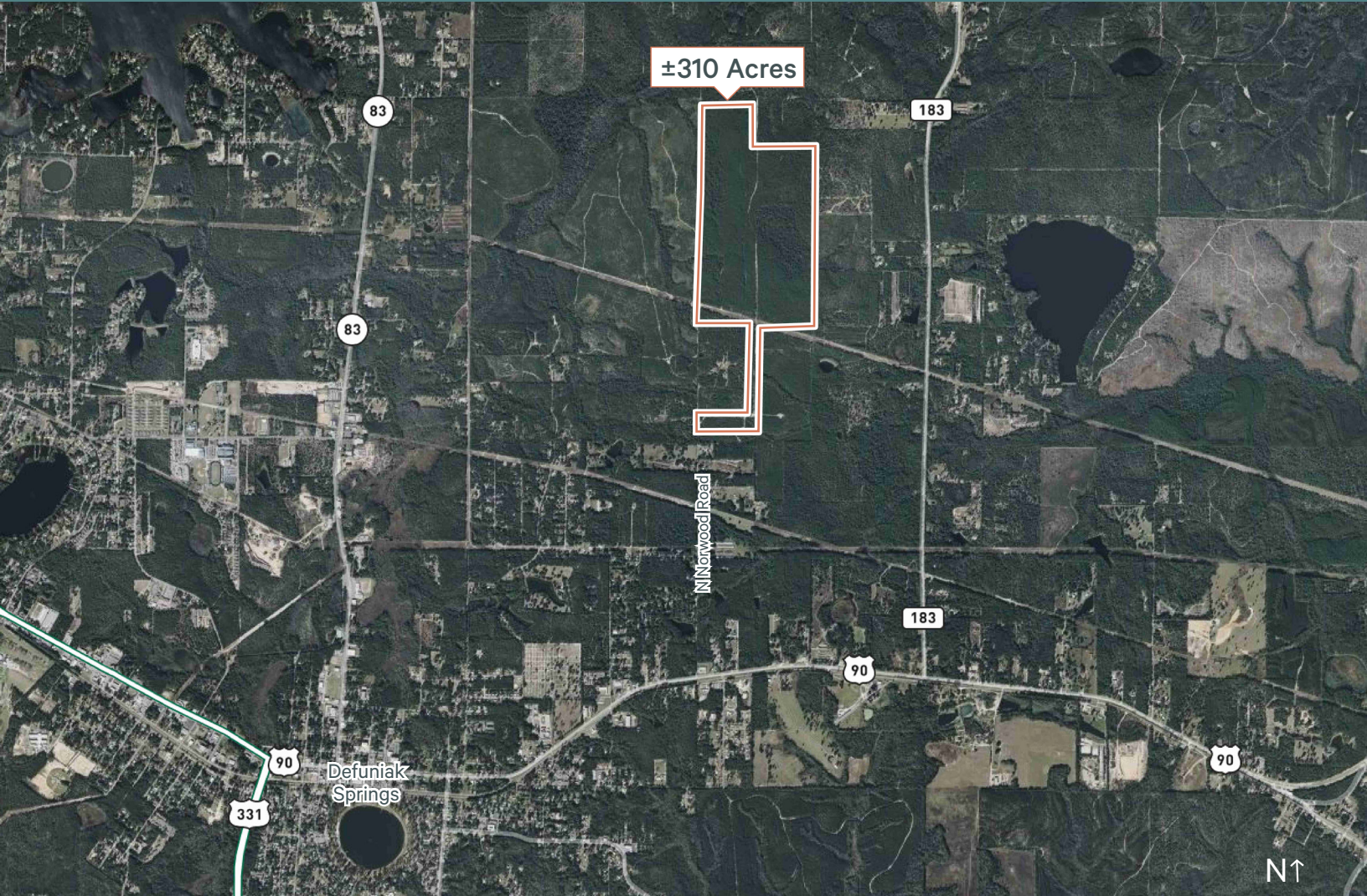


±310 Acre Development Opportunity

Well-suited for residential development or a variety of other uses



Highlights

- + ±310 acres available near US Highway 90 and I-10, offering excellent access and visibility
- + Suitable for residential, agricultural, recreational, or data center development.
- + Strategically located in Defuniak Springs, County seat of Walton County—the fastest growing county in Florida and the 4th fastest growing county in the United States.
- + Minutes from the newly expanded DeFuniak Springs Municipal Airport terminal, a key regional aviation hub and South Walton beaches, which are among the most scenic and heavily visited beachfront communities in the entire state of Florida

