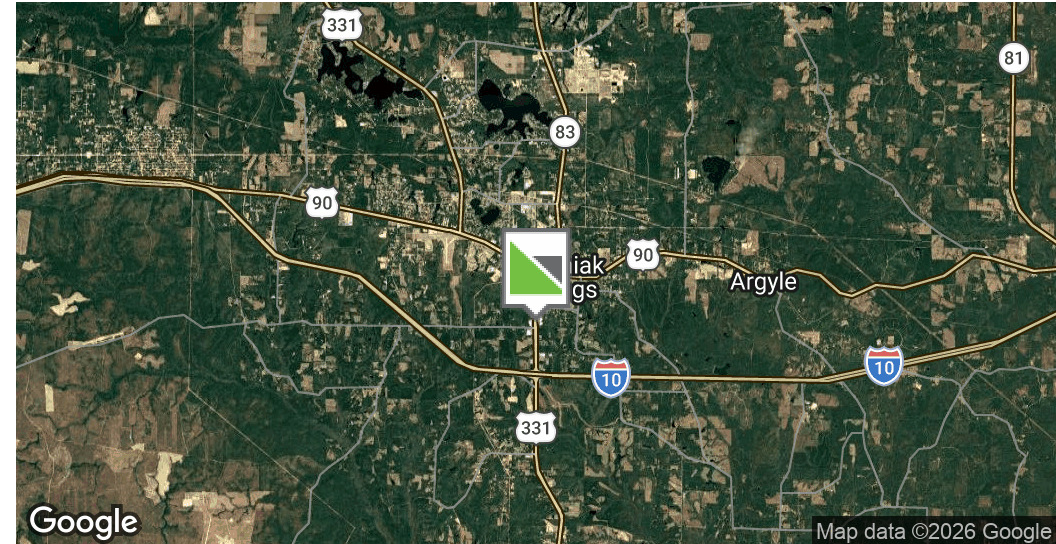
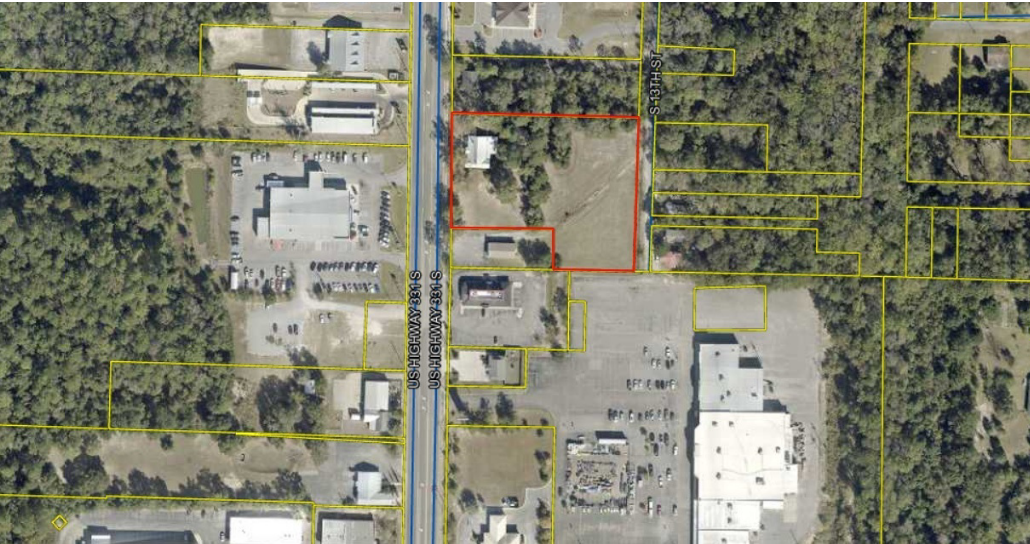


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	2.39 Acres
Price / Acre:	\$407,950
Zoning:	C-1
Market:	North Walton County
Submarket:	Defuniak Springs

PROPERTY OVERVIEW

2.39 Acres zoned Commercial (C-1) with 226' of frontage along Highway 331 in Defuniak Springs, FL. This property is in the path of progress, located near Walmart, Winn-Dixie, Walgreen's, Starbucks, Lowe's, Pizza Hut, Arby's, Take 5 Oil, Car Lots, etc. This parcel is located just 1.1 miles north of the I-10 exit at Hwy 331. There is an existing brick house on the property that has been recently occupied. It is 2053 square feet.

This opportunity delivers flexibility for retail, mixed-use, hospitality, all supported by the corridor's steady traffic flow. With a clean canvas, the property is poised for swift entitlement and construction, making it a compelling asset for many different future uses.

