

# \$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
----------------	------------------

