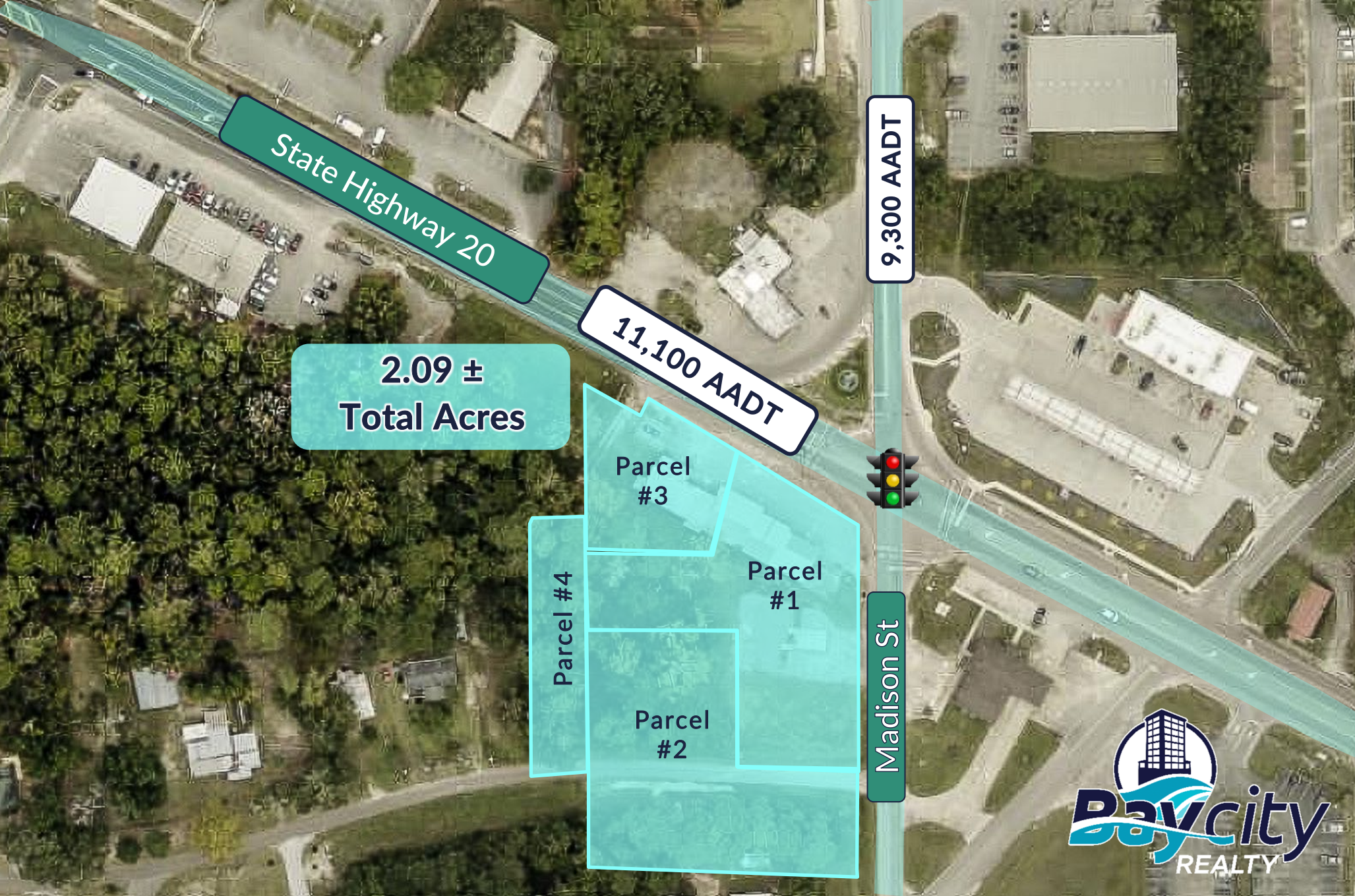


2.09± Acre Hard Corner Site

19 W State Hwy 20, Freeport, Florida



State Highway 20

2.09 ±
Total Acres

11,100 AADT

9,300 AADT

Parcel #3

Parcel #1

Parcel #4

Parcel #2

Madison St



LAND OFFERING FOR SALE

2.09± Acre Hard Corner Site

19 W State Hwy 20, Freeport, Florida 32439

AVAILABLE NOW
\$2,500,000



PRESENTED BY

MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
(850) 380-0877
Mehdi@BayCityRealty.com

WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com



Disclaimer

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Bay City Realty, LLC has been engaged as the exclusive representative for the sale and/or lease of the property referenced herein (“the Property”).

