

Entitled Townhome Development Site | ±20 Acres

N DAVIS LN, DEFUNIAK SPRINGS, FL 324323



OFFERED BY 4 ACRE COMMERCIAL | COLIN CHOU



PROPERTY DETAILS

PARCEL SIZE:	±20+ ACRES
SALE PRICE:	CALL FOR DETAILS
TYPE:	LAND
ZONING:	R2
PARCEL ID:	25-3N-19-19070-001-5200

HIGHLIGHTS

- Close proximity to thoroughfares
- Development order in place
- High density zoning
- High surrounding occupancy rates

ENTITLED TOWNHOME DEVELOPMENT SITE

This 20 acre parcel of R-2 zoned land north of Hwy 90 is exclusively within the city of Defuniak Springs. With no existing structures and no horizontal improvements, this truly raw piece of land renders itself perfect for a high density townhome development.

Considering the close proximity and access to Hwy 90, this property positions itself well for commuters. At less than 10 minutes from I-10 and less than 5 to Hwy 331, residents will easily be able to access the main thoroughfares in the area to get where they need to go. This ease of access is a crucial aspect of developability in Defuniak Springs, as Defuniak services the surrounding commerce in the area.

OFFERED BY:

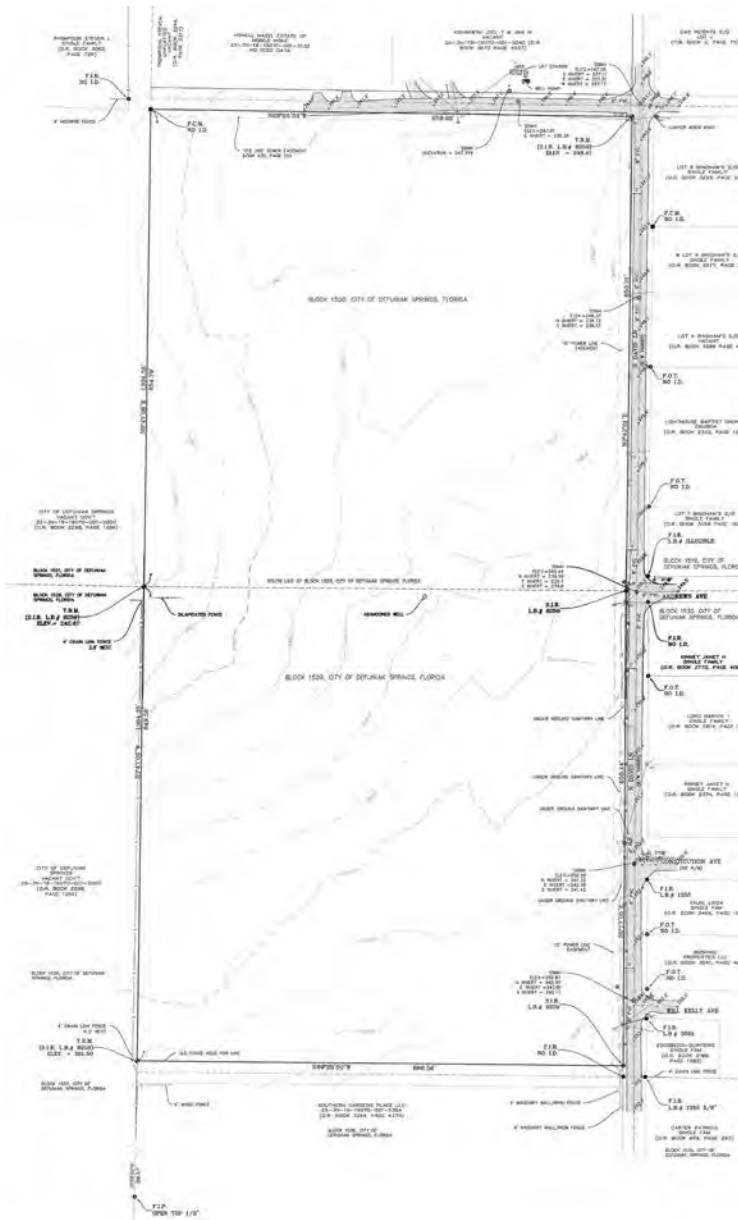
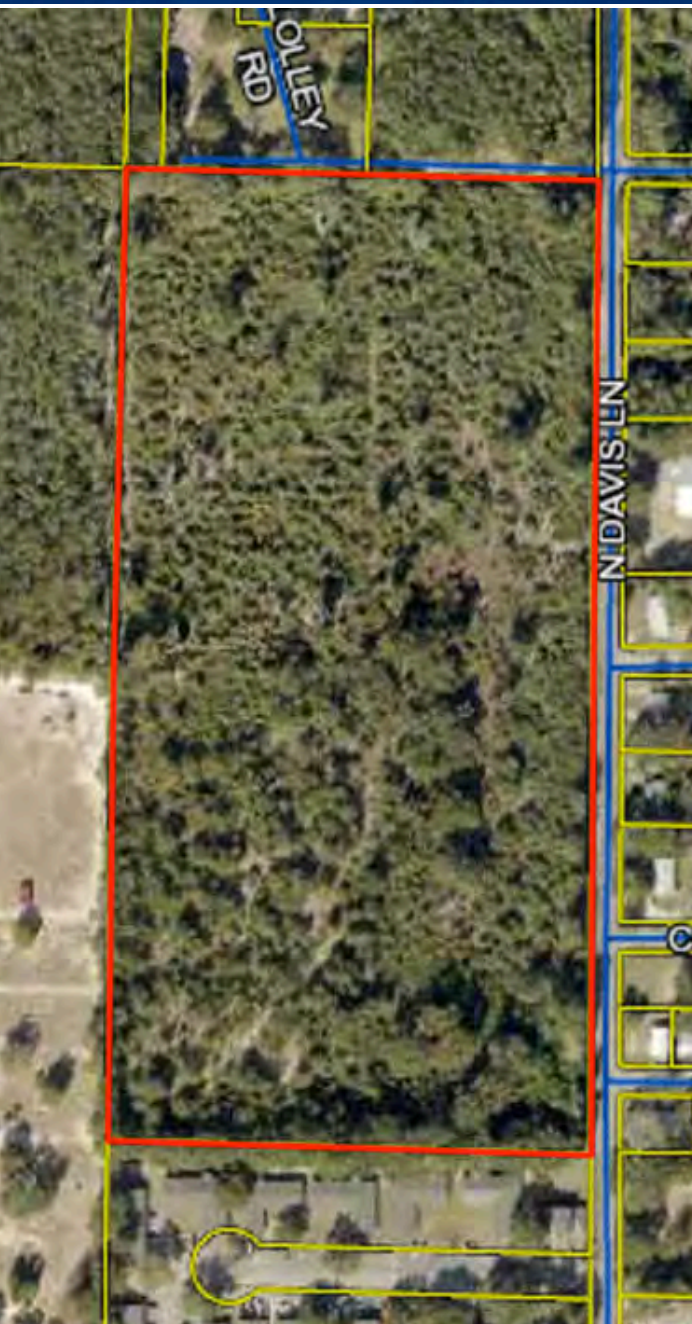


