



I-10 & US 331 COMMERCIAL DEVELOPMENT ACREAGE

U.S. 331
DEFUNIAK SPRINGS, FL 32435

Austin Fisher
O: 877.518.5263 x391 | C: 850.545.9132
austin.fisher@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,649,000
Lot Size:	1.71 Acres
Price / Acre:	\$964,327
Zoning:	C-2 [Commercial General]
APN:	11-2N-19-18000-001-0040
Traffic Count:	27,500 Cars/Day
Video:	View Here

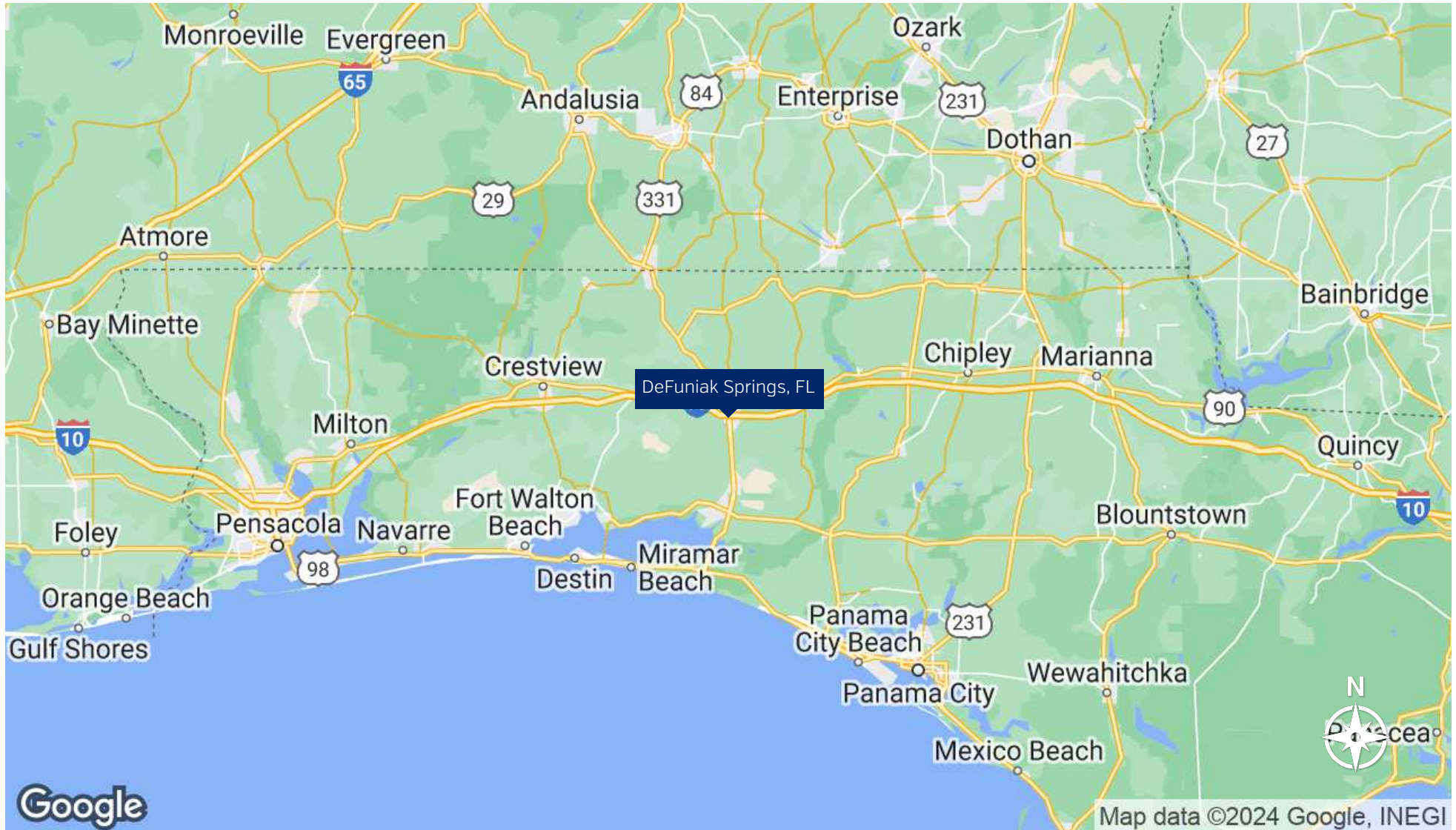
PROPERTY OVERVIEW

This commercial development site zoned C-2, consists of 1.71 ± acres with over 315 ± FT of US 331 road frontage. Although it is one of the last available commercial parcels in the area, this property offers unparalleled access to I-10 [exit 85] and US 331, conveniently situated between Defuniak Springs and Freeport, FL.