The information contained in this brochure has been compiled from sources deemed reliable; however, it is provided solely for preliminary reference. It is not intended to be comprehensive, and it may not include every detail a potential purchaser or tenant would require to make an informed decision. Any financial data, projections, or assumptions included are for illustrative purposes only, are subject to change without notice, and should not be relied upon as guarantees of future performance.

Interested parties will have the opportunity to conduct their own due diligence and inspections of the Property. Summaries of documents, including financial information, are provided only as overviews and should not be considered complete or authoritative analyses. All parties are strongly encouraged to review all materials independently and consult with their own legal, financial, and professional advisors.

This offering is subject to withdrawal, prior commitment, errors, omissions, or modifications at any time without notice. Neither Bay City Realty, LLC, nor the current Owner/Seller and/or Lessor, makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Each prospective purchaser or tenant is responsible for evaluating the Property and determining the advisability of a purchase or lease based on their own judgment and investigation.

The Owner/Seller and/or Lessor reserves the absolute right, in its sole discretion, to accept or reject any or all offers and to terminate negotiations with any party, with or without notice. No legal obligation or commitment shall exist unless and until a purchase and sale agreement or lease has been fully executed and delivered, and all conditions therein have been satisfied or waived. The Owner further reserves the right to proceed with an acceptable offer prior to any announced call-for-offers deadline.

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2.09± Acre Hard Corner Site

19 W State Hwy 20

Freeport, FL 32439

Location Description

Freeport is a small but rapidly growing city in Walton County, located in the Florida Panhandle. It serves as a gateway between the northern portion of the county and the coastal communities along Scenic Highway 30A, making it an important commercial and transportation hub. Business U.S. Highway 331 runs through the heart of the city, paralleling the main U.S. Highway 331, and features a mix of small businesses, service providers, and local restaurants.

The property is positioned at the intersection of State Highway 20 and Business US-331, providing access to one of the area's primary east-west corridors and a direct route south toward the coast. Surrounding commercial uses include convenience retail, building supply, and neighborhood services, with nearby businesses such as Builders FirstSource and Circle K helping anchor daily traffic to the immediate area.

The site is approximately 15–20 minutes south of the beaches along the Gulf of Mexico, including the South Walton and 30A corridor, placing it within close reach of one of the region's primary tourism and residential destinations while maintaining accessibility to inland growth.

Site Description

The property consists of four contiguous parcels totaling approximately 2.094 acres, positioned along State Highway 20. The site offers approximately 280 feet of frontage and visibility on a primary east-west corridor, with access available from the highway.

The parcel configuration provides a usable footprint suitable for a range of commercial applications. The site appears generally level with sufficient area to accommodate building footprint, parking, and circulation.

Utilities are available to the site. The size and layout of the combined parcels allow for flexible planning, whether for a single-user development or a phased approach.

RETAIL OFFERING FOR LEASE

2.09± Acre Hard Corner Site

19 W St Hwy 20, Freeport, FL 32439

Sale Price	\$2,500,00.00
-------------------	---------------

Location Information

Building Name	2.09± Acre Hard Corner Site
Street Address	19 W State Hwy 20
City, State, Zip	Freeport, FL 32439
County	Walton
Market	Freeport
Cross-Street(s)	Madison St. BUS 331
Side of the Street	South
Road Type	Highway
Market Type	Small
Nearest Hwy	Directly on Hwy 20
Nearest Airport	Destin-Fort Walton Beach Airport 28 Miles West & NW Florida Beaches Intl Airport 31Miles East

Additional Information Available in Separate PDFs

2 Site Plans
Property Survey
Potential Plaza Analysis

Property Information

Property Type	Land
Property Subtype	Retail
Zoning - See PDF for Details	C-2 High Intensity Commercial
Lot Size - 4 Total	2.093 Acres
APN #	See List Below
Lot Frontage	280±
Frontage Street	State Hwy 20
Traffic Count	11,100
Traffic Count Street	State Hwy 20

