

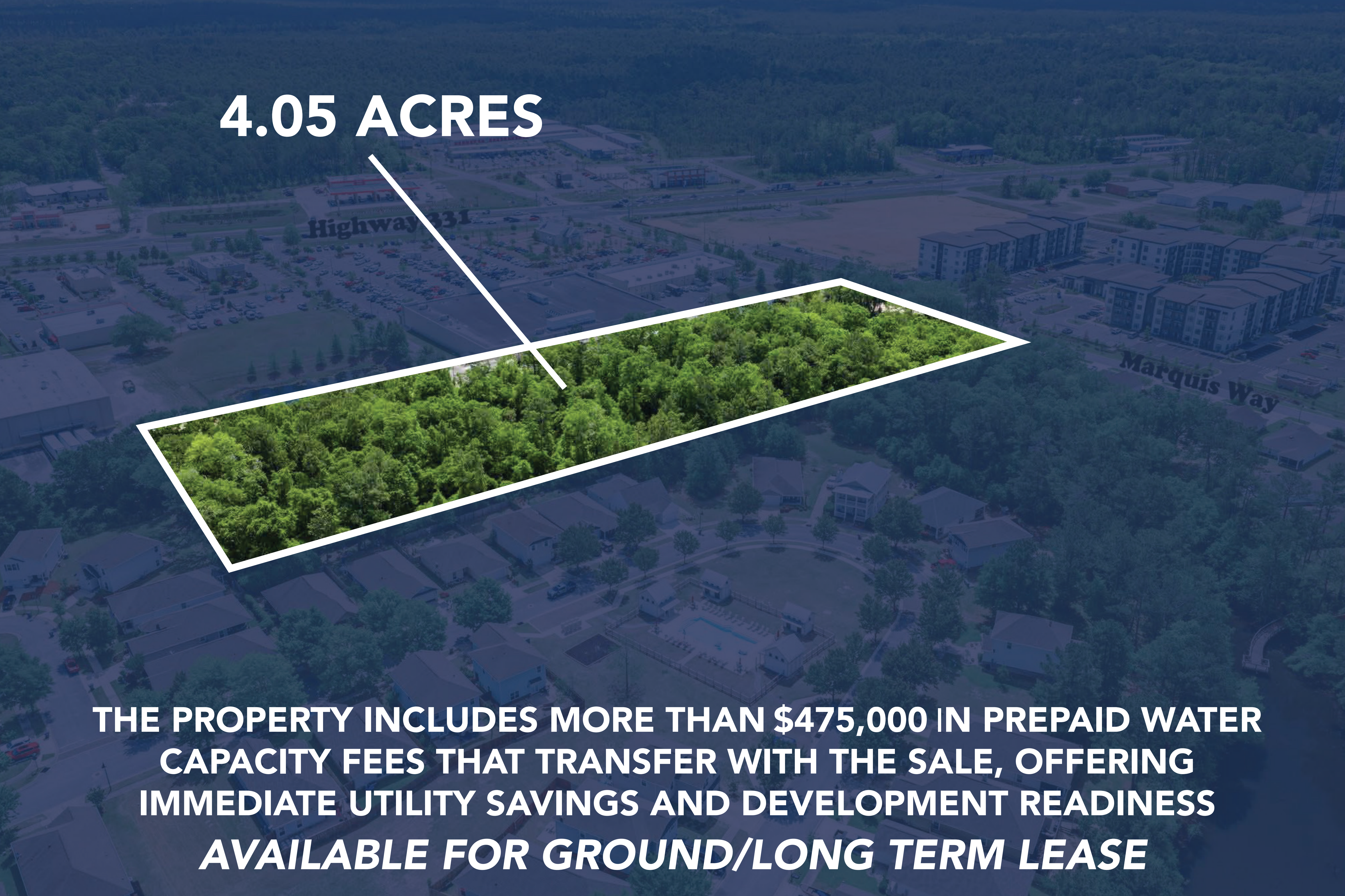
FOR SALE

Parkman & Assoc.

NBI PROPERTIES INC
Commercial & Investment Real Estate



150 MARQUIS WAY | FREEPORT
4.05-ACRE DEVELOPMENT OPPORTUNITY | ASKING \$1,995,000

An aerial photograph of a suburban area. A white irregular polygon outlines a wooded property. A white line extends from the top-left corner of this polygon towards the text '4.05 ACRES'. The background shows various buildings, parking lots, and roads. 'Highway 331' is visible in the upper left, and 'Marquis Way' is visible in the lower right.

