



**FOR SALE
LAND
\$1,200,000**

HWY 331 DE FUNIAK SPRINGS TRACT

650 S. US HWY 331 , DE FUNIAK SPRINGS, FL 32435



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CORPORATE OFFICE
141 5TH ST. NW SUITE 202
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Executive Summary



SALE PRICE **\$1,200,000**

OFFERING SUMMARY

Listing Price	\$1,200,000
Acres	9 Acres
Price Per Acre	\$133,333
County	Walton
Utilities	Public water available. Private septic on site. Public sewer available a short distance.
Parcel IDs	34-3N-19-19000-024-0010
Coordinates	30.7127998, -86.12318830000001
Real Estate Taxes	\$1,638.00

PROPERTY OVERVIEW

Rare opportunity to acquire a substantial tract of developable land located at 650 S. US Hwy 331 in De Funiak Springs, offering clear, level terrain ideal for a range of commercial or mixed-use projects. This site provides significant frontage on a primary state highway, ensuring excellent visibility for future development. Utilities are readily accessible, streamlining the entitlement and construction process. With flexible lot configurations, the parcel supports both speculative and build-to-suit strategies for investors seeking to capitalize on growing demand in Walton County. Enhanced by strategic planning flexibility, this offering presents a compelling foundation for long-term value creation.

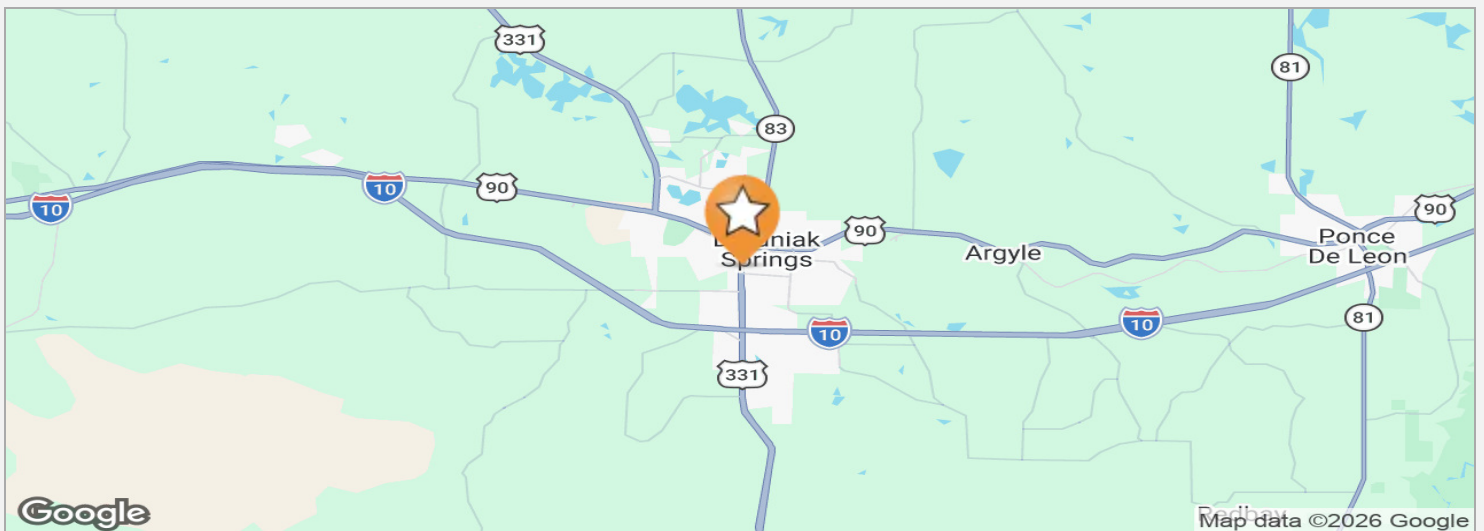
PROPERTY HIGHLIGHTS

- Significant frontage along US Hwy 331 for strong corridor presence
- Level, developable acreage suited for commercial or mixed-use plans
- Utilities available nearby to expedite site readiness
- Opportunity for both speculative and build-to-suit strategies
- Ideal for investors targeting growth in Walton County
- Straightforward access from surrounding arterial road network
- Attractive entry point for long-term land investment