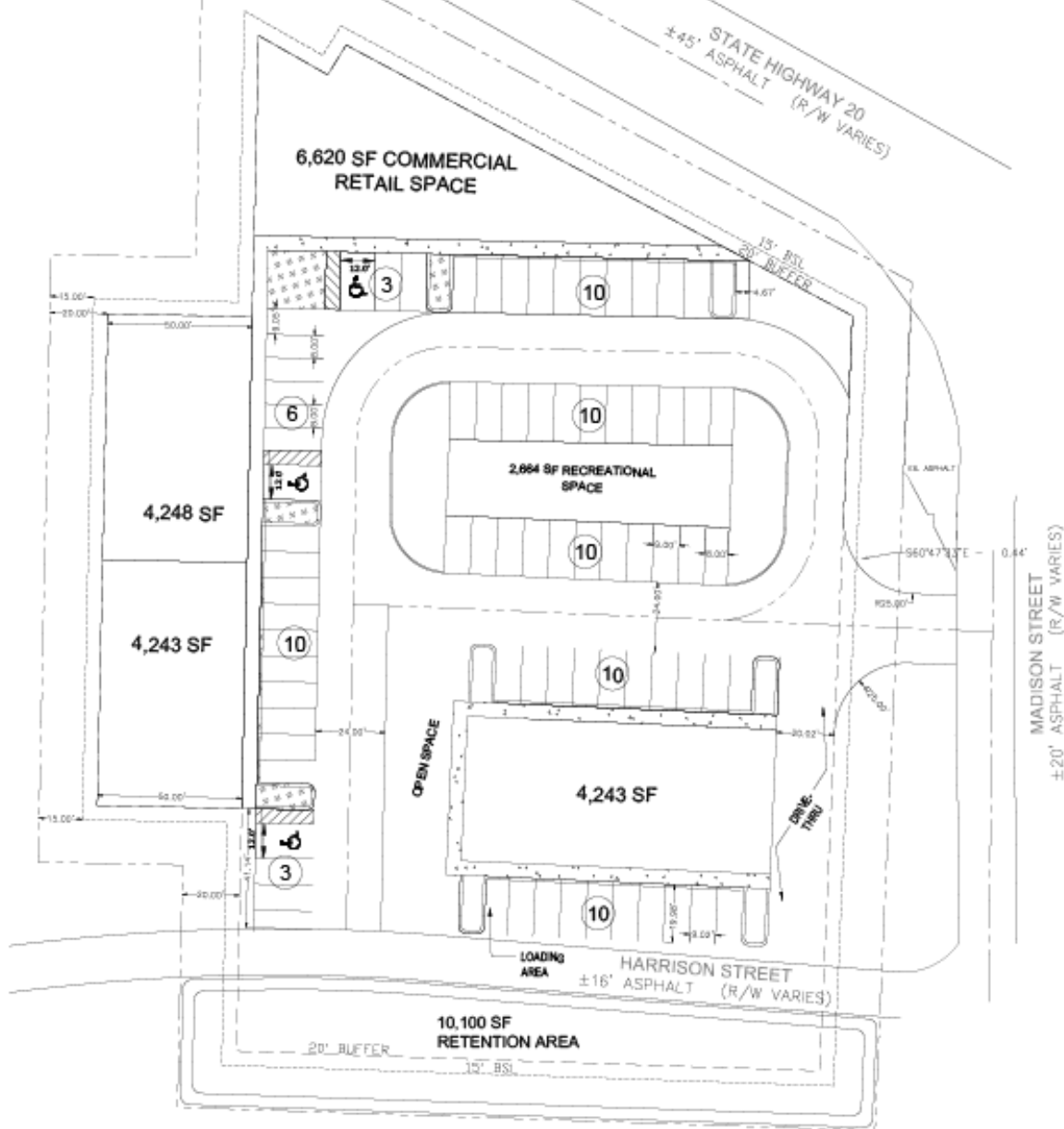
Parcel Information

#	Parcel Number	Acres
1.	15-1S-19-23040-006-001A	0.880
2.	15-1S-19-23040-006-0020	0.607
3.	15-1S-19-23040-006-0010	0.366
4.	15-1S-19-23040-025-0011	0.240
		Total Acres - 2.093



Site Plan Option 1

19 W State Hwy 20, Freeport, FL 32439

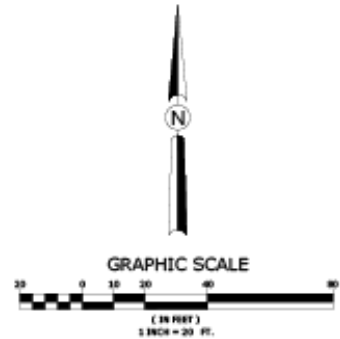


SITE PLAN SUMMARY:

THIS CONCEPT CURRENTLY DEPICTS 19,359 SF OF COMMERCIAL OFFICE SPACE ACROSS FOUR (4) DIFFERENT UNITS.