4.05 ACRES

**THE PROPERTY INCLUDES MORE THAN \$475,000 IN PREPAID WATER
CAPACITY FEES THAT TRANSFER WITH THE SALE, OFFERING
IMMEDIATE UTILITY SAVINGS AND DEVELOPMENT READINESS
*AVAILABLE FOR GROUND/LONG TERM LEASE***





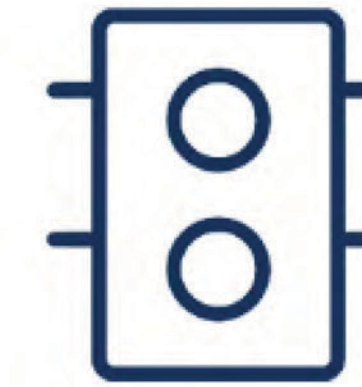
**4.05
ACRES**



**POPULATION
10,502
<5 MILE**



**AVERAGE INCOME
\$90,830**

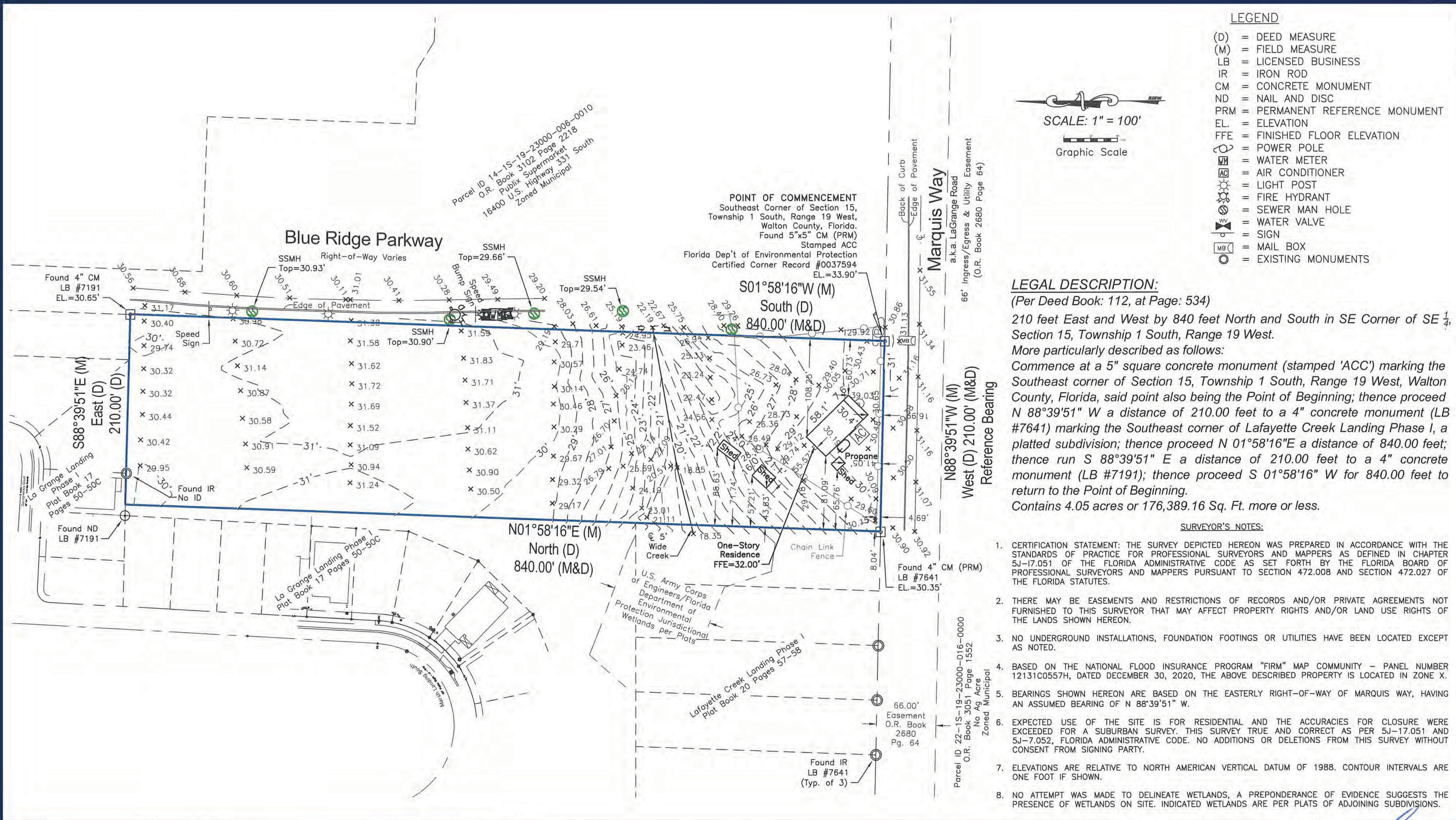


**AADT
34,000**

150 Marquis Way presents a rare 4.05-acre development opportunity in the heart of Freeport's explosive growth corridor. The property includes more than \$475,000 in prepaid water capacity fees that transfer with the sale, offering immediate utility savings and development readiness. A current Development Order for a hotel provides flexibility for hospitality or mixed-use concepts. The site enjoys dual access from Marquis Way/311 and Highway 20 (Blue Ridge Parkway), with the Marquis connector extending west via bridge to Highway 83A South, ensuring strong regional connectivity.

