

FOR SALE

Bonifay

701 N Tracy Street, Bonifay, FL 32425
Bonifay, FL

Casey Prindle

Real Estate Agent

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Executive Summary

701 N Tracy Street, Bonifay, FL 32425

PROPERTY DATA

Building SqFt	4,714
Year Built	1950
Lot Size (SF)	13,024
Parcel ID	053102001045025000
Zoning	PUB
County	Holmes
Coordinates	30.8022302,-85.6817815
Property Type	Commercial

This offering presents the opportunity to acquire a freestanding building at 701 N Tracy Street in Bonifay, Florida, located in Holmes County. Historically operated as a Masonic Lodge, the property carries a **Public/Semi-Public/Educational (PUB)** Future Land Use designation under the City of Bonifay 2044 Comprehensive Plan. This zoning classification supports a broad spectrum of civic, institutional, educational, and community oriented uses.

The PUB future land use category makes this property well-suited for nonprofits, faith-based organizations, government tenants, healthcare providers, and similar users seeking an established, freestanding building.

Investment Highlights

The cost to replicate this asset at today's construction pricing significantly exceeds the offering price, providing a substantial replacement cost discount.

The subject property carries a **Public/Semi-Public/Educational (PUB)** Future Land Use designation, as confirmed by the City of Bonifay Planning Department. This designation was driven by the property's longstanding use as a Masonic Lodge. The following development parameters and allowable uses are derived directly from **Policy 5.1(e)** of the City of Bonifay 2044 Comprehensive Plan Policy Document, and the Future Land Use Map approved by the State of Florida in April 2025.

Per **Policy 5.1(e)** of the City of Bonifay 2044 Comprehensive Plan, the Public/Semi-Public/Educational land use category is intended for the following types of activities and facilities:

- Public / Private K–12 Schools
- Vocational & Technical Schools
- Civic & Community Centers
- Recreation Centers
- Hospitals & Public Health Facilities
- Government Admin Buildings
- Utility / Infrastructure Facilities

Note: Faith-based and nonprofit organizations historically have been permitted within the PUB designation when consistent with the civic / community-serving character of the category. Prospective buyers are encouraged to confirm specific intended use with the City of Bonifay Planning Department prior to closing.