PARKING REQUIREMENT CONSIDERATIONS:

- IF BUILDINGS CAN BE SITUATED ADJACENT TO THE BUILDING SETBACK LINE, THE NUMBER OF PARKING SPACES REQUIRES IS LOWERED.
- THIS CURRENT CONCEPT REQUIRES 77.43 (77) PARKING SPACES. THE CODE STATES THAT 1 PARKING SPACE IS REQUIRED PER 250 SQ FT OF OFFICE SPACE.



DAVID FORSTROM, P.E.
4241 Commons Drive West
Suite 4204
Destin, Florida 32541

FREEPORT CROSSROADS PROJECT
CITY OF FREEPORT
WALTON COUNTY, FLORIDA

PROJECT NO: 2024028
Designed: []
Checked: []
Date: 04/10/2028
Scale: 1" = 20'
Sheet: XX of XX

This drawing is the property of David Forstrom, P.E. and is not to be reproduced without expressed written consent



Site Plan Option 2

19 W State Hwy 20, Freeport, FL 32439

*Survey and site plan are shown in partial form for presentation purposes. See full survey in attached documents for complete details.

CALL SUNSHINE
48 HOURS BEFORE YOU DIG
1-800-432-4770
DIG SAFELY

PROJECT LOCATION

VICINITY MAP

NOT RELEASED FOR CONSTRUCTION

SITE PLAN

THE CROSSROADS

LEGAL DESCRIPTION

FOR BOOK 2184 PAGE 217
SUBJECT: AT THE NORTHWEST CORNER OF LOT 1, BLOCK 8, ACCORDING TO THE PLAN OF THE TOWN OF FREEPORT BY W.J. STEPHENS AS RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, VING SOUTH OF STATE ROAD 200 AND WEST OF MADISON STREET AS NOW EXISTS, SAID POINT ALSO BEING ON THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 19 WEST, THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOT 1, BLOCK 8 OF SAID PLAT OF THE TOWN OF FREEPORT, 84.25 FEET TO THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTH LINE, NORTH 78 DEGREES 20 MINUTES 21 SECONDS EAST, 84.68 FEET TO A POINT ON THE SOUTH R/W LINE OF SAID STATE ROAD 200, THENCE SOUTH 90 DEGREES 50 MINUTES 22 SECONDS EAST, ALONG SAID SOUTH R/W LINE OF SAID MADISON STREET, THENCE SOUTH 2 DEGREES 14 MINUTES 55 SECONDS EAST, ALONG SAID R/W 28.23 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, BLOCK 8, THENCE DEPARTING SAID SOUTH LINE, NORTH 81 DEGREES 40 MINUTES 50 SECONDS WEST, 189.49 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 18.75 FEET TO THE POINT OF BEGINNING.

FOR BOOK 2184 PAGE 218
SUBJECT: THE PART OF LOT 1 AND THE EAST 1/2 OF LOT 2 OF BLOCK 8 ACCORDING TO THE PLAN OF TOWN OF FREEPORT BY W.J. STEPHENS AS RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, LYING WEST OF MADISON STREET AS NOW EXISTS, DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID LOT 1 AS THE POINT OF BEGINNING (P.O.B.) SAID POINT ALSO BEING ON THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 19 WEST, THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 13.33 FEET, THENCE DEPARTING SAID NORTH LINE, SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, 189.49 FEET TO A POINT WHERE THE SOUTH LINE OF LOT 1 INTERSECTS THE WEST R/W LINE OF MADISON STREET, THENCE SOUTH 9 DEGREES 14 MINUTES 55 SECONDS EAST ALONG SAID WEST R/W 100.00 FEET TO THE SOUTH LINE OF SAID LOT 2, THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, 122.70 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 2, THENCE NORTH ALONG SAID WEST LINE, 100.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, THENCE NORTH 89 DEGREES 00 MINUTES 14 SECONDS WEST, 140.00 FEET TO THE SW CORNER OF SAID LOT 1, SAID POINT BEING ON SAID WEST LINE OF SAID SE 1/4 OF NW 1/4, THENCE NORTH ALONG SAID WEST LINE, 78.0 FEET TO THE POINT OF BEGINNING AND CONTAINING CUTO ACRE MORE OR LESS.