Additional Photos



Location Maps 2



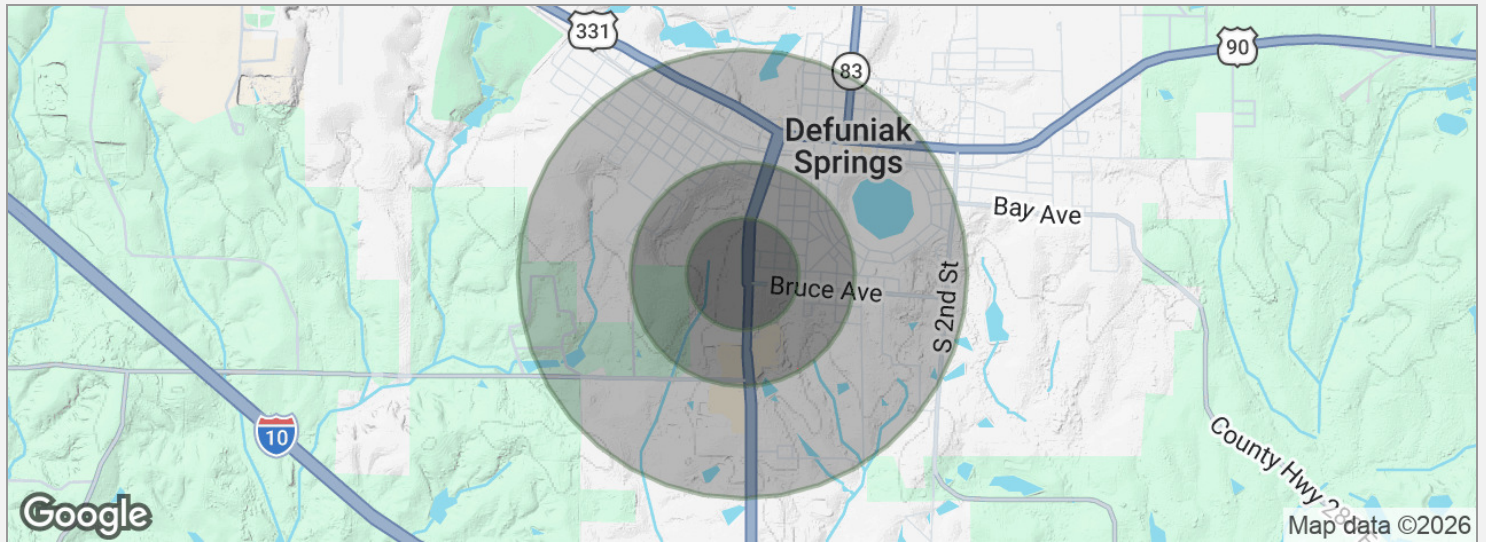
DRIVE TIMES

- 30 minutes to Crestview.
- 30 minutes to 30A & Santa Rosa Beach.
- One hour to Pensacola.
- Two hours to Tallahassee.

DRIVING DIRECTIONS

From I-10 & US 331, go south on US 331, property is on the left just past Bruce Ave.

Demographics Map



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	105	401	1,372
Median age	38.9	38.4	35.9
Median age (male)	28.6	28.4	27.7
Median age (Female)	44.0	43.2	41.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	43	167	574
# of persons per HH	2.4	2.4	2.4
Average HH income	\$76,326	\$74,027	\$70,812
Average house value	\$186,656	\$177,432	\$175,830

* Demographic data derived from 2020 ACS - US Census



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650 S. US Hwy 331 , De Funiak Springs, FL 32435

Advisor Bio & Contact 1

CLAY PATRICK

Broker

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PROFESSIONAL BACKGROUND

Clay was raised on a cattle farm in Jackson County, Florida. He has more than 30 years of experience in the real estate industry, specializing in investment properties, row crop/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. Clay resides in Bascom, Florida with his wife Gina Patrick.

EDUCATION

Accredited Land Consultant designation (ALC)
Chipola College (Studied Business)
Pensacola State College (Studied Forestry)

MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute
APEX Award 2023
APEX Award 2022
Member, Central Panhandle Association of Realtors
Served 6 years on the Jackson County, FL Planning Commission
Recipient of the Summit Bronze Award 2016
Recipient of the Summit Silver Award 2017
Recipient of the Summit Bronze Award 2018
Recipient of the President's Award 2019
Recipient of the Summit Award 2020
Recipient of the Summit Silver Award 2021

