



IN ASSOCIATION WITH PARASELL, INC.  
A LICENSED FLORIDA BROKER #CQ1059597  
P: 949.942.6585

# Macedonia Church Road – Land Site

Macedonia Church Road, Defuniak Springs, Florida 32435



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Macedonia Church Road – Land Site | Defuniak Springs, FL

MMG Real Estate Advisors is pleased to present the opportunity to acquire the **Macedonia Church Rd land site**, a ±7-acre land parcel located in Walton County near DeFuniak Springs, Florida. The property contains approximately 1,153 feet of frontage along Macedonia Church Road and a deep lot configuration, with an approximately 1,084-foot top boundary, that supports multiple subdivision layouts. The site is located in a high-growth county that has experienced meaningful population growth since 2020, with Census estimates showing continued increases through 2024. The property is located approximately ½ mile east (as the crow flies) of the new 91-lot Sawmill Court community, where new homes have sold for over \$300,000 and finished lots have sold for over \$75,000. The site is zoned RV by right, allowing development densities of up to 2.0 dwelling units per acre and permitting single-family detached and attached product, as well as attached single-family and short-term rental units. The property is located in Flood Zone X, has no wetlands on-site, and features gentle topography.



## MACEDONIA CHURCH RD - LAND SITE

MACEDONIA CHURCH RD,  
DEFUNIAK SPRINGS, FL 32435

|                     |                                 |
|---------------------|---------------------------------|
| County              | Walton                          |
| Site Size (SF)      | 313,632                         |
| Site Size (AC)      | 7.2                             |
| Current Zoning      | RV - Rural Village              |
| Zoning Municipality | Unincorporated Walton County    |
| Density Allowed     | 2 du/ac                         |
| Uses Allowed        | Attached & Detached Residential |
| Parcel ID Number(s) | 02-2N-18-09000-003-0040         |
| Entitlement Status  | Residential Zoning In-Place     |

## INVESTMENT HIGHLIGHTS



High-Growth  
County with Durable  
Housing Demand



Path-of-Development  
Location with Proven  
Homebuilding Momentum



By-Right RV Zoning  
with Multiple End-  
User Strategies



Subdivision-Friendly  
Geometry with Small-  
Site Advantages



Diligence-  
Friendly, Minimally  
Constrained Site



## High-Growth County with Durable Housing Demand

The subject site is located in Walton County, which has experienced meaningful population growth since 2020. Census estimates indicate continued population increases through 2024.



## Path-of-Development Location with Proven Homebuilding Momentum

Walton County has maintained a steady pipeline of new housing units authorized by building permits over multiple years. The property is located approximately ½ mile east (as the crow flies) of the 91-lot Sawmill Court community, where new home sales have exceeded \$300,000 and finished lot sales have exceeded \$75,000.



## By-Right RV Zoning with Multiple End-User Strategies

The site is zoned RV by right and allows development densities of up to 2.0 dwelling units per acre. Permitted uses include single-family detached product, single-family attached product, and attached single-family short-term rental units. Potential development concepts include entry-level single-family housing, build-for-rent (SFR/BTR), small-lot or cottage-style product, and “missing middle” attached housing.