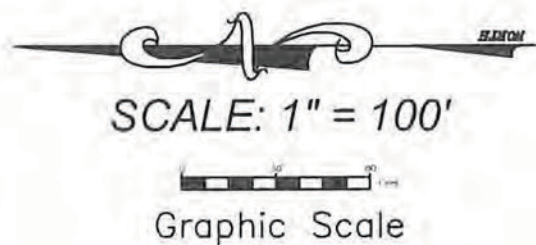
This parcel sits amid major new development activity including Hammock Bay, a 3,000-acre master-planned community with thousands of existing homes and continuous residential expansion, anchors the population growth driving commercial demand along the Hwy 20 corridor. Nearby Owls Head is emerging as a major mixed-use employment and commercial hub, positioned at the crossroads of Hwy 331 and Hwy 20 and supported by new retail and industrial development activity. Further amplifying long-term absorption, Carr Farms represents one of the most significant planned projects in Walton County, with projections of up to 21,000 new homes and roughly 10 million square feet of commercial space at full build-out. Together, these developments form the backbone of Freeport's rapid transformation and create sustained demand for lodging, retail, services, and commercial uses surrounding 150 Marquis Way.

SURVEY



LEGEND

- (D) = DEED MEASURE
- (M) = FIELD MEASURE
- LB = LICENSED BUSINESS
- IR = IRON ROD
- CM = CONCRETE MONUMENT
- ND = NAIL AND DISC
- PRM = PERMANENT REFERENCE MONUMENT
- EL. = ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- ⊙ = POWER POLE
- ⊙ = WATER METER
- ⊙ = AIR CONDITIONER
- ⊙ = LIGHT POST
- ⊙ = FIRE HYDRANT
- ⊙ = SEWER MAN HOLE
- ⊙ = WATER VALVE
- ⊙ = SIGN
- ⊙ = MAIL BOX
- ⊙ = EXISTING MONUMENTS



LEGAL DESCRIPTION:

(Per Deed Book: 112, at Page: 534)
210 feet East and West by 840 feet North and South in SE Corner of SE $\frac{1}{4}$,
Section 15, Township 1 South, Range 19 West.
More particularly described as follows:
Commence at a 5" square concrete monument (stamped 'ACC') marking the
Southeast corner of Section 15, Township 1 South, Range 19 West, Walton
County, Florida, said point also being the Point of Beginning; thence proceed
N 88°39'51" W a distance of 210.00 feet to a 4" concrete monument (LB
#7641) marking the Southeast corner of Lafayette Creek Landing Phase I, a
platted subdivision; thence proceed N 01°58'16"E a distance of 840.00 feet;
thence run S 88°39'51" E a distance of 210.00 feet to a 4" concrete
monument (LB #7191); thence proceed S 01°58'16" W for 840.00 feet to
return to the Point of Beginning.
Contains 4.05 acres or 176,389.16 Sq. Ft. more or less.

SURVEYOR'S NOTES:

- CERTIFICATION STATEMENT: THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUTES.
- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
- NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED.
- BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM "FIRM" MAP COMMUNITY - PANEL NUMBER 12131C0557H, DATED DECEMBER 30, 2020, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X.
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY OF MARQUIS WAY, HAVING AN ASSUMED BEARING OF N 88°39'51" W.
- EXPECTED USE OF THE SITE IS FOR RESIDENTIAL AND THE ACCURACIES FOR CLOSURE WERE EXCEEDED FOR A SUBURBAN SURVEY. THIS SURVEY TRUE AND CORRECT AS PER 5J-17.051 AND 5J-7.052, FLORIDA ADMINISTRATIVE CODE. NO ADDITIONS OR DELETIONS FROM THIS SURVEY WITHOUT CONSENT FROM SIGNING PARTY.
- ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988. CONTOUR INTERVALS ARE ONE FOOT IF SHOWN.
- NO ATTEMPT WAS MADE TO DELINEATE WETLANDS, A PREPONDERANCE OF EVIDENCE SUGGESTS THE PRESENCE OF WETLANDS ON SITE. INDICATED WETLANDS ARE PER PLATS OF ADJOINING SUBDIVISIONS.

WETLAND MAP



Parkman & Associates

NBI PROPERTIES INC
Commercial & Investment Real Estate

REACH OUT FOR MORE INFO:

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