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AERIAL PHOTO | SOUTH VIEW



TOPOGRAPHIC & BOUNDARY SURVEY



DESCRIPTION FROM TITLE COMMITMENT

BLOCKS 1520 AND 1529, ACCORDING TO THE MAP OF THE VICINITY OF DEFUINAK SPRINGS DRAWN BY W.J. VANKIRK, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WALTON COUNTY, FLORIDA.

UTILITY NOTE

THIS SURVEY MAY REFLECT ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. A PRIVATE UTILITY LOCATE REQUEST WAS NOT CONDUCTED.

NOTES

- 1) BEARINGS ARE BASED ON GRID NORTH OF THE FLORIDA COORDINATE SYSTEM OF 1983, NORTH ZONE.
- 2) THE DISTANCES SHOWN HEREON ARE IN US SURVEY FEET.
- 3) THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBER 12131C0280G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 4) A TITLE COMMITMENT FOR THE SUBJECT PROPERTY WAS PROVIDED BY THE CLIENT. THE TITLE COMMITMENT WAS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1223471, DATED FEBRUARY 28, 2022. THE EASEMENTS SHOWN HEREON ARE BASED SCHEDULE B-II OF SAID TITLE COMMITMENT.
- 5) NO UNDERGROUND IMPROVEMENTS OR FOUNDATIONS WERE OBSERVED DURING THE PROCESS OF THIS SURVEY.
- 6) THERE MAY BE BUILDING SETBACK LINES DESIGNATED BY A HOMEOWNERS ASSOCIATION, COUNTY OR MUNICIPALITY. RESEARCH OF THIS INFORMATION IS NOT A PART OF THIS SURVEY.
- 7) THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUTES.
- 8) THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.
- 9) ELEVATIONS ARE NAVD88 DERIVED FROM GPS OBSERVATION OF NGS MONUMENT Q169 WITH A PUBLISHED ELEVATION OF 257.04.