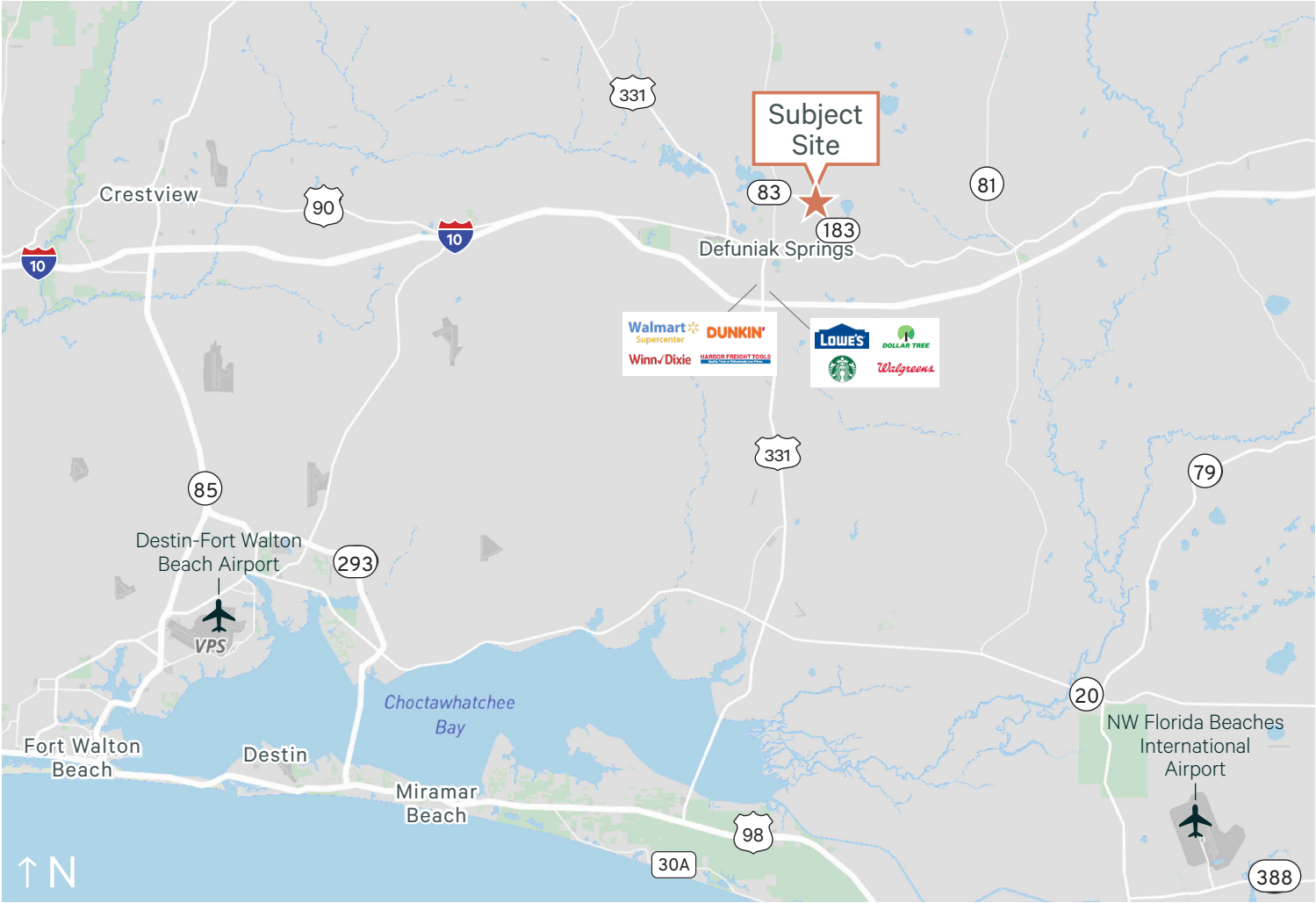
Size	±310 Acres
Zoning	Agricultural (Rural Village 2:1 rezoning applied for)
Parcels	18-3N-18-10000-006-0000 19-3N-18-10000-006-0000
Utilities	Electrical: Available Water: Provided through DFS Watershed
Flood Zone	Primarily Flood Zone X, with approximately 10% Flood Zone A.
Asking Price	Please Inquire

