



EXECUTIVE SUMMARY

MULTI-FAMILY DEVELOPMENT

1187 US HIGHWAY 331 S, DEFUNIAK SPRINGS, FL 32435



OFFERING SUMMARY

Sale Price:	\$1,500,000.00
Lot Size:	16 +/- Acres
Zoning:	Commercial
APN:	02-2N-19-18000-035-0000
Traffic:	28,500 AADT (US HWY 331 at Subject Site)

PROPERTY OVERVIEW

Development Opportunity! 16 +/- acres of Multi-Family/Commercial land located in an area that has significant growth potential. Defuniak Springs is an up-and-coming area of Walton County, FL., and is located in proximity to Panama City, Destin, Ft. Walton, Gulf Shores, Mobile, and many more cities in the area.

The property is surrounded by retailers including Subway, Taco Bell, Arby's, Dunkin Donuts, Walgreens, Murphy's USA, AT&T, Lowe's, Walmart, Econo Lodge, and many more national brands making this site ideal for multi-family development.

The groundbreaking Veterans Lodge development site is currently underway in Defuniak Springs and is expected to bring in more residents to the area. For more information on the Veterans Lodge, visit: <https://veteranslodge.org/>

LOCATION OVERVIEW

Approximately 1/2-mile North of I-10 in Defuniak, Springs.

