

±5 AC Commercial Development Opportunity

Walton County, Florida

The Waters at Freeport
16564 Highway 331,
Freeport FL 32439



- + Great visibility on a hard corner, with over 600' of frontage on US 331, sharing access at signalized intersection with adjacent Publix-anchored shopping center.
- + Over 30,000 average daily traffic, and growing rapidly.
- + The opportunity is the commercial component of a master-planned, mixed-use development which includes a 226-unit, Class A apartment community under development
- + Prime location in Freeport, FL, the fastest growing city in the fastest growing county in Florida - expanding at a 5.6% annual clip, with thousands of new residents arriving each year.

Contact Us

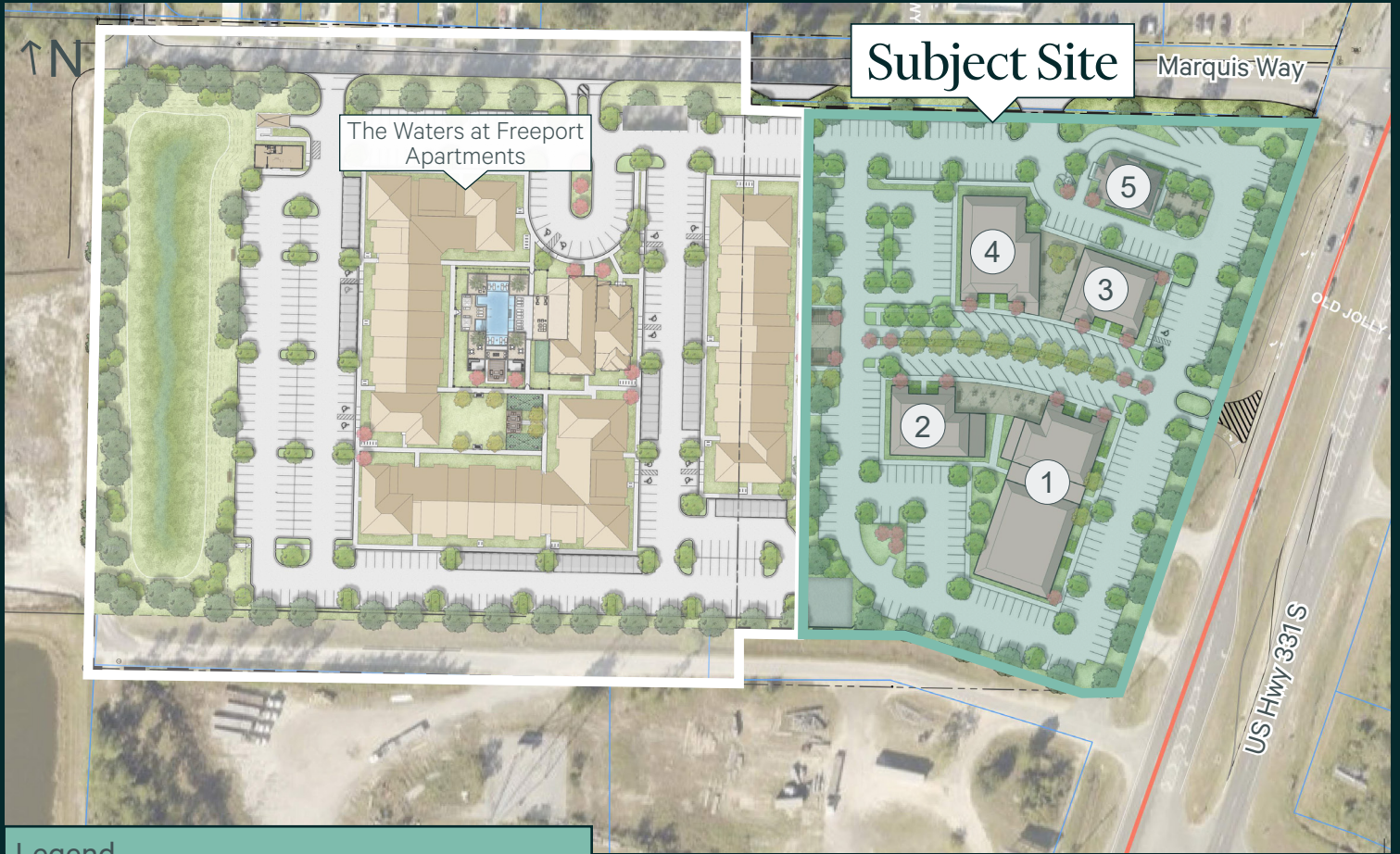
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Legend	
①	Retail/Professional/Commercial
②	Retail/Professional/Commercial
③	Retail/Professional/Commercial
④	Retail/Professional/Commercial
⑤	Potential Drive Through