The Opportunity

- + Well-positioned with access directly to SR-90 via N. Norwood Road, with plans for SR-90 to be improved to 4-lanes to N. Norwood Road.
- + Prime for development with significant useable acreage, with less than 10% of acreage estimated wetlands.
- + Only 1.5 miles from the shops and restaurants along DeFuniak Springs' revitalized downtown Main Street, and just a short 30 minute drive to the famous beaches of South Walton and Scenic Route 30A.
- + Convenient to major retailers Walmart, Lowe's, Walgreen's and other major shopping centers, all within less than 5 miles.

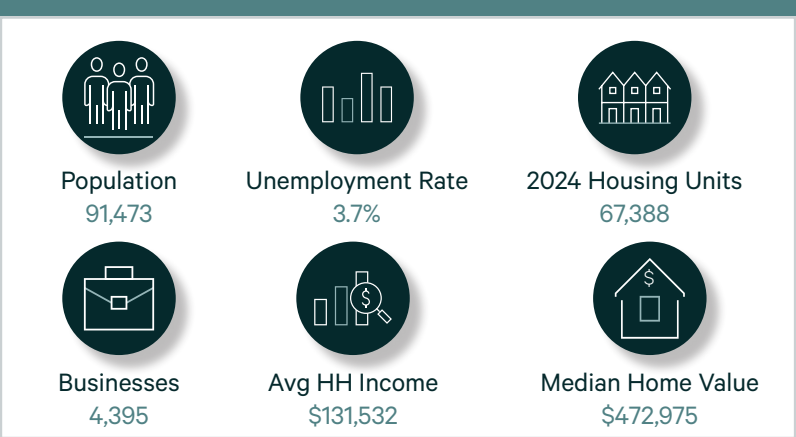


Property & Location Highlights

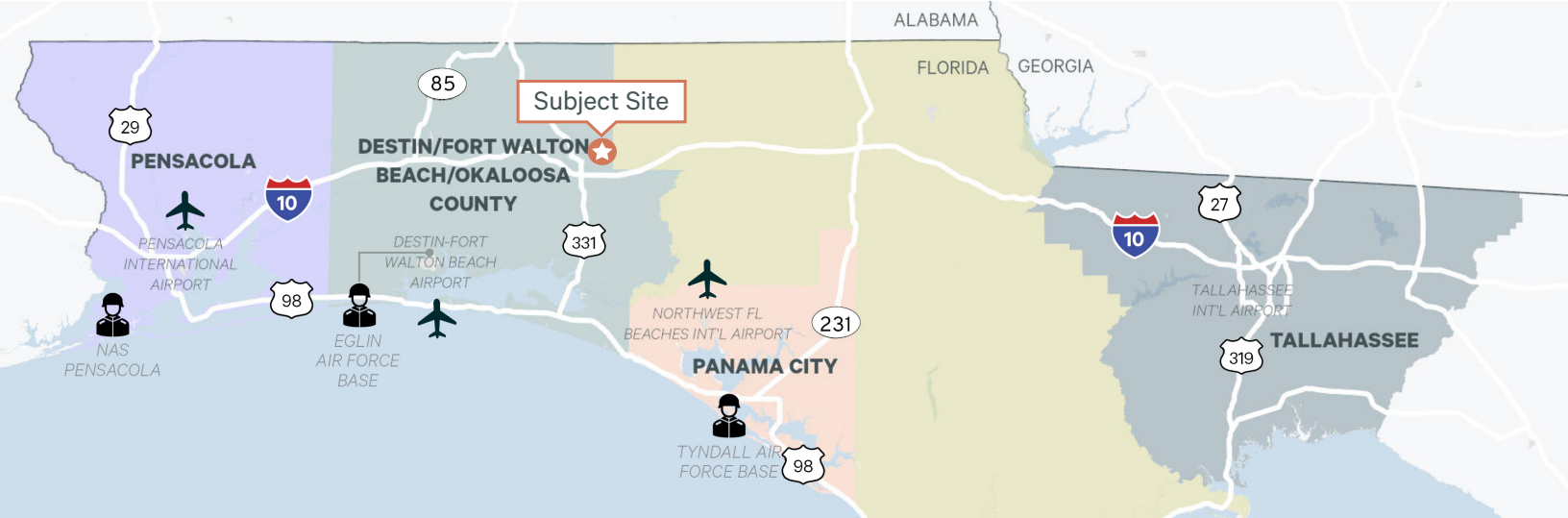


This ±310-acre property offers a rare and versatile development opportunity in the heart of Walton County, Florida. Ideally positioned near major transportation corridors and adjacent to growing residential and commercial developments, the site is well-suited for future residential communities, agricultural ventures, recreational facilities, or even large-scale infrastructure such as data centers. With proximity to the newly expanded DeFuniak Springs Municipal Airport and a revitalized historic downtown, this location is primed for long-term growth and investment.

Walton County Demographics



Distance to:	Miles
State Road 183	0.5 mi.
Downtown Defuniak Springs	1.5 mi.
State Road 83	2.5 mi.
Interstate 10	5 mi.
Freeport	20.5 mi.
Beaches of South Walton	30 mi.
Crestview	32.3 mi.
Northwest Florida State College	34 mi.
Destin-Fort Walton Beach Airport (VPS)	39 mi.
Eglin Air Force Base	42.1 mi.
Northwest Florida Beaches Airport (ECP)	52.2 mi.
Panama City Beach	52.6 mi.
Tyndall Air Force Base	78.7 mi.
Downtown Pensacola	84.7 mi.



Walton County

History