## Subdivision-Friendly Geometry with Small-Site Advantages

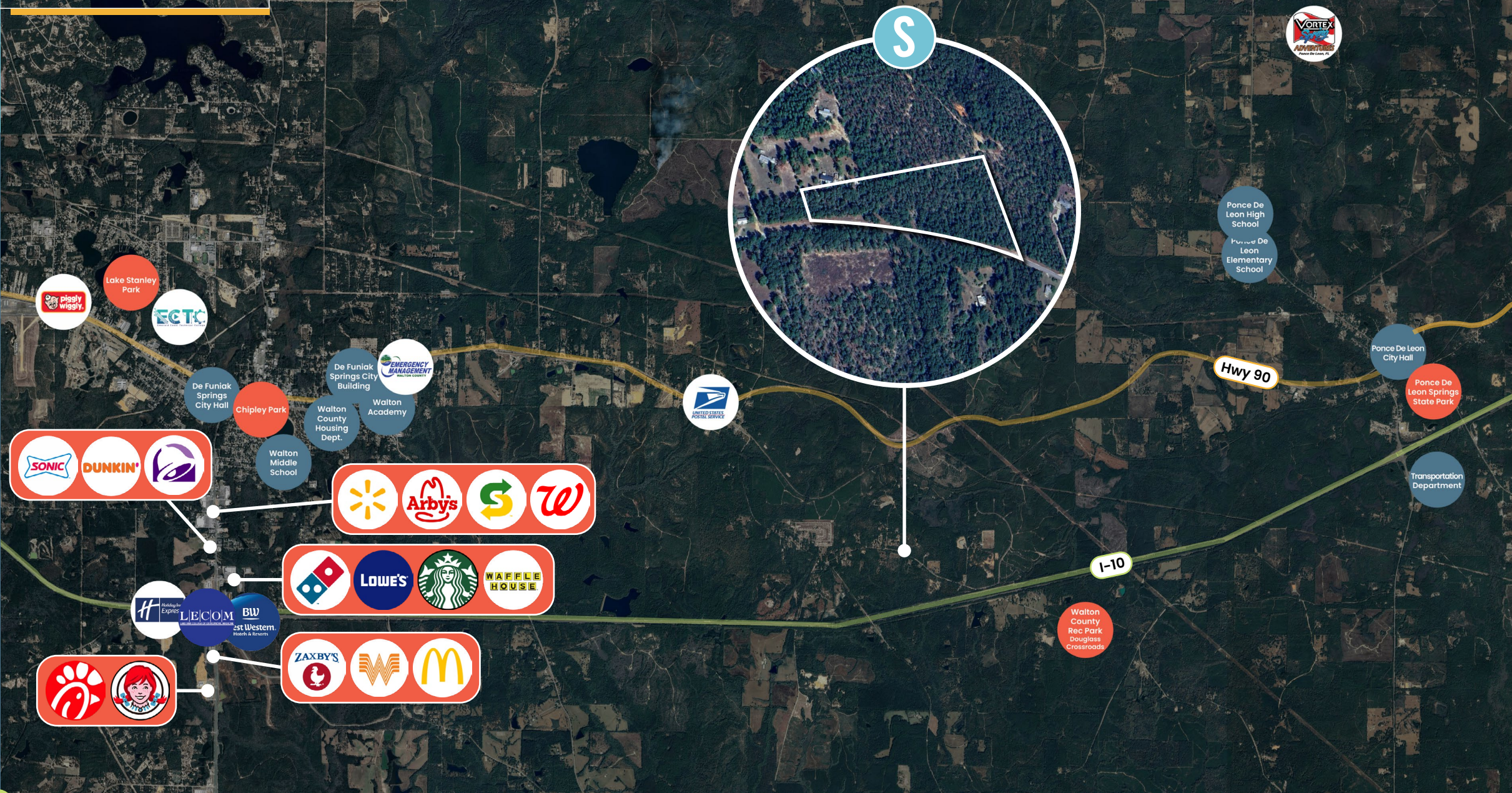
The ±7-acre site includes approximately 1,153 feet of frontage along Macedonia Church Road, located along a curve that allows flexibility for entry placement, signage, and visibility. The deep lot configuration, with an approximately 1,084-foot top boundary, supports multiple planning approaches, including frontage-lot concepts with fewer roads or a traditional subdivision with a single-entry internal road and lots on both sides. The site size aligns with regional and local builder development profiles.



## Diligence-Friendly, Minimally Constrained Site

The property is located within Flood Zone X, contains no wetlands, and features gentle topography, limiting grading complexity and supporting a straightforward engineering and platting process.





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## DISCLAIMER AND CONFIDENTIALITY AGREEMENT

All interested buyers are hereby advised that the ownership of Macedonia Church Road - Land Site is soliciting offers exclusively through MMG Real Estate Advisors and ParaSell, Inc. Any offer submitted by a prospective buyer may be accepted or rejected at the sole discretion of the Owners. As part of the offer process, the Owners will evaluate a number of factors beyond price and terms, including, without limitation, the experience, financial capacity, and track record of prospective purchasers.

This Offering Memorandum has been prepared exclusively by MMG Real Estate Advisors and ParaSell, Inc., based on information provided by the Owner. The information contained herein is confidential and is provided solely for the purpose of evaluating a potential acquisition of the Property. This material may not be used for any other purpose or disclosed to any other party without the express written consent of MMG Real Estate Advisors and ParaSell, Inc.

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MMG Real Estate Advisors and ParaSell, Inc. further recommend that each prospective purchaser conduct a comprehensive review of every financial, legal, and physical aspect of the Property to determine whether the asset meets their individual objectives and expectations.

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An aerial photograph of a large, irregularly shaped lake surrounded by dense trees and several buildings. The image is overlaid with a semi-transparent blue filter. In the center, the letters 'MMG' are displayed in a large, white, bold, sans-serif font. A white diagonal slash cuts through the middle of the 'M's. Below the 'MMG' logo, the website address 'mmgrea.com' is written in a smaller, orange, sans-serif font.

# MMG

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