NOTES

- SURVEY PROVIDED BY GUSTIN, COTHERN, & TUCKER IN. SEE BOUNDARY TOPOGRAPHIC SURVEY FOR MORE INFORMATION REGARDING SURVEY REFERENCES AND DATUMS.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS AND DETAILS.
- PANEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB.
- DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
- THIS PARCEL IS LOCATED IN FLOOD ZONE "X", NO MINIMUM FLOOR ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM FEMA PANEL NUMBER 17108010A DATED SEPTEMBER 29, 2010, WALTON COUNTY, FLORIDA.
- DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING THE NOTICE OF CONSTRUCTION COMMENTARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING CONSTRUCTION TO A MINIMUM OF A WEEKLY BASIS. CONTRACTOR TO PROVIDE JP ENGINEERING WITH A SURVEYED AS-BUILT INCLUDING ELEVATIONS AND UNDERGROUND IMPROVEMENTS UPON SATISFACTORY COMPLETION OF THE PROJECT. JP ENGINEERING WILL BE RESPONSIBLE FOR SUBMITTING THE AS-BUILT CERTIFICATION TO THE NFWMD.

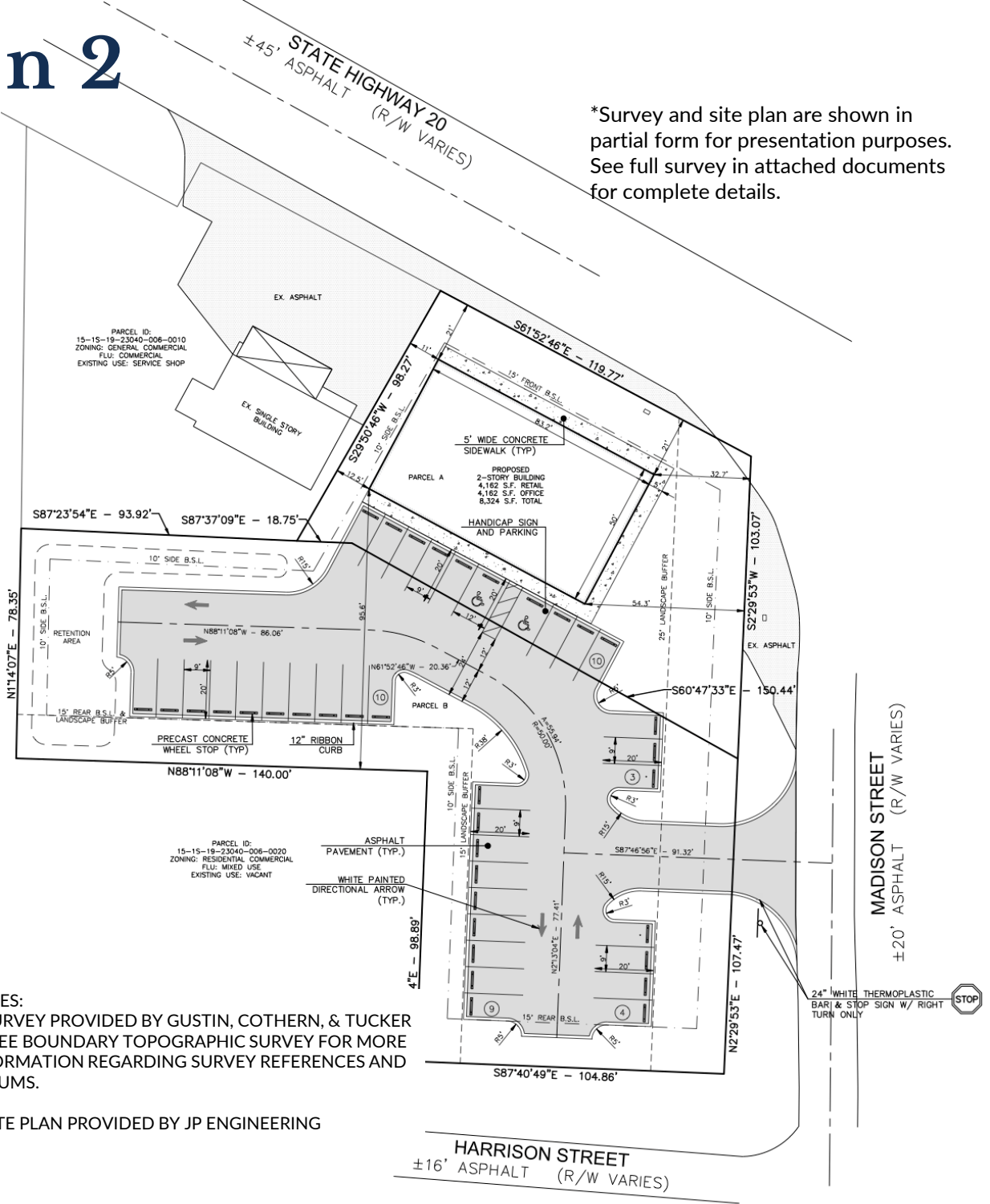
PROJECT STATISTICS