Walton County was originally settled in the mid to late 1700s by the British, as well as Scottish re-settlers from the Carolinas area. At the time the entire area stretching well into present day Louisiana was known as British West Florida. Even after the Spanish regained control of what is now Florida, they found that they could not govern the British and Scots who had settled what is now Walton County. The nearby town of DeFuniak Springs was made famous as home to the Florida Chautauqua Winter Assembly from 1885-1920 at the height of the Chautauqua movement, bringing Walton County's first visitors.

Geography

Walton County lies along Florida's Emerald Coast, a scenic five-county stretch from Pensacola to Panama City. The county spans from the Gulf of Mexico in the south to the Alabama border in the north and includes Britton Hill, Florida's highest natural point at 345 feet above sea level. Its county seat, DeFuniak Springs, is built around Lake DeFuniak, one of only two nearly perfectly round, spring-fed lakes in the world. More than 80% of visitors to Walton County arrive by car, and 71% come from the Southeastern U.S., with major markets like Atlanta (14%) and Dallas (7%) within a day's drive.

Population

Walton County ranks as the fourth fastest growing county in Florida, with its population rising from 55,214 in 2010 to 92,254 in 2025—a 67% increase. This growth is driven by the area's natural beauty, economic opportunities, and strategic location, and it is expected to continue. Along with neighboring Okaloosa County to the west, which includes Destin and Fort Walton Beach, and Bay County to the east, home to Panama City, the region now has a combined population of approximately 512,435 residents.

Economy

Tourism centered around the Beaches of South Walton remains Walton County's primary economic driver, generating over \$5.3 billion in total economic impact and supporting nearly 28,000 local jobs. Visitors are drawn to the area's natural beauty, with most arriving by car from major Southeastern markets like Atlanta and Dallas. Expanding its industrial footprint with multiple new large scale developments underway, as well as the recently announced expansion of the DeFuniak Springs Municipal Airport, to support long-term growth for the area.

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