

\$2,575,000 - 331 Business, Freeport

MLS® #853155

\$2,575,000

Bedroom, Bathroom, 552,341 sqft

Land on 12.68 Acres

METES & BOUNDS, Freeport, FL

Fully Entitled Warehouse & Flex Space Project located in the heart of the emerging market of Freeport, Florida! The infrastructure of the first phase of this two-phase project is in place and ready to accommodate vertical construction of warehouse and office space, which will cater to the enormous, national record-breaking growth of Walton County and surrounding areas! Phase I is permitted for 43,170 SF of warehouse space and 20,918 SF of office space. Phase II, once developed, will contain 74,182 SF of warehouse space and 35,514 SF of office space. The total site area contains 12.68 acres, under a Light Industrial zoning district, and a future land use category of Industrial. This project is located nearly equidistantly between I-10 in Defuniak Springs and Highway 98 in Santa Rosa Beach; approximately 10 miles to the North and South, respectively.

Whereas a similar project from a state of raw-land would take approximately 24 to 36+ months to achieve entitlements and develop like-kind infrastructure and site improvements, take full advantage of the current demand factor and lack of supply and commence vertical construction NOW! Please inquire to coordinate a private site visit, and to view approved architectural plans. The approved site plan is uploaded to the Documents section of this listing.



Essential Information

| | |
|-----------------|-------------|
| MLS® # | 853155 |
| Price | \$2,575,000 |
| Sold Price | \$2,050,000 |
| Date Sold | 2022-07-07 |
| Days until Sold | 692 |
| Square Footage | 552,341 |
| Acres | 12.68 |
| Type | Land |
| Sub-Type | Vacant Land |
| Status | Sold |

Community Information

| | |
|-------------|----------------|
| Address | 331 Business |
| Area | 20 - Freeport |
| Subdivision | METES & BOUNDS |
| City | Freeport |
| County | Walton |
| State | FL |
| Zip Code | 32439 |

Amenities

| | |
|-----------|----------------------------|
| Utilities | Public Sewer, Public Water |
| Features | See Remarks |

Exterior

| | |
|-----------------|-------------|
| Lot Description | See Remarks |
|-----------------|-------------|

School Information

| | |
|------------|---------------|
| Elementary | Freeport |
| Middle | Emerald Coast |
| High | Freeport |

Additional Information

| | |
|-----------------|------------|
| Days on Website | 1373 |
| Zoning | Industrial |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Somers & Company |
|----------------|------------------|