PARCEL ID#	15-15-19-23040-006-000A	
OVERALL SITE	8,372.84 SF / 0.87 AC	
ZONING	GENERAL COMMERCIAL/RESIDENTIAL COMMERCIAL	
FLU	COMMERCIAL	
FLOOD ZONE "X" & FIRM NUMBER	12131005050 SEP. 29, 2010 (SEE NOTE 5)	
	CITY OF FREEPORT ALLOWED/REQUIRED	PROVIDED
FLOOR AREA RATIO	0.22	
IMPERVIOUS SURFACE AREA	705 (MAX)	52.8%
BUILDING	4,162 SF	
PARKING DRIVE	1,174 SF	
CONCRETE	1,132 SF	
TOTAL	20,339 SF	
OPEN SPACE	30% (MIN)	47.2%
SETRACKS		
FRONT SETBACK	15'	21'
SIDE SETBACK	11'	11'
REAR SETBACK	15'	95.6'
LANDSCAPE BUFFERS		
FRONT BUFFER	N/A	N/A
SIDE BUFFER (S)	25'	25' (MIN)
SIDE BUFFER (W)	15'	15' (MIN)
REAR BUFFER	N/A	N/A
OFF STREET PARKING		
PARKING SPACES	34	36

(INCLUDES 2 HANDICAPPED 15' X 20')
*MOST APPLICABLE/INTENSIVE USE: "ALL RETAIL" AND "OFFICES", WAS USED TO DETERMINE PARKING REQUIREMENTS
(1 FEET 200 S.F. = 0.724/250 = 33.3 SPACES = 34 SPACES REQUIRED)

LEGEND

EXISTING ASPHALT	
CONCRETE	
ASPHALT	
RIGHT-OF-WAY LINE	
PROPERTY LINE	
CENTERLINE	
BUILDING SETBACK LINE (B.S.L.)	
LANDSCAPE BUFFER	
WHEEL STOP	
LIGHT FIXTURES	
HANDICAPPED PARKING	
PARKING COUNT	