For More Information:

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2.39 ACRES ~ DEFUNIAK SPRINGS, FL ~ ZONED C-1

835 U.S. 331, DeFuniak Springs, FL 32435

LAND FOR SALE

ADDITIONAL PHOTOS

TAYLORALLEN
PROPERTIES



For More Information:

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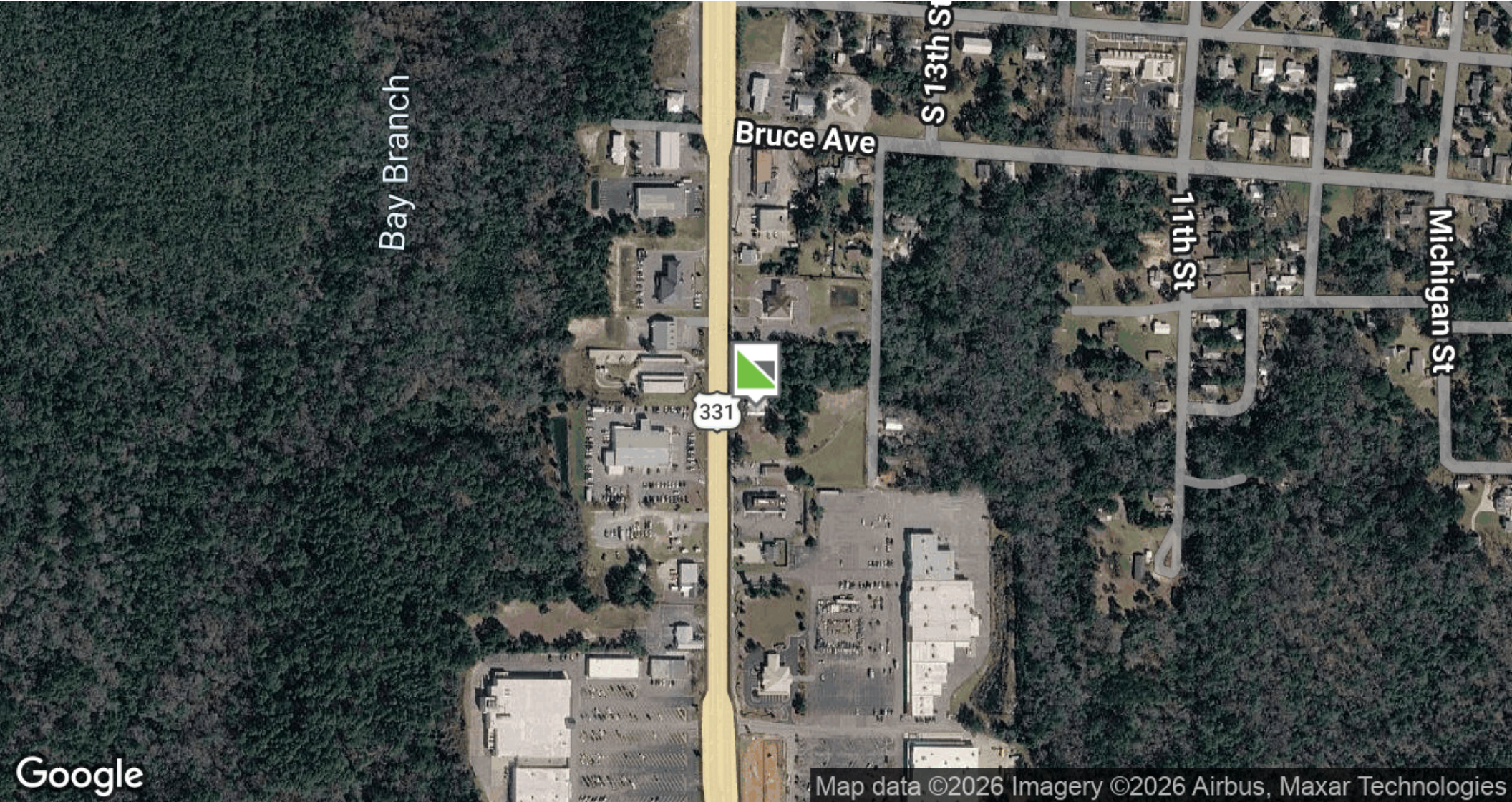
2.39 ACRES - DEFUNIAK SPRINGS, FL - ZONED C-1

