

FOR SALE

# Defuniak Springs Outparcel

S US Highway 331  
Defuniak Springs, FL

**\$350K**

PRICE

**Casey Prindle**

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# Executive Summary

S US Highway 331  
Defuniak Springs, FL



**\$350,000**

PRICE



**\$1,296,296**

PRICE/ACRE



**0.270**

LOT SIZE

## PROPERTY DATA

Lot Size (Acres)	<b>0.270</b>
Lot Size (SF)	<b>11,761</b>
Parcel ID	<b>253N19190700019173</b>
Zoning	<b>C-2</b>
County	<b>Walton</b>
Coordinates	<b>30.7071048,-86.1228652</b>
Daily Traffic Count	<b>23,500</b>

An exceptional opportunity to acquire a ±0.27-acre (±11,761 SF) vacant commercial outparcel situated along the primary retail corridor of South US Highway 331 in DeFuniak Springs, Walton County, Florida. This pad ready site is ideally positioned within an established neighborhood shopping center anchored by Dollar General, Dollar Tree, T-Mobile, and Pizza Hut. Additionally, it sits within immediate proximity to both Walmart and Aldi.

The parcel carries a flexible dual zoning designation permitting all uses allowed under both C-1 (Corridor Commercial) and C-2 (General Commercial) classifications, including the right to establish a drive through operation. This combination of broad permitted uses, a highly trafficked US Highway 331 address creates a compelling opportunity for owner operators, national and regional QSR concepts, retailers, financial institutions, and commercial developers alike.

# Investment Highlights

## Site Description

The subject property is a ±0.27 acre paved vacant commercial out parcel situated along heavily trafficked US Highway 331 in DeFuniak Springs, Florida. The site occupies a prime infill position surrounded by established development, within one of the Panhandle's most active retail corridors.

## Location & Connectivity

DeFuniak Springs and the surrounding Walton County market have experienced sustained population and employment growth, driven by the region's proximity to the Emerald Coast and continued residential expansion inland. The subject parcel benefits directly from this growth dynamic, sitting along a high traffic arterial with strong regional draw. The property enjoys direct access to US Highway 331 via paved road frontage, providing immediate vehicular ingress and egress without the need for costly off site road improvements. The site's location is 1.1 miles from the I-10.

## Infrastructure & Development Readiness

All major utilities are available at or near the property boundary, significantly reducing infrastructure lead time and off site improvement obligations. Combined with the site's existing C-1/C-2 zoning entitlements, which support a wide range of permitted uses and drive-through operations, a prospective developer can move to permitting with minimal pre-development risk, reduced timeline, and lower carrying costs.