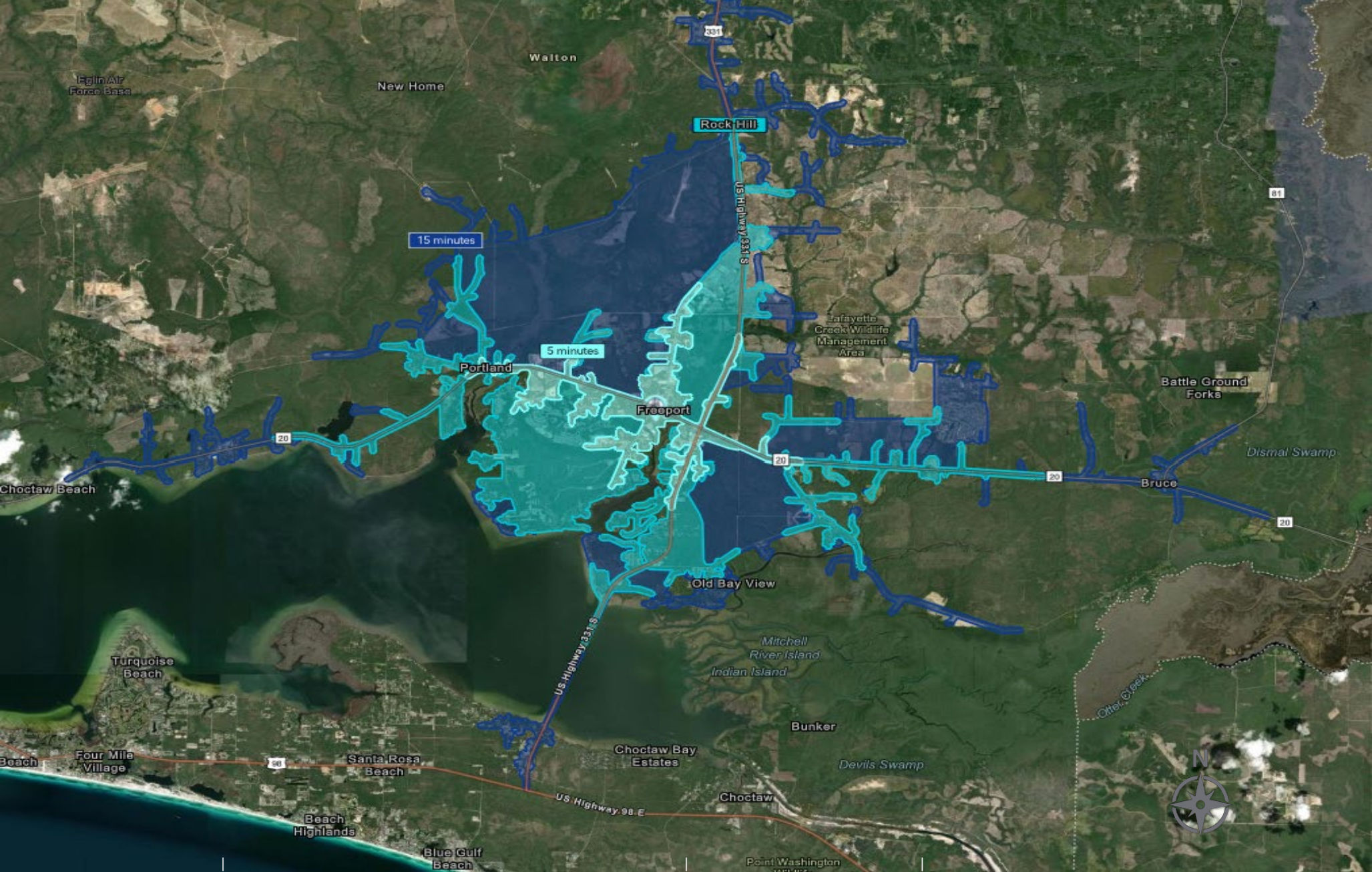


- NOTES:**
- SURVEY PROVIDED BY GUSTIN, COTHERN, & TUCKER IN. SEE BOUNDARY TOPOGRAPHIC SURVEY FOR MORE INFORMATION REGARDING SURVEY REFERENCES AND DATUMS.
 - SITE PLAN PROVIDED BY JP ENGINEERING



