

I-10 & US 331 Commercial Development Acreage

U.S. 331, DeFuniak Springs, Florida 32435

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,649,000
Lot Size:	1.71 Acres
Price / Acre:	\$964,327
Zoning:	C-2 (Commercial General)
APN:	11-2N-19-18000-001-0040
Traffic Count:	27,500 Cars/Day
Video:	View Here

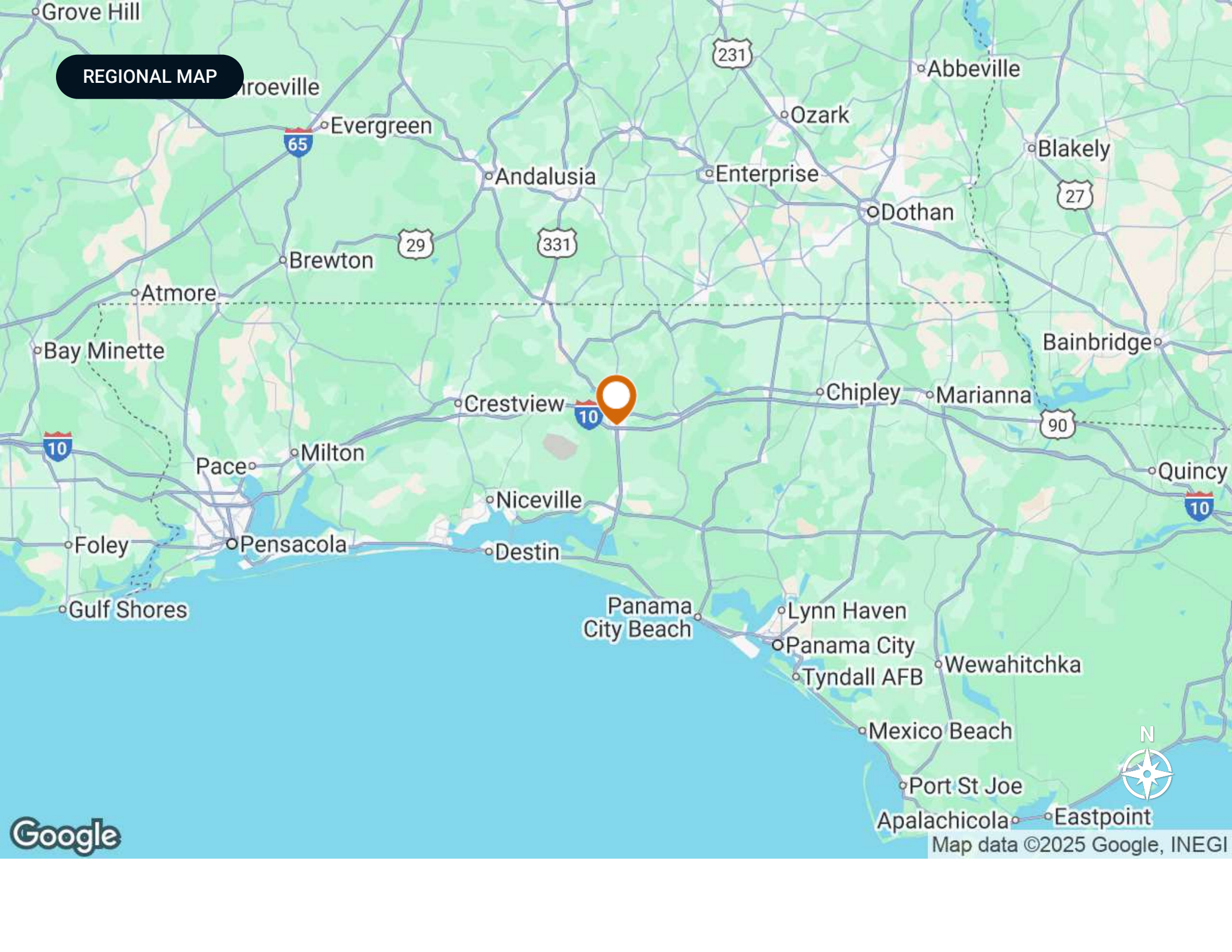
Property Overview

This commercial development site zoned C-2, consists of 1.71 ± acres with over 315 ± FT of US 331 road frontage. Although it is one of the last available commercial parcels in the area, this property offers unparalleled access to I-10 (exit 85) and US 331, conveniently situated between Defuniak Springs and Freeport, FL.

