

# Development Opportunity

## Retail/Commercial &/or BTR/Senior Housing Land



## Highlights

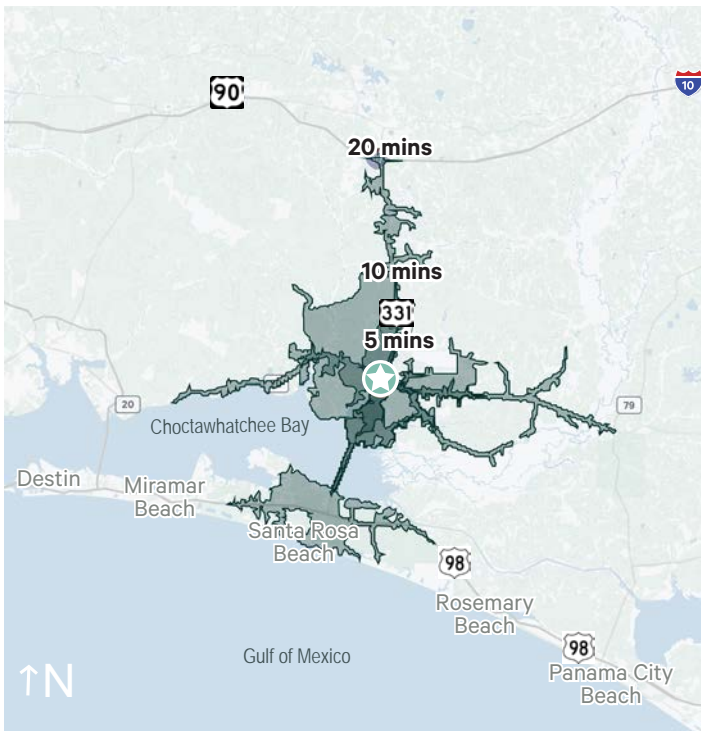
- + Premier location in Freeport, FL, the fastest growing city in the fastest growing county in Florida - expanding at a 5.6% annual clip, with thousands of new residents arriving each year.
- + Over 30,000 average daily traffic, and growing rapidly.
- + Great visibility and access, with frontage along both US 331 and State Road 20, the "Main & Main" intersection of Freeport, and the primary gateway to the famous Beaches of South Walton.
- + Retail parcels available, along with potential build-to-rent and/or senior housing opportunity. Contact us for more information.

# Development Opportunity

US Highway 331/State Road 20 Intersection | Freeport, FL 32439

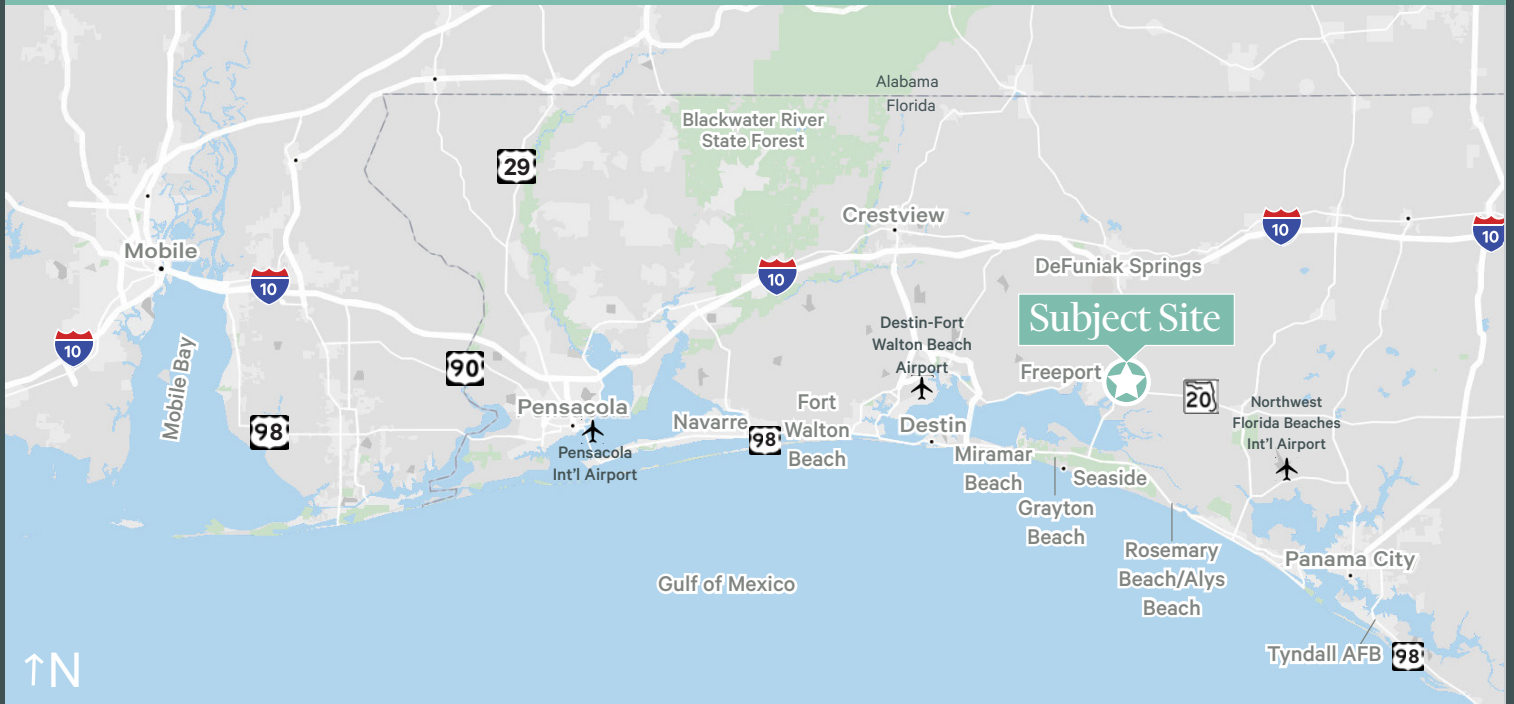


Located at the intersection of US Hwy 331 and State Road 20, and surrounded by the market's primary commercial/retail destination uses and new residential communities, this site is ideally positioned to capture local, commuter, and tourist driven retail traffic. One of the best development sites in the entire market area, this is truly a „gateway“ location for all the destination beach communities, and central to the region's massive growth. Prime retail/commercial opportunity in the heart of Walton County!



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

# Centrally Located and Convenient to the Entire Emerald Coast Region



## Contact Us

**Tom Watson**  
 Senior Vice President  
 +1 850 527 3524  
 thomas.watson@cbre.com

**Elizabeth Forsythe**  
 Senior Associate  
 +1 850 585 5290  
 elizabeth.forsythe@cbre.com

**Sam Herrera**  
 Associate  
 +1 714 227 3829  
 sam.herrera@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