DATE OF FIELD SURVEY: 4/25/22

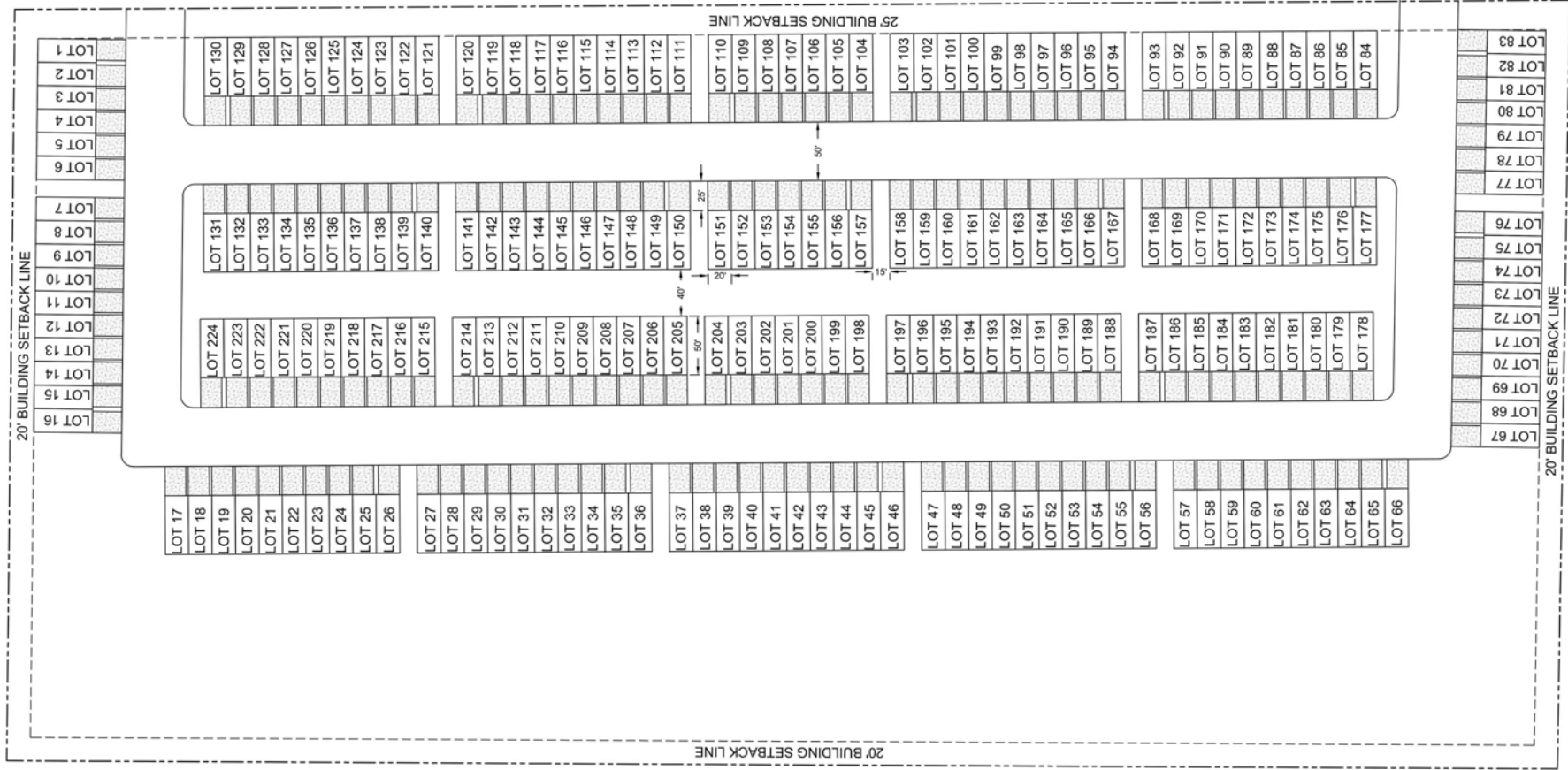
ANDERSON ENGINEERING, INC. LB-8259

Gregory B. Bowers
GREGORY B. BOWERS, PSM 7181



(SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

CONCEPTUAL SITE PLAN



SOIL MAP

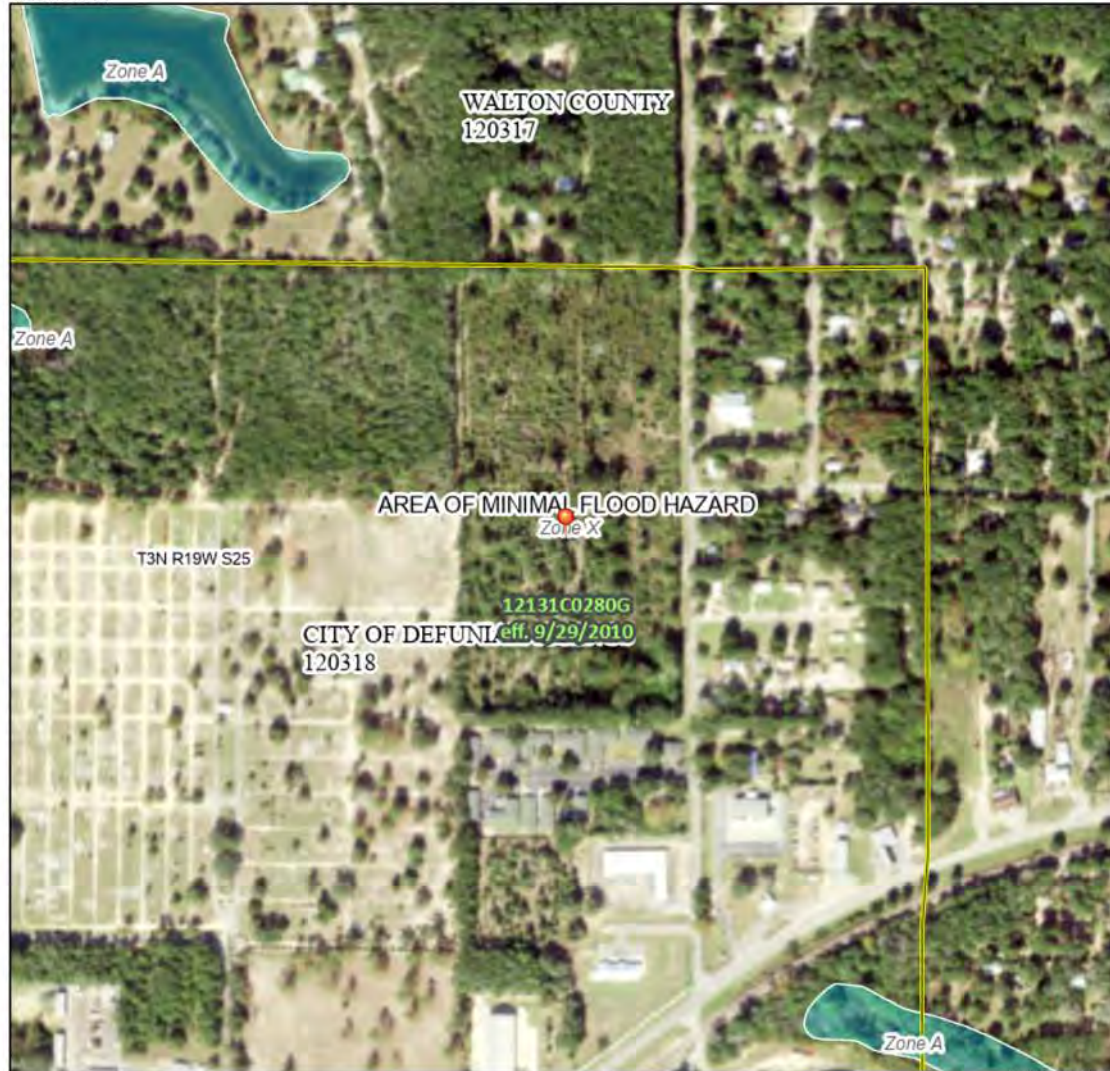


NATIONAL FLOOD SURVEY

National Flood Hazard Layer FIRMette



86°6'5"W 30°44'N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, AP9
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D

- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/4/2022 at 12:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



LOCATION MAP





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