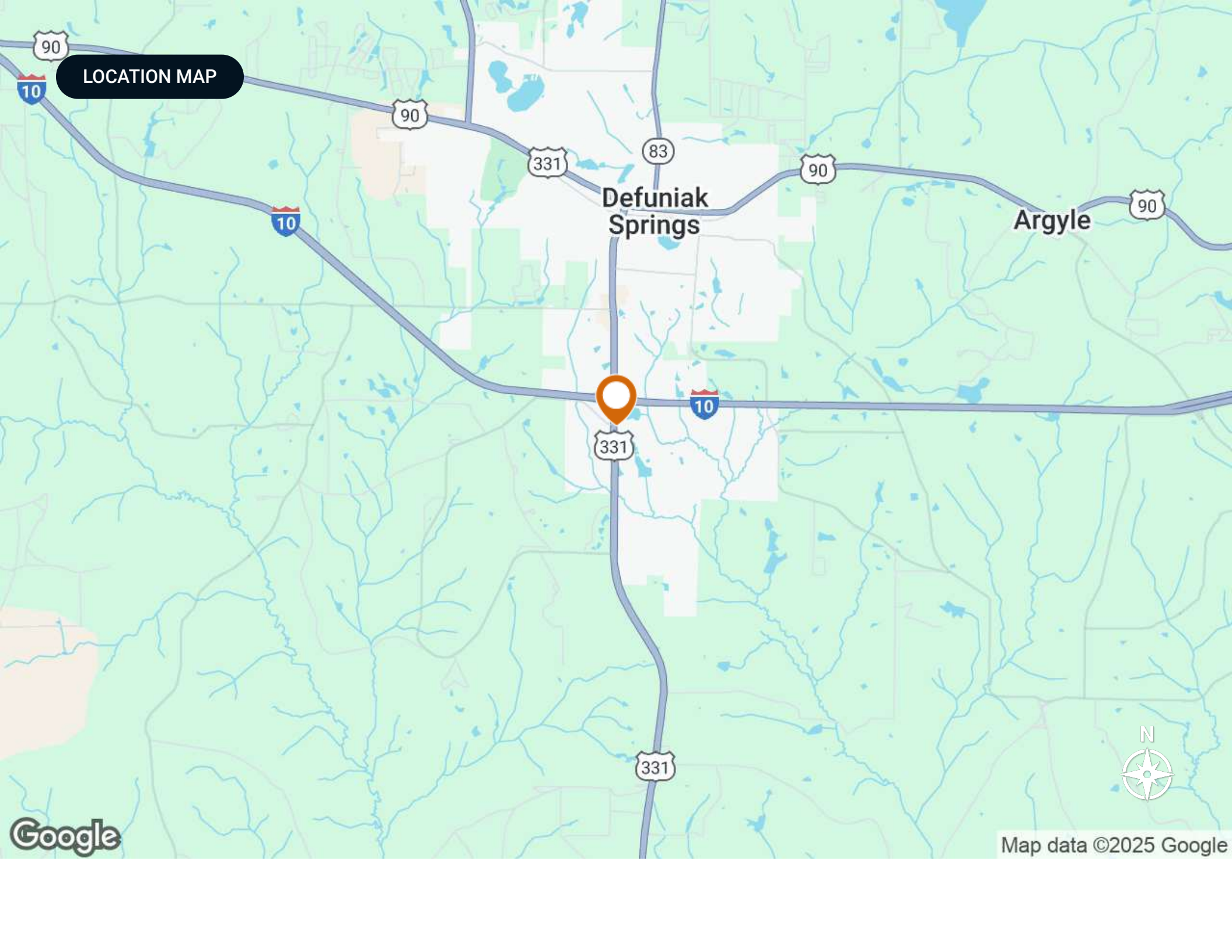
The property's prime location ensures exceptional visibility from US 331, where it benefits from an average annual daily traffic volume of 27,500. With such high visibility and favorable zoning, the site emerges as an ideal prospect for a diverse range of development possibilities, including but not limited to, an interchange business, gas station, fast food restaurant, truck stop, or hotel.