Brad Parker
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





AERIAL

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RETAILER MAP

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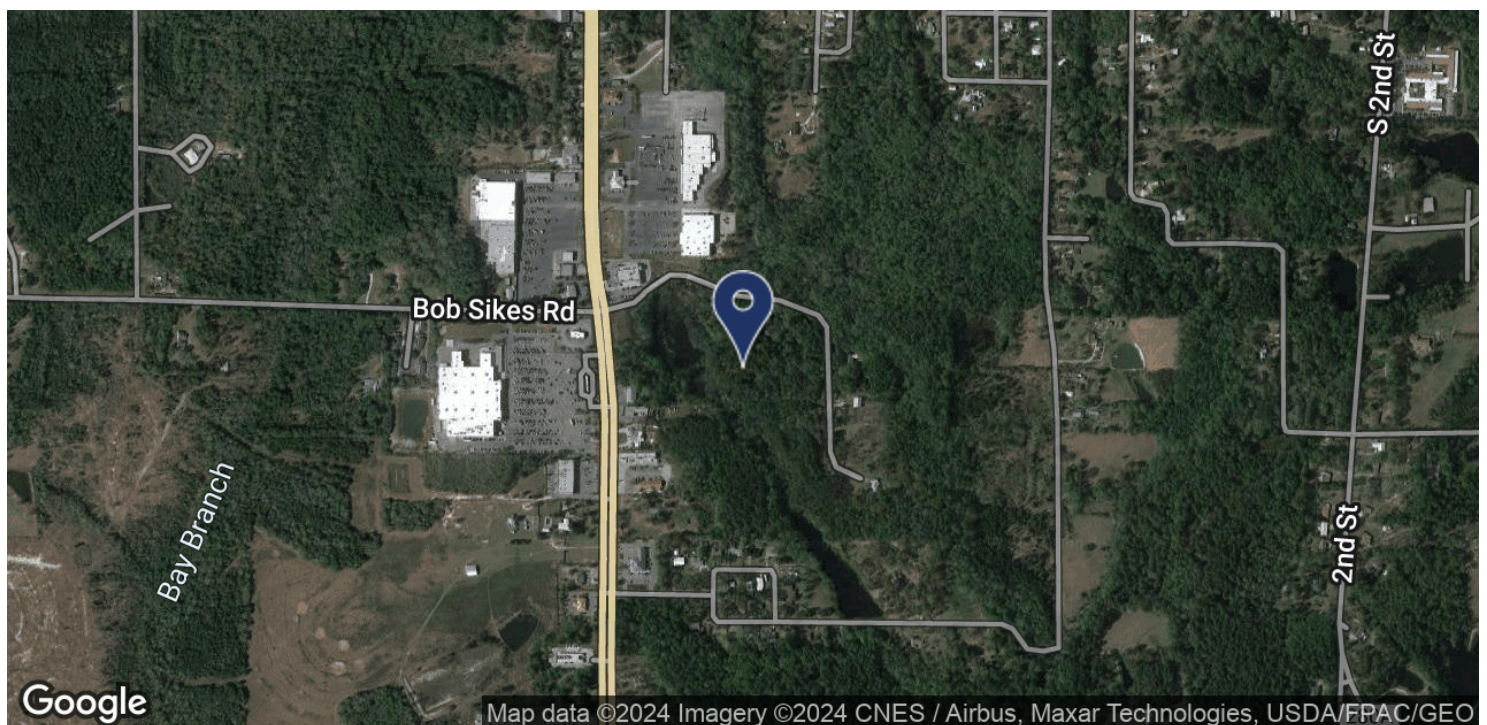
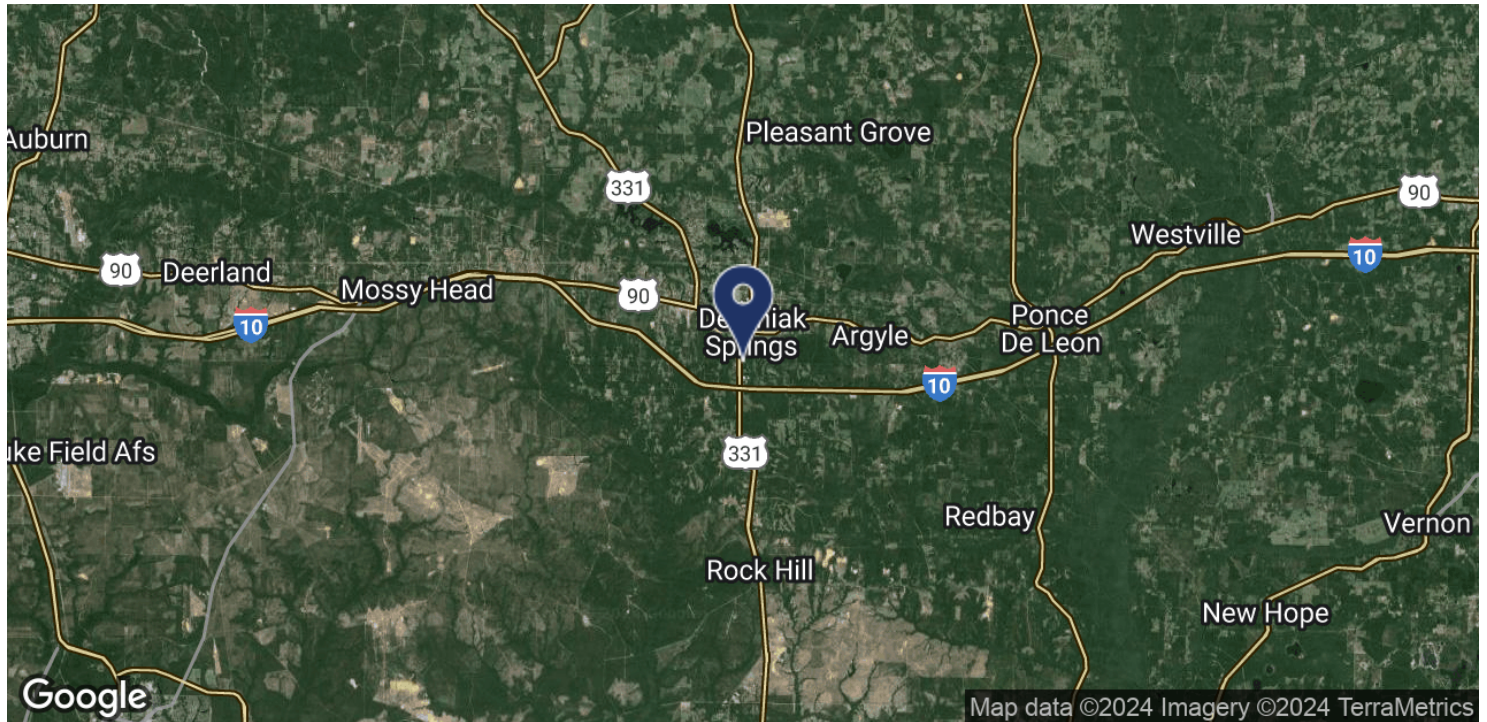