**\$350,000**

PRICE



**\$1,296,296**

PRICE/ACRE

# Additional Images



## Additional Images



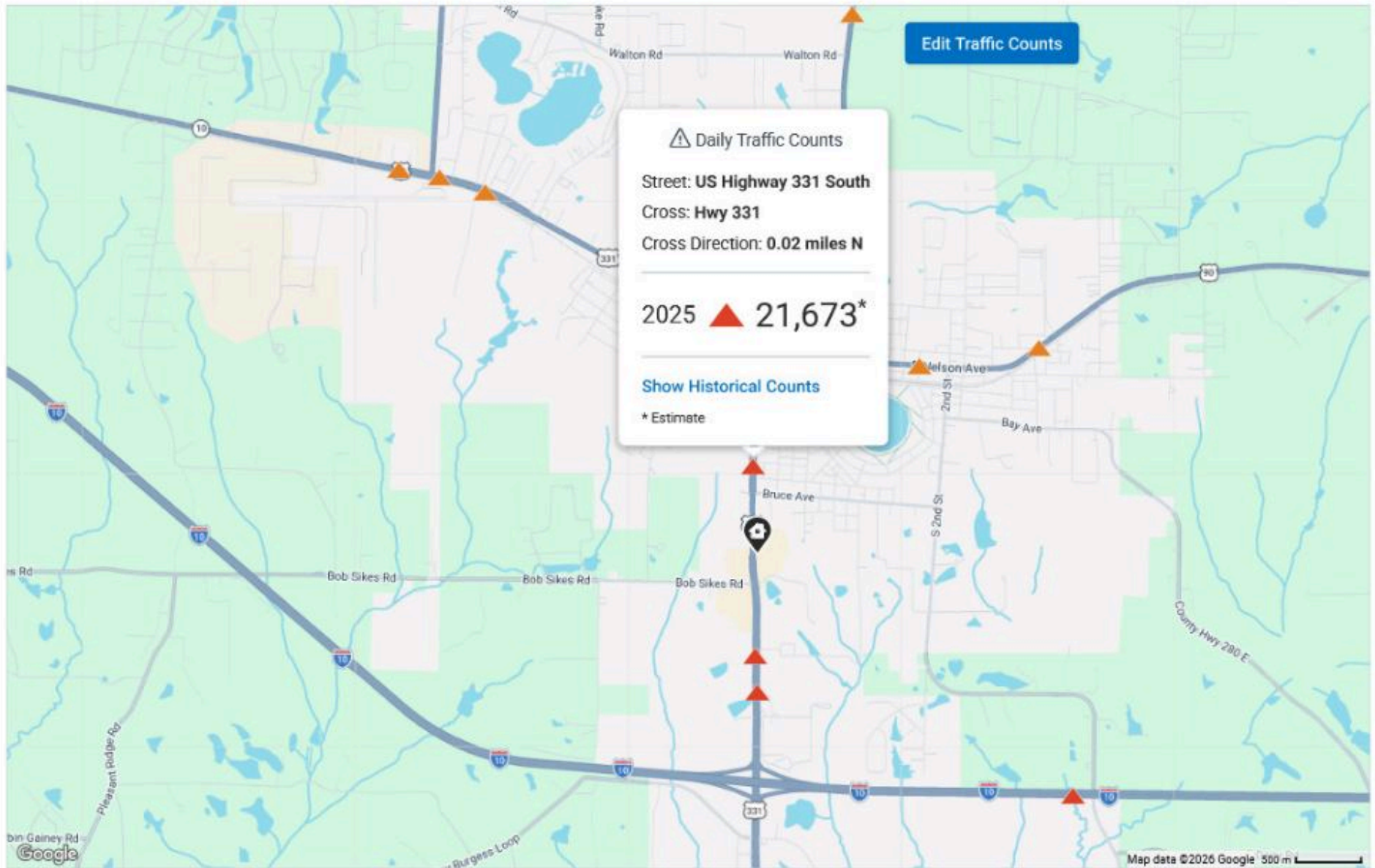
Additional Images





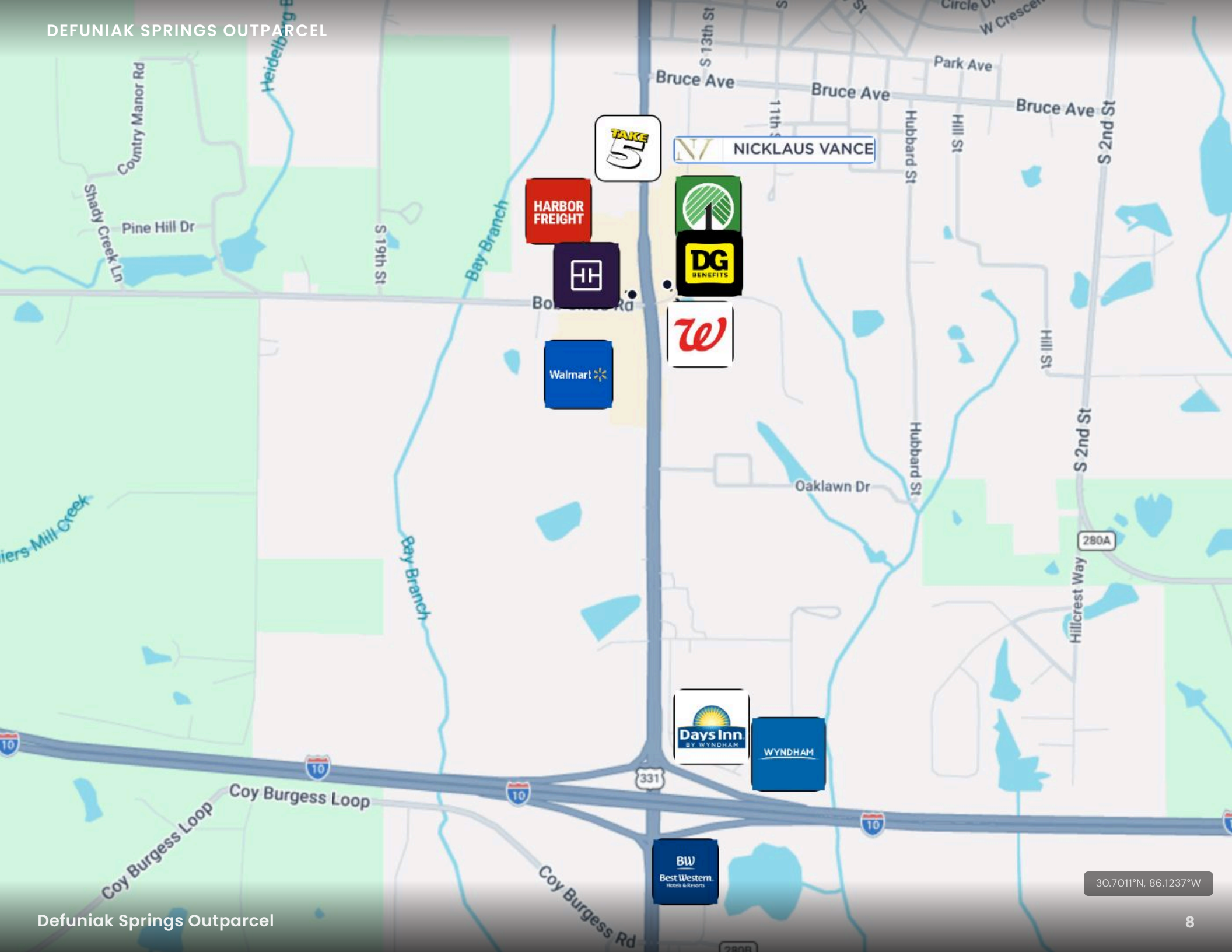
RPR

891 Us Highway 331 S, Defuniak Springs, FL 32435



### Location Details

Flood Zone  
X (unshaded)



NICKLAUS VANCE

30.7011°N, 86.1237°W

# Market Overview



## Market Overview: Defuniak Springs

DeFuniak Springs serves as the county seat of Walton County, Florida, one of the fastest growing counties in the state. Benefiting from strong residential growth, proximity to the Emerald Coast, and increasing demand for retail and commercial services along the US-331 corridor.

US Highway 331 (South) is the primary commercial artery connecting DeFuniak Springs to the rapidly expanding communities of Inlet Beach, Santa Rosa Beach, and the 30A corridor to the south. The subject property benefits from the full weight of this traffic flow with daily traffic counts in excess of 21,000 daily.

### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>1,763</b>	Population	<b>8,731</b>	Population	<b>15,186</b>
Median HH Income	<b>\$65,817</b>	Median HH Income	<b>\$59,296</b>	Median HH Income	<b>\$57,621</b>
Households	<b>713</b>	Households	<b>3,395</b>	Households	<b>5,746</b>

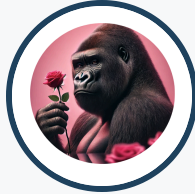
Source: ESRI / ArcGIS Business Analyst



PRESENTED BY

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