4,714

BUILDING SF



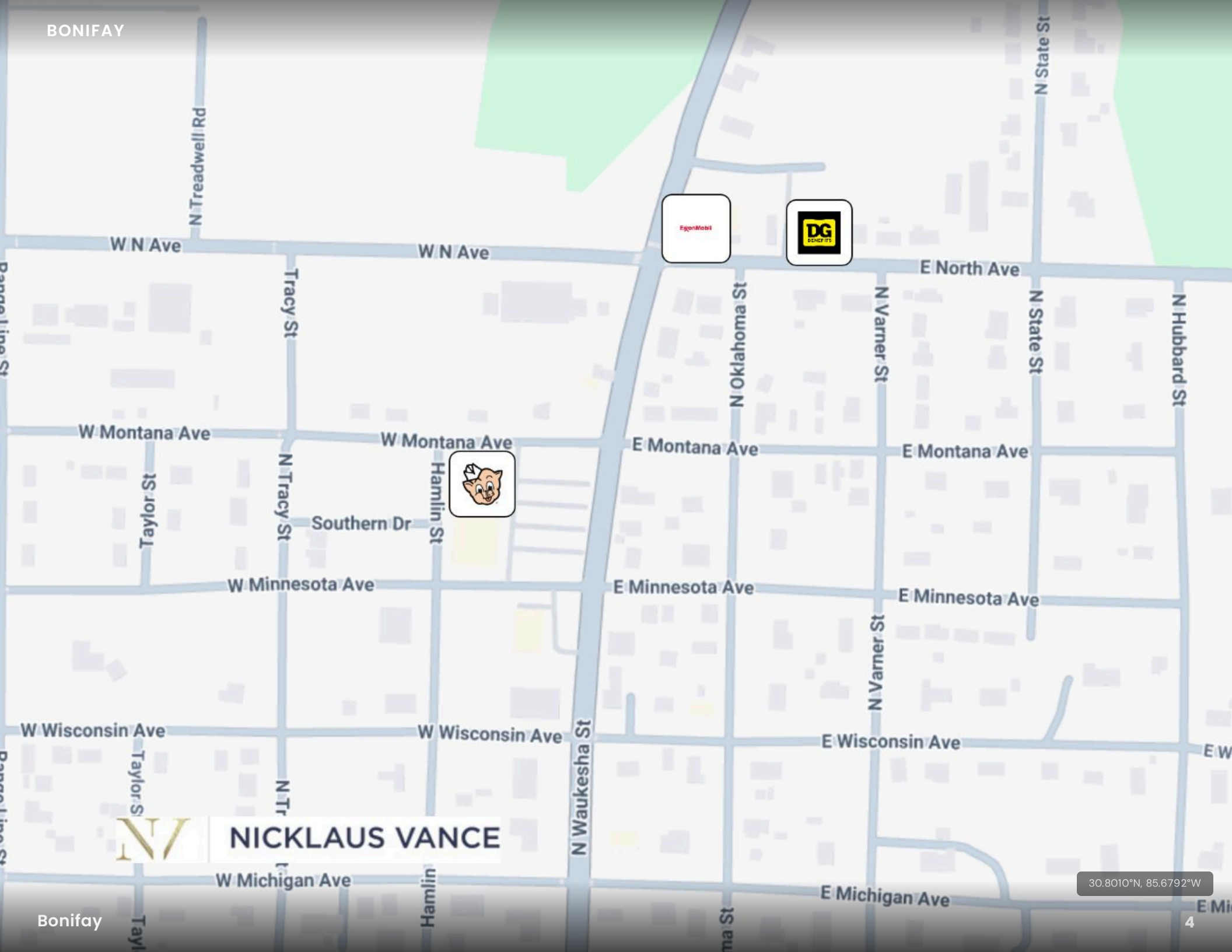
1950

YEAR BUILT



13,024

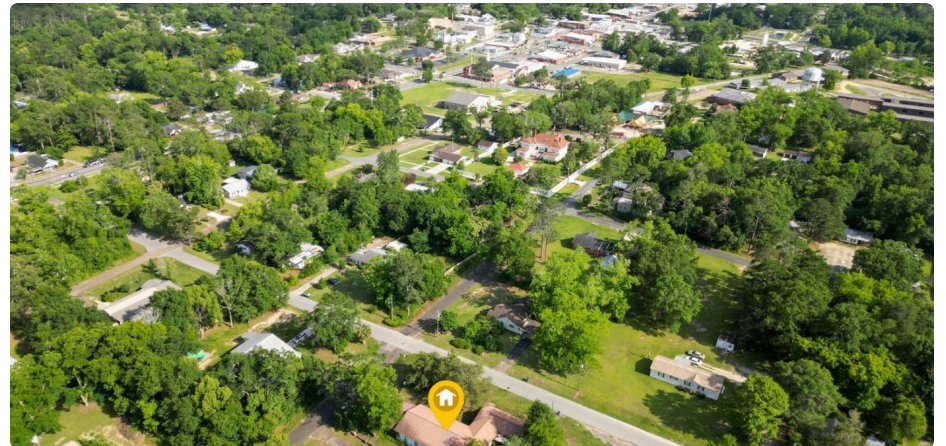
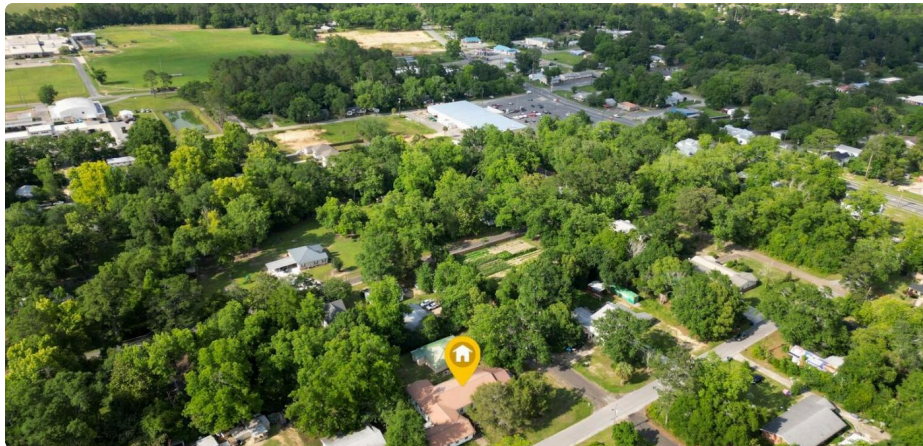
LOT SIZE



NICKLAUS VANCE

30.8010°N, 85.6792°W

Photo Gallery



Market Overview



POPULATION 2,793	AREA 4.2 sq mi
ELEVATION 135 ft	COUNTY Holmes County
STATE Florida	

Market Overview: Bonifay, FL

Bonifay, Florida is the county seat of Holmes County, situated in Florida's northwest Panhandle region. The city lies at the intersection of U.S. Highway 90 and State Road 79, approximately 75 miles east of Pensacola and 60 miles north of Panama City. The area is served by Interstate 10, providing regional access to major markets throughout the Southeast.

As the Holmes County seat, Bonifay hosts the courthouse, government offices, schools, healthcare facilities, and the region's primary commercial retail corridor.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	1,845	Population	4,438	Population	7,399
Median HH Income	\$44,397	Median HH Income	\$44,317	Median HH Income	\$45,209
Households	741	Households	1,794	Households	2,345

Source: ESRI / ArcGIS Business Analyst

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Nicklaus Vance Realty Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Nicklaus Vance Realty Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Nicklaus Vance Realty Group has not verified, and will not verify, any of the information contained herein, nor has Nicklaus Vance Realty Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE Nicklaus Vance Realty Group ADVISOR FOR MORE DETAILS.