835 U.S. 331, DeFuniak Springs, FL 32435

LAND FOR SALE

LOCATION MAP

TAYLORALLEN
PROPERTIES



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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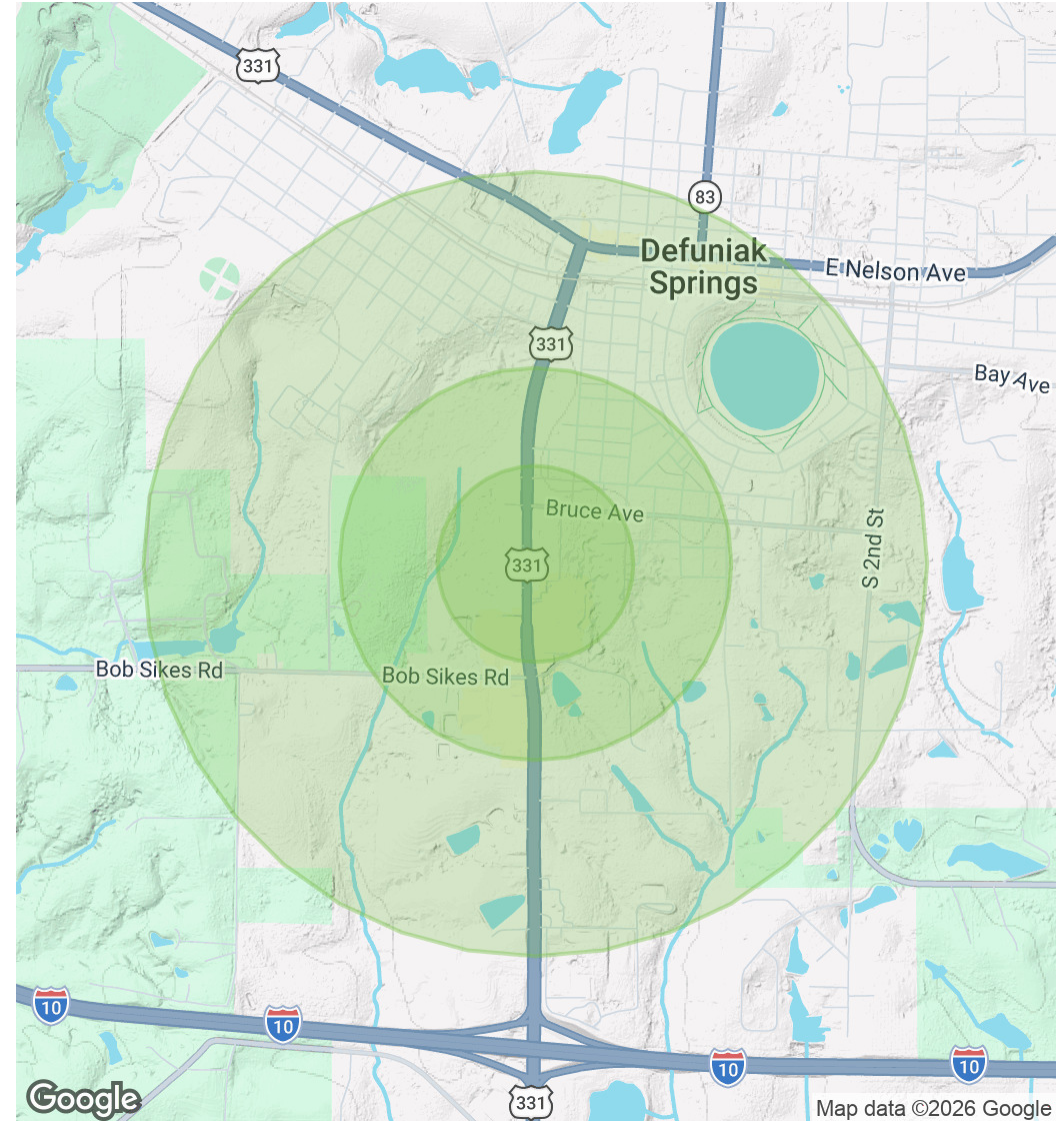
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	60	309	1,203
Average Age	38.0	38.2	37.4
Average Age (Male)	31.0	29.5	28.9
Average Age (Female)	40.1	42.2	42.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	24	126	496
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$75,926	\$75,140	\$73,629
Average House Value	\$183,542	\$178,794	\$178,626

2023 American Community Survey (ACS)



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ADVISOR BIO 1



BRETT STUART, DIRECTOR OF COMMERCIAL SALES & LEASING

Director of Commercial Sales and Leasing

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FL #678851

PROFESSIONAL BACKGROUND

An industry professional for over two decades, Brett Stuart brings a wealth of commercial real estate expertise to Taylor Allen Properties. Brett's portfolio of services includes multiple market planning, site selection, tenant and landlord representation, real estate portfolio disposition and lease negotiation.

Brett is a graduate of the University of West Florida and longtime area resident. During his tenure, he has successfully completed thousands of transactions along the Emerald Coast. Brett is dedicated to customer service and takes pride in ensuring all parties are treated fairly and with the utmost respect.

Brett's tremendous market knowledge and area expertise allow him to assist customers through complex business decisions. He strives to provide unique solutions for each client's goals and objectives. He specializes in the following categories in NW Florida: Office, Retail, Light Industrial, Income Producing Assets & Vacant land development. Brett has extensive national tenant and broker relationships along the Northwest Florida Gulf Coast.

Brett's acute business acumen coupled with his commitment to nurturing long lasting relationships has led to a proven track record of success in commercial real estate.

Taylor Allen LLC

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