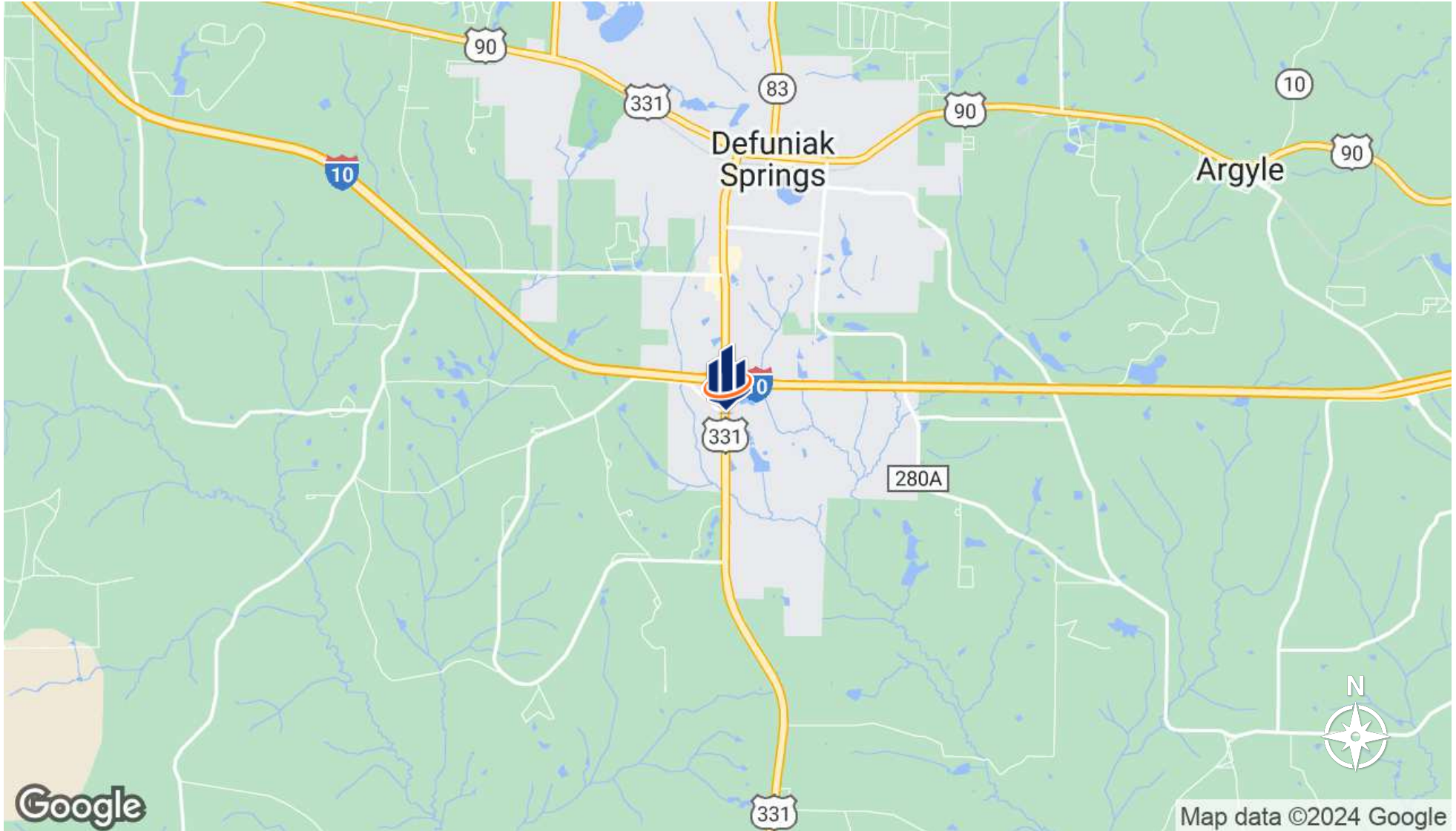
The property's prime location ensures exceptional visibility from US 331, where it benefits from an average annual daily traffic volume of 27,500. With such high visibility and favorable zoning, the site emerges as an ideal prospect for a diverse range of development possibilities, including but not limited to, an interchange business, gas station, fast food restaurant, truck stop, or hotel.