Property Highlights

- Zoned C-2, with 1.71 ± acres
- Over 315 ± FT of frontage on US 331 road frontage
- Access to I-10 (exit 85) and US 331
- Benefits from an average annual daily traffic volume of 27,500



REGIONAL MAP



LOCATION MAP

Defuniak
Springs

Argyle



Google

Map data ©2025 Google

DEMOGRAPHICS MAP & REPORT

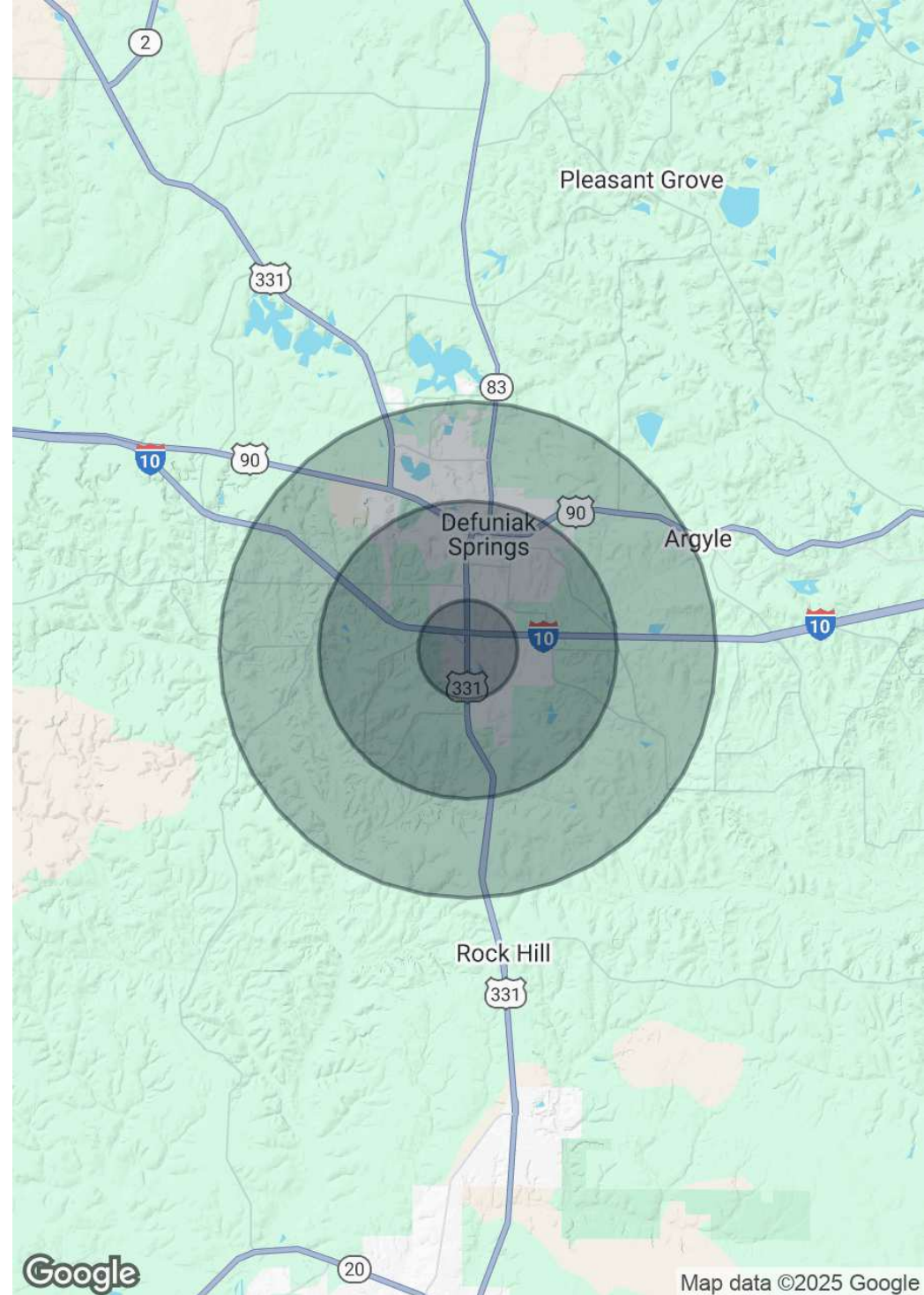
Population

	1 Mile	3 Miles	5 Miles
Total Population	1,432	7,077	12,659
Average Age	37.1	36.5	39.1
Average Age (Male)	33.8	35	37.1
Average Age (Female)	39.7	37.7	42

