

BELLCORE

COMMERCIAL



FREEPORT SPACE AVAILABLE FOR GROUND LEASE

US HIGHWAY 331, FREEPORT, FL 32439



PROPERTY DESCRIPTION

Prime Ground Lease opportunity in Freeport, FL. The proposed development is a total of +/- 1.09 acres, with pad-ready sites becoming available for ground lease. The development is located off US-331, with a daily traffic count of 25,000 vehicles. US-331 spans 150 miles from Santa Rosa Beach, FL, to Montgomery, AL. The site is an excellent location for retail development, being situated next to national retailers and businesses such as Publix, McDonald's, Waffle House, Dairy Queen, FedEx, UPS, Subway, Exxon, Shell, and many more.

PROPERTY HIGHLIGHTS

- Prime Ground Lease opportunity in Freeport, FL
- Approximately 188 feet of frontage along the heavily trafficked US Hwy 331 (25,000 VPD)
- Nearby national retailers include Publix, McDonald's, Waffle House, Dairy Queen, FedEx, UPS, Subway, Exxon, Shell, and many more

OFFERING SUMMARY

Lease Rate:	\$85,000.00 per year (Ground)
Lot Size:	+/- 1.09 Acres
Property Type	Land
Traffic Count	25,000

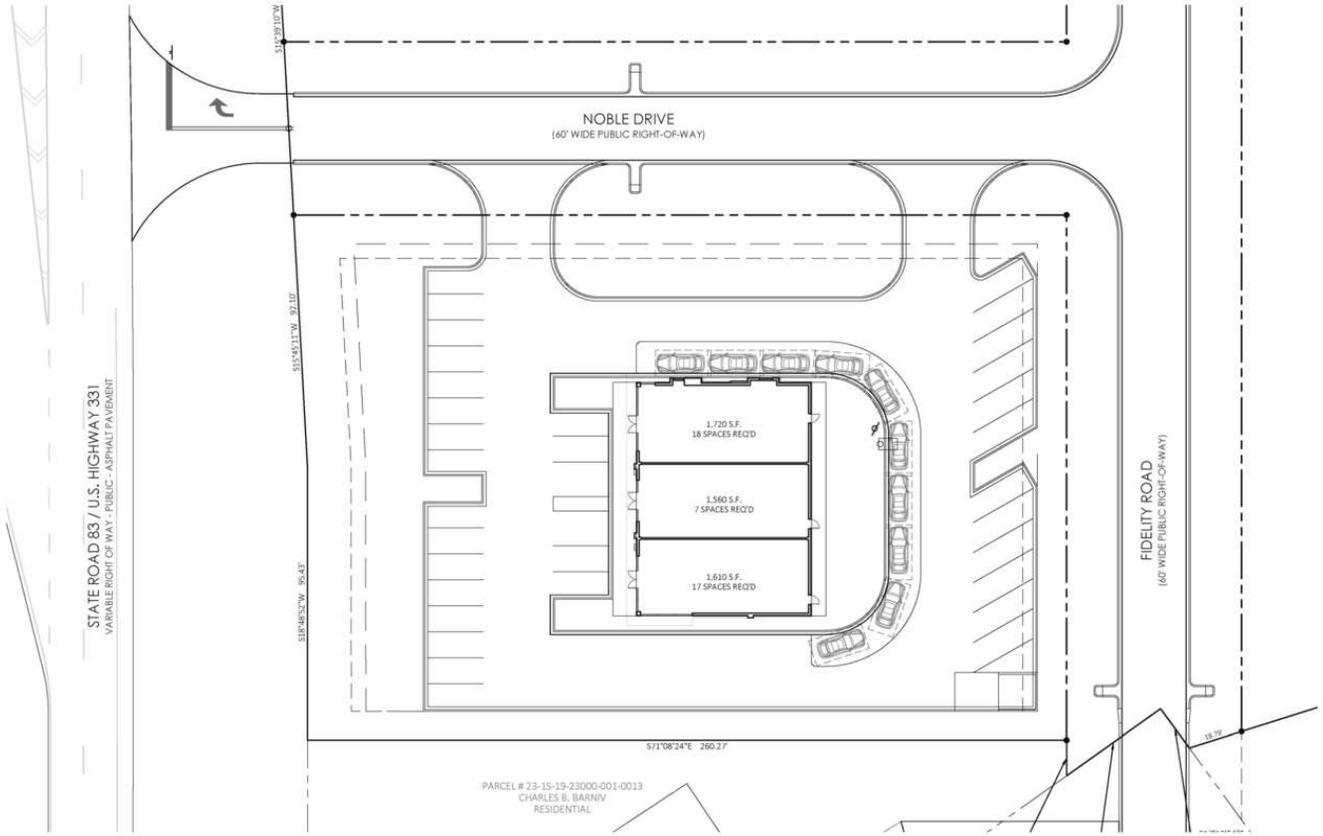
US Hwy 331 S
25,000 VPD

Noble Dr
Access Road

Fidelity Rd
Access Road

SITE

Old Jolly Bay Rd
Access Road





LOCATION OVERVIEW

Walton County is in the North Florida Panhandle approximately +/-55 miles east of the City of Pensacola and +/-100 miles west of The City of Tallahassee. The site is near the destination beaches of Florida's Emerald Coast, restaurants, and entertainment. Walton County has a strong economy supported by over 4 million visitors and an estimated \$4.4 billion in sales volume annually within the trade area. Major employers in the area include Okaloosa County School District, Walton County School Board, Fort Walton Beach Medical Center, Lockheed Martin, Walton County Government, San Destin Golf and Beach Resort, Reliance Test & Technology, Okaloosa Board of County Commissioners, North Okaloosa Medical Center, and L3 Crestview Aerospace.

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, NOAA, U.S. Geological Survey, USDA/FPAC/GEO



Portland Self Storage

Freeport Elementary School

Freeport Middle School

SHERWIN-WILLIAMS

DOLLAR GENERAL

REGIONS

Advance Auto Parts

TEXACO

O'Reilly AUTO PARTS

Community Bank

Freeport Regional Sports Complex

THE OAK HOUSE

AND OYSTER BAR

Hammock Bay Bay Club

DOLLAR GENERAL

State Hwy 20 E
16,500 VPD

The UPS Store

Builders FirstSource

Trustmark

SUBWAY

The First

Great Clips

Waffle House

ACE Hardware

DQ

McDonald's

Publix

CEFCO

Shell

Exxon

ollo's CAR WASH

TACO BELL

SITE

US Hwy 331 S
25,000 VPD



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	42	3,958	13,615
Average Age	46.3	38.4	41.5
Average Age (Male)	48.0	37.9	39.3
Average Age (Female)	41.1	37.5	40.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	22	1,840	6,554
# of Persons per HH	1.9	2.2	2.1
Average HH Income	\$68,733	\$62,555	\$59,962
Average House Value	\$232,970	\$245,077	\$244,321

* Demographic data derived from 2020 ACS - US Census



HARRY BELL JR.

Managing Broker

harry@bellcorecommercial.com

Direct: **850.977.6991** | Cell: **850.240.0527**

FL #BK3026917 // AL #000078384-1

PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434