- Zoned C-2, with 1.71 ± acres

Regional Map



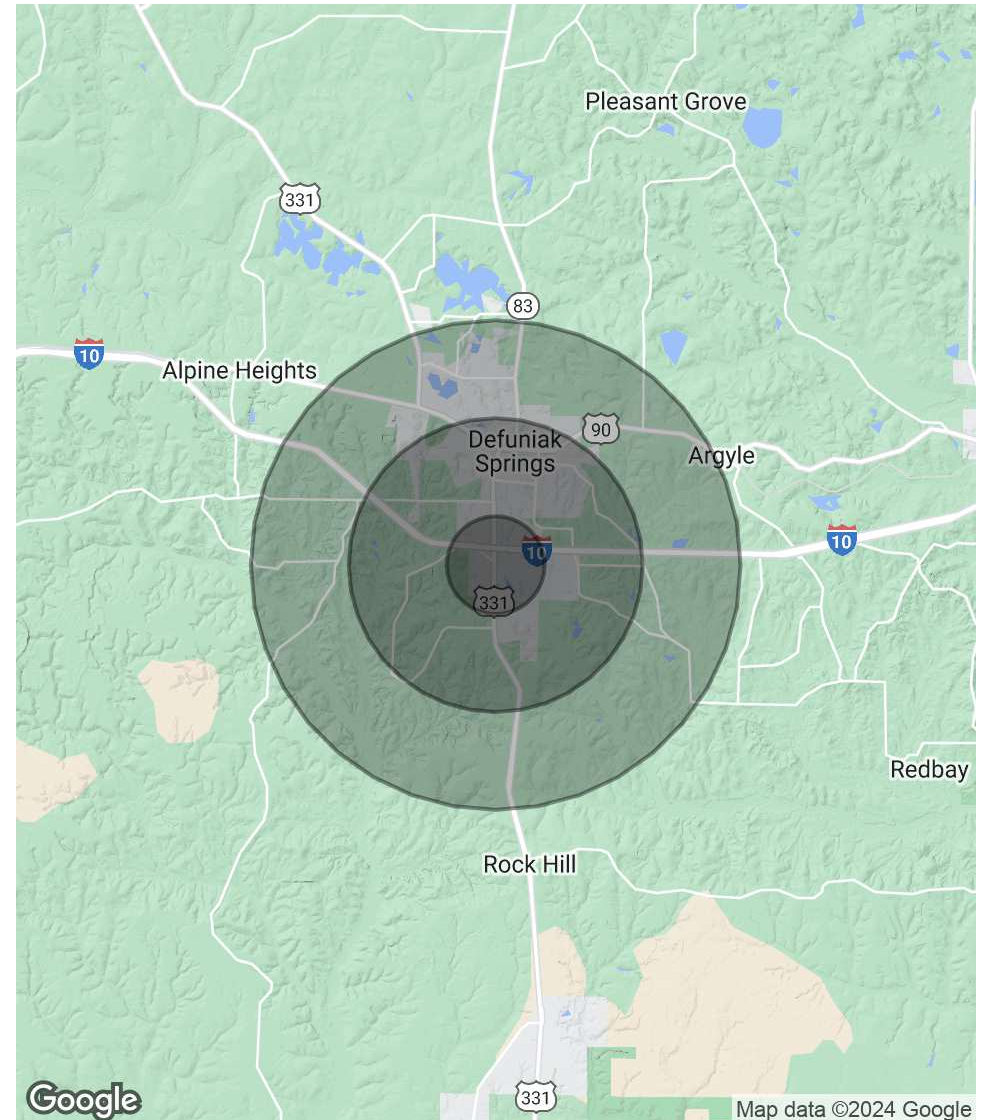
Location Map



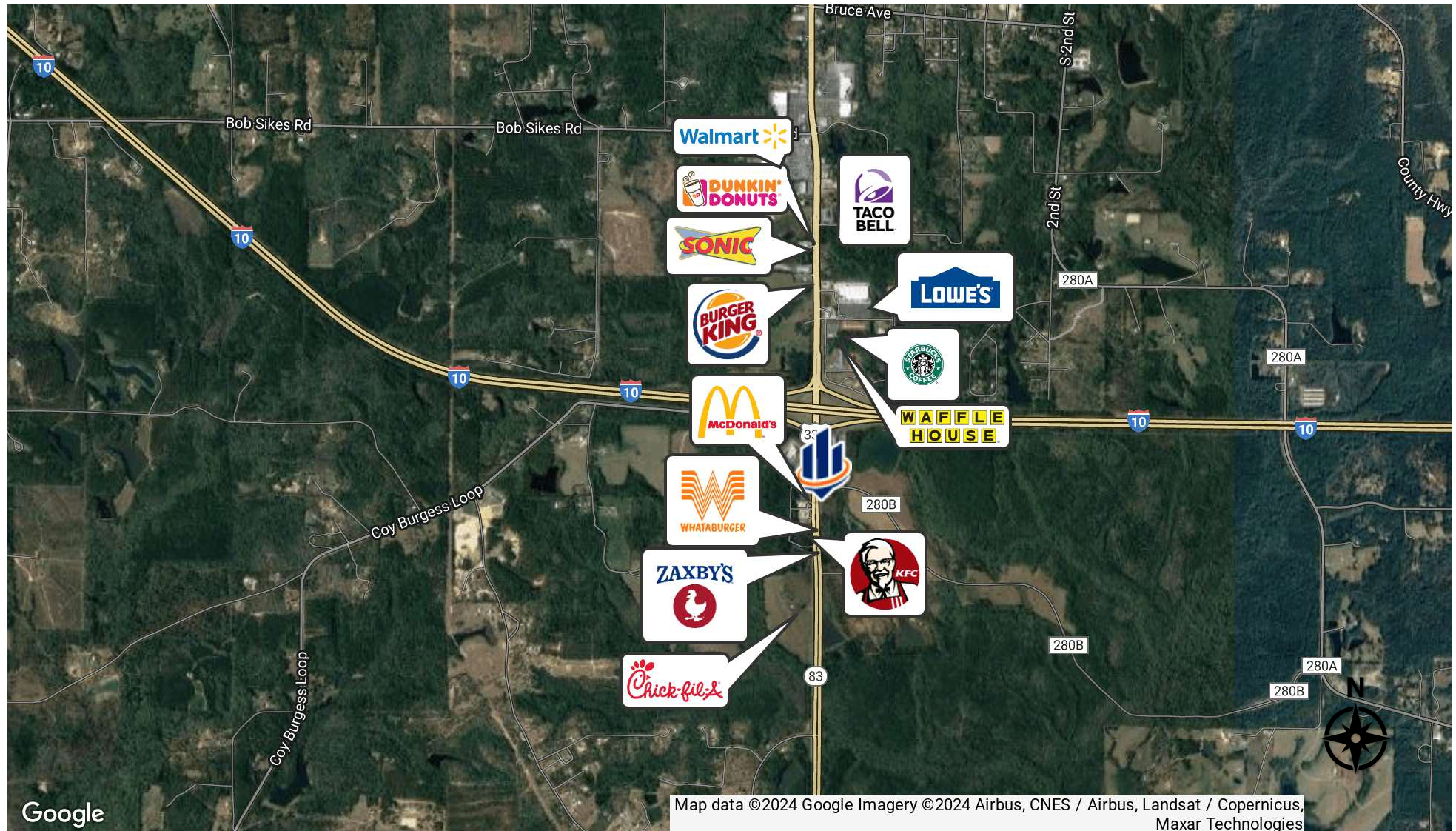
Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	1,432	7,077	12,659
Average Age	37.1	36.5	39.1
Average Age (Male)	33.8	35.0	37.1
Average Age (Female)	39.7	37.7	42.0
HOUSEHOLDS & INCOME			
Total Households	719	3,358	5,715
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$62,941	\$51,569	\$49,975
Average House Value	\$148,474	\$139,357	\$144,386

2020 American Community Survey (ACS)



Retailer Map





331

CO Hwy 280B



250+/- FT

315+/- FT

250+/- FT

315+/- FT



INTERSTATE
10



331

INTERSTATE
10





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Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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