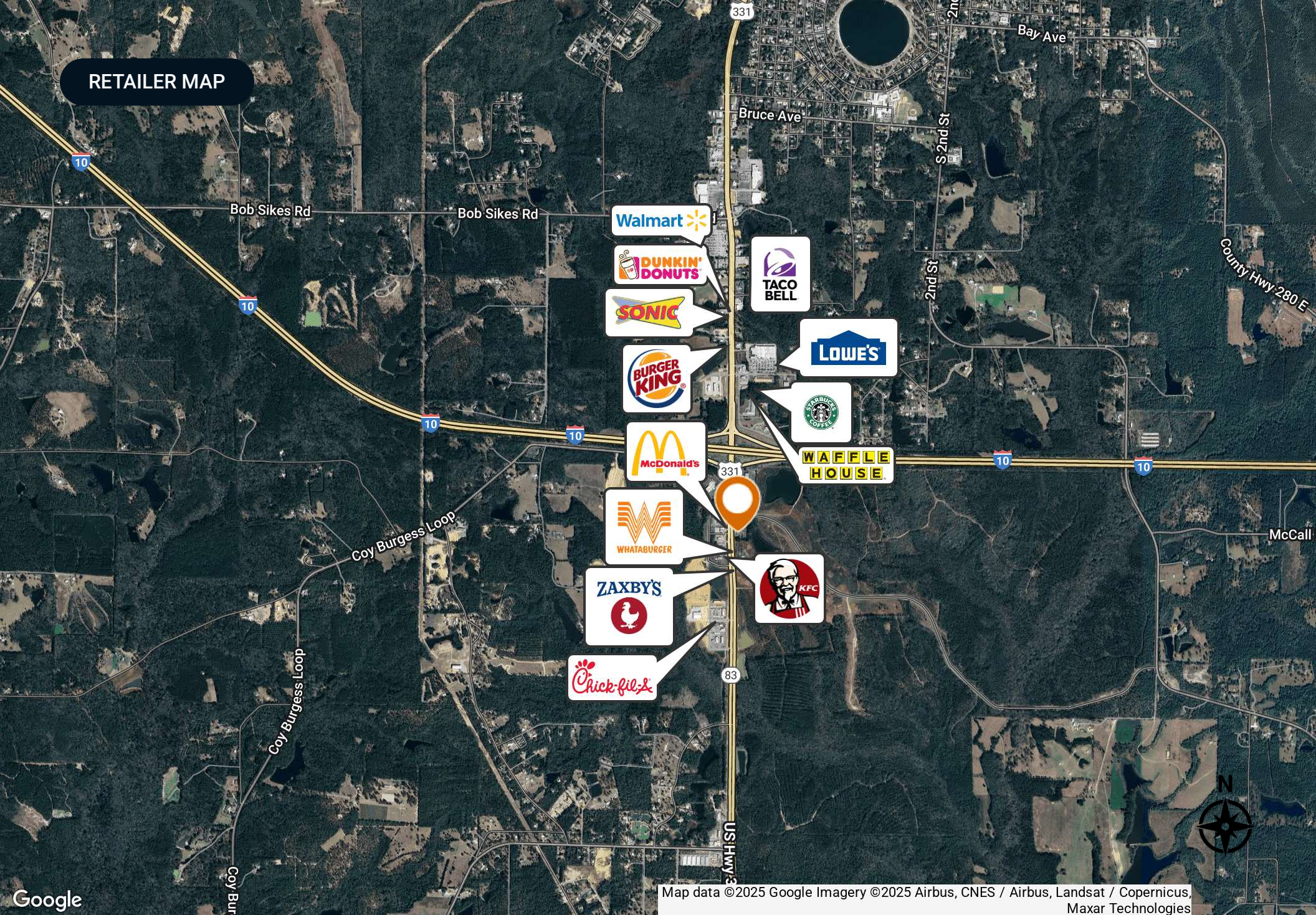
Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	719	3,358	5,715
# of Persons per HH	2	2.1	2.2
Average HH Income	\$62,941	\$51,569	\$49,975
Average House Value	\$148,474	\$139,357	\$144,386

2020 American Community Survey (ACS)



RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



331

CO Hwy 280B



250+/- FT

315+/- FT

250+/- FT

315+/- FT









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