- 

13,750 SF
Retail/Professional/Commercial
- 

20,700 SF
Retail/Restaurant (1 Story)
- 

2,300 SF
Café Drive Through (1 Story)
- 

277
Commercial Parking Provided

Property Highlights

Zoning	Commercial (Retail/Restaurant)
Site Frontage Dimension	±615.47'
Traffic Count	29,000
Density	30,000 SF Development Potential
Tax Parcel ID#	23-1S-19-23000-001-0031

Centrally Located and Convenient to Everything

Located on US Hwy 331 just south of State Road 20, and surrounded by the market’s primary commercial/retail destination uses and new residential communities, The Waters at Freeport is ideally positioned to capture local, commuter, and tourist driven retail traffic. Sharing the signaled intersection that is the primary ingress/egress for Freeport’s only anchored shopping center (anchored by Publix grocery store), further supported by the adjacent apartment community under development, and as the first retail stop for tourists driving to the famous Beaches of South Walton, this is arguably the best retail development site available anywhere in the rapidly growing Freeport/North Walton County market area.

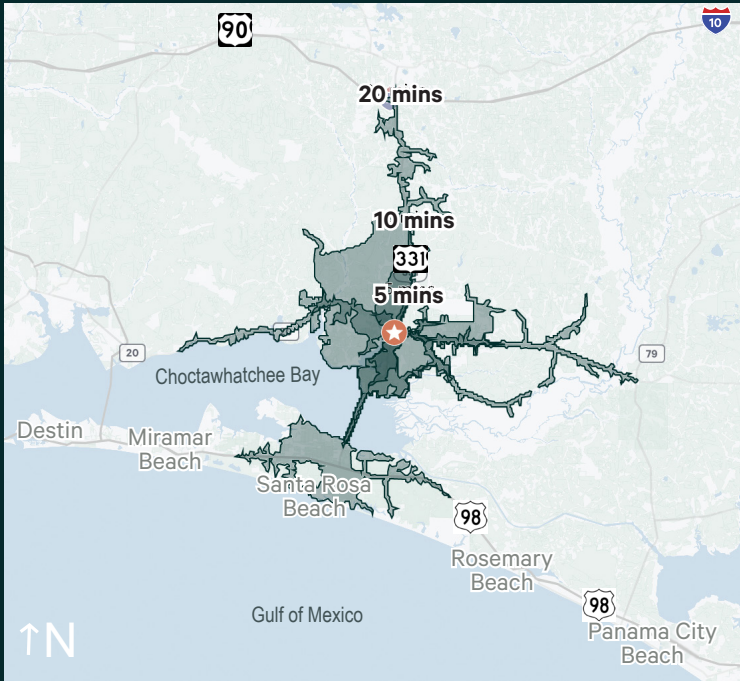


Nearby Housing Developments	Distance (miles)
The Waters at Freeport	0.1
Crossing at Riverwalk	0.5
The Bluffs at Lafayette	0.9
Hammock Bay	2.5
Verandas at Freeport	2.7
Ashton Park	3.4
Live Oak Harbour	3.6
Owl's Head	5.1
Windswept Dunes	6.5
Beaches of South Walton	8.0

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For Sale/Lease



Demographics	5 min	10 min	20 min
2023 Population	2,604	12,178	33,707
2023 Households	992	4,722	13,500
2023 Average Household Income	\$81,823	\$92,620	\$101,014
2020-2023 Annual Population Growth Rate	2.99%	4.25%	3.25%
2023 Businesses	177	345	1,834

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