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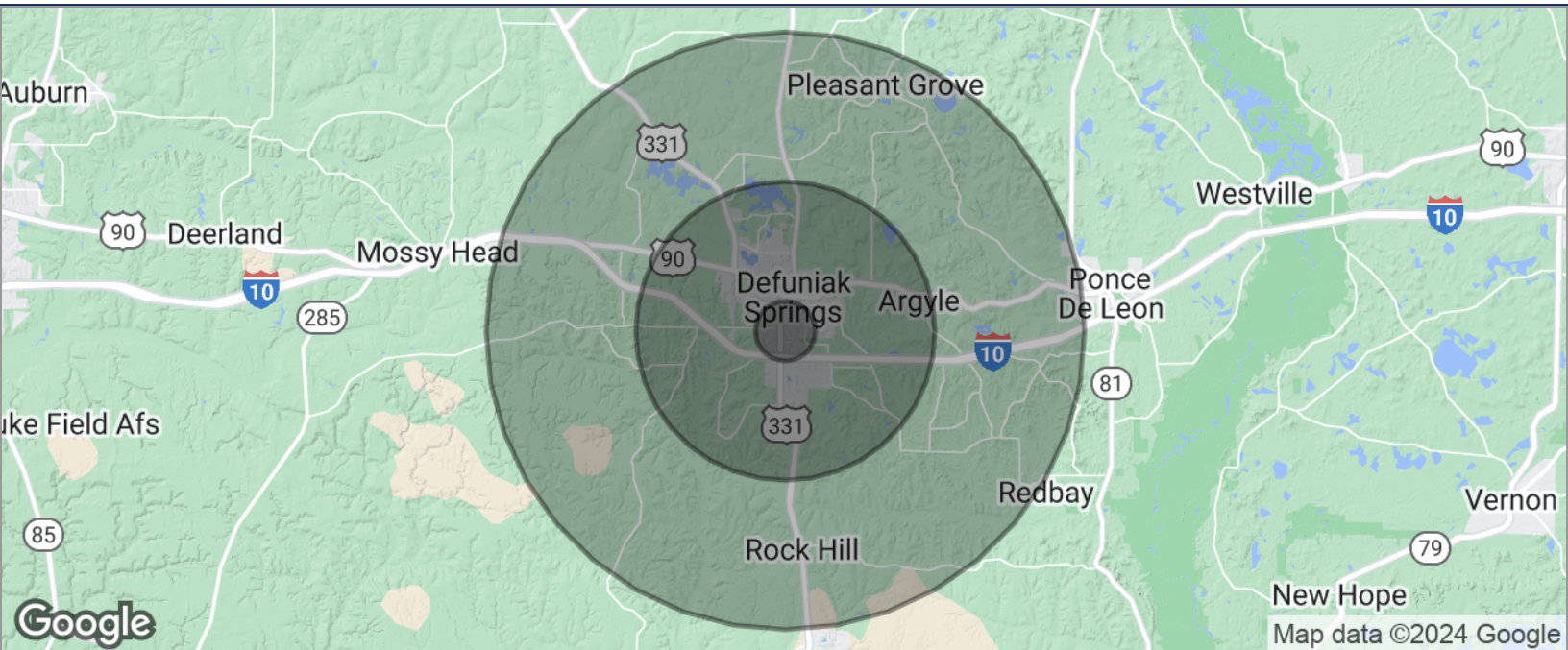




DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	68	17,400	48,552
MEDIAN AGE	58.9	41.4	46.1
MEDIAN AGE (MALE)	63.4	40.3	45.4
MEDIAN AGE (FEMALE)	58.7	43.6	46.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	38	7,432	22,257
# OF PERSONS PER HH	1.8	2.3	2.2
AVERAGE HH INCOME	\$38,430	\$43,136	\$44,682
AVERAGE HOUSE VALUE	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census

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