

Prime Commercial Development Opportunity

Highway 331 Retail Center

16809 US Highway 331 South, Freeport, Florida 32439

Listing Price: \$4,000,000

Rare Turn-Key Development Site with Active Development Order in Hand

This is a **once-in-a-lifetime opportunity** in one of the fastest-growing corridors on Florida's Emerald Coast. Not often does a fully entitled, shovel-ready commercial site like this become available—especially one where the seller has invested tremendous time, effort, and resources to secure approvals, complete designs, build schedules, and all necessary drawings.

Property Highlights

- **±3.8 Acres** of prime commercial land with excellent frontage on busy US Highway 331
- **Active Development Order (D.O.) in hand** — fees paid and ready to build
- **Approved Mixed-Use Plan** featuring:
 - **18,030 ft²** of retail space
 - **7,727 ft²** of restaurant space
 - **1,228 ft²** of outdoor seating
 - **2,155 ft²** standalone restaurant with drive-through
- **Prime position almost directly across from the new Walmart Supercenter** (with fuel station) currently in development — massive built-in traffic and customer draw
- **High-visibility location** in the heart of Freeport's booming commercial corridor
- **All design, engineering, and build documents** completed by the seller — saving the buyer significant time and money
- High and dry site with strong access and infrastructure in place

Why Freeport & US 331? Explosive Growth You Can Capitalize On

Freeport is one of the fastest-growing cities in the region, fueled by:

- Thousands of new residential units in master-planned communities (Owl's Head, Riverwalk, Longleaf, The Exchange, and others)
- **The new Walmart Supercenter with fuel station** (approximately 175,000 sq ft on 96 acres) anchoring the corridor — groundbreaking expected soon and construction advancing
- Strong daily traffic counts along US 331 (tens of thousands of vehicles)
- Proximity to South Walton's world-famous 30A beaches, Destin, and the Emerald Coast's tourism economy
- Expanding infrastructure, new apartments, schools, parks, and services drawing residents and visitors

This site sits in a high-traffic retail corridor, **almost directly across from the new Walmart**, surrounded by residential growth. It is ideal for national or local tenants seeking maximum visibility and accessibility. The approved mixed-use plan for **retail + restaurant + drive-through** (including generous outdoor seating) is perfectly positioned to serve the surging local population, Walmart shoppers, and passing traffic.

Exceptional Value & Time Savings

The current owner has done the heavy lifting:

- Obtained the **active Development Order**
- Completed full design packages and build schedules for the approved square footages
- Invested countless hours navigating Walton County approvals

Buyers stepping into this property avoid years of entitlement risk, delays, and costly studies. You can move straight to permitting, construction, and tenancing — dramatically accelerating your return on investment, especially with the Walmart traffic generator directly across the highway.

Location Advantages

- Direct frontage on US Highway 331 (major north-south artery)
- **Almost directly across from the new Walmart Supercenter** — unparalleled synergy and customer spillover
- Minutes from Highway 20 intersection and growing commercial hubs
- Short drive to 30A beaches, Destin-Fort Walton Beach Airport, and regional attractions

- Surrounded by new housing, shopping, and services — creating built-in demand for retail and dining

Ideal For

- Developers seeking entitled retail/restaurant pads with drive-through capability
- Investors building a multi-tenant shopping center or freestanding concepts
- National or regional restaurant/retail operators wanting a turn-key site with approved outdoor seating
- Anyone looking to capitalize on Freeport’s rapid transformation into a regional hub, anchored by Walmart

Don’t Miss This Rare Opportunity

Properties with an **active Development Order**, completed designs, and approved mixed-use entitlements (totaling over 29,000 ft² of leasable space including outdoor seating) — positioned **almost directly across from the new Walmart** — in a high-growth Florida market like this rarely hit the market. Priced at **\$4 million**, this represents exceptional value for a fully prepared project in one of the Emerald Coast’s hottest corridors.

For more information, site plans, development documents, or to schedule a tour, contact the listing agent today. Serious inquiries only — this opportunity will not last long.

Act Now — Build the Future on US 331 in Freeport, FL.

All information is deemed reliable but not guaranteed. Buyer to verify all details, including zoning, entitlements, traffic counts, and utilities with Walton County and appropriate agencies.