Drive Time Map

19 W State Hwy 20, Freeport, FL 32439

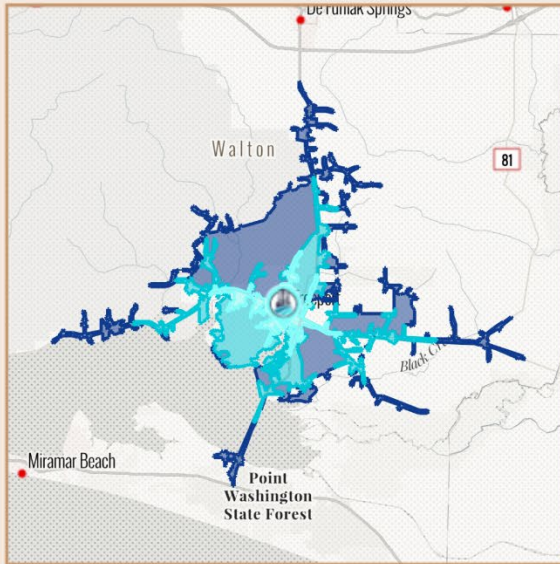


Freeport Demographics

Benchmark Demographics

19 State Hwy 20, Freeport, Florida, 32439

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Walton County	Crestview-Fort Walton Beach-Destin, FL Metropolitan Statistical Area	Florida	
0 - 4	6.39%	5.79%	5.58%	4.99%	5.67%	4.69%	5.39%
5 - 9	6.80%	6.31%	6.03%	5.60%	6.01%	5.03%	5.75%
10 - 14	6.17%	6.07%	5.70%	5.76%	5.98%	5.34%	5.98%
15 - 19	6.23%	6.04%	6.03%	5.57%	5.98%	5.84%	6.47%
20 - 34	19.24%	16.72%	17.50%	15.58%	18.73%	18.43%	20.33%
35 - 54	26.15%	25.94%	25.90%	25.34%	25.19%	24.41%	25.20%
55 - 74	22.56%	25.26%	25.68%	27.89%	24.06%	25.55%	22.82%
75+	6.56%	8.09%	7.47%	9.24%	8.36%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	6.5%	7.4%	8.7%	8.3%	6.7%	8.0%	8.3%
\$15,000-\$24,999	1.4%	2.1%	2.3%	3.3%	3.4%	5.8%	5.9%
\$25,000-\$34,999	7.1%	6.0%	6.7%	7.4%	6.1%	6.7%	6.3%
\$35,000-\$49,999	14.5%	11.8%	15.1%	10.9%	9.5%	10.5%	9.8%
\$50,000-\$74,999	13.4%	13.9%	18.3%	15.1%	16.3%	16.9%	15.6%
\$75,000-\$99,999	12.4%	10.3%	13.2%	10.3%	14.2%	12.9%	12.5%
\$100,000-\$149,999	17.7%	16.7%	15.4%	17.7%	20.3%	18.4%	17.8%
\$150,000-\$199,999	14.9%	15.6%	12.9%	10.7%	9.7%	8.7%	9.8%
\$200,000+	12.1%	16.4%	7.2%	16.2%	13.8%	12.1%	14.0%
KEY FACTS							
Population	3,457	9,944	2,635	91,473	315,866	23,027,836	339,887,819
Daytime Population	2,625	7,447	2,031	91,130	326,800	22,846,618	338,218,372
Employees	1,575	4,508	1,244	40,188	150,028	10,832,721	167,630,539
Households	1,204	3,993	982	37,218	127,094	9,263,074	132,422,916
Average HH Size	2.87	2.49	2.68	2.40	2.43	2.43	2.50
Median Age	38.5	41.7	41.7	44.9	40.5	43.6	39.6
HOUSING FACTS							
Median Home Value	404,106	477,056	402,612	472,975	412,940	416,969	370,578
Owner Occupied %	81.2%	81.4%	79.8%	77.5%	69.9%	67.2%	64.2%
Renter Occupied %	18.9%	18.6%	20.2%	22.5%	30.1%	32.8%	35.8%
Total Housing Units	1,428	4,508	1,200	67,388	174,655	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$87,697	\$95,856	\$72,767	\$85,333	\$87,243	\$78,205	\$81,624
Per Capita Income	\$48,116	\$51,545	\$38,437	\$53,693	\$48,273	\$44,891	\$45,360
Median Net Worth	\$308,972	\$408,577	\$258,434	\$341,090	\$287,439	\$253,219	\$228,144

FREEPORT, FLORIDA: EMERGING COMMERCIAL REAL ESTATE HOTSPOT

A Clean, Modern Commercial Real Estate Infographic

COMMERCIAL REAL ESTATE SNAPSHOT & GROWTH POTENTIAL

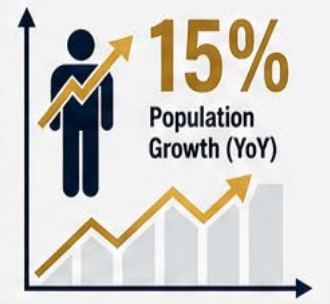


FREEPORT MARKET SNAPSHOT



FREEPORT MARKET OVERVIEW

Strong population influx drives demand; Overall vacancy rates show market tightening.



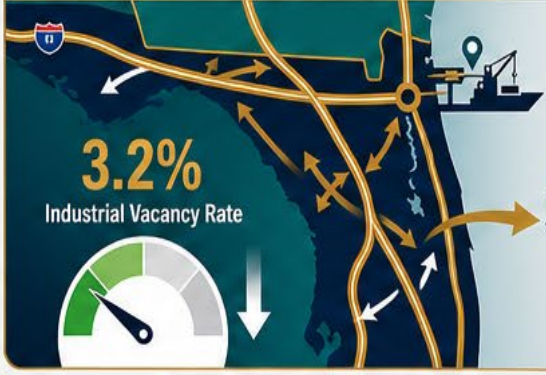
RESIDENTIAL BOOM FUELS DEMAND

New housing developments; Increased retail/service needs



INDUSTRIAL SECTOR INSIGHTS

High demand for warehouse and logistics space; Strategic location supports distribution networks.



KEY COMMERCIAL SECTORS

Retail and office expansion; Industrial/flex space demand



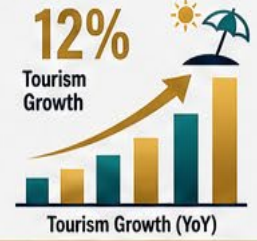
FUTURE GROWTH & INVESTMENT

Strong investor interest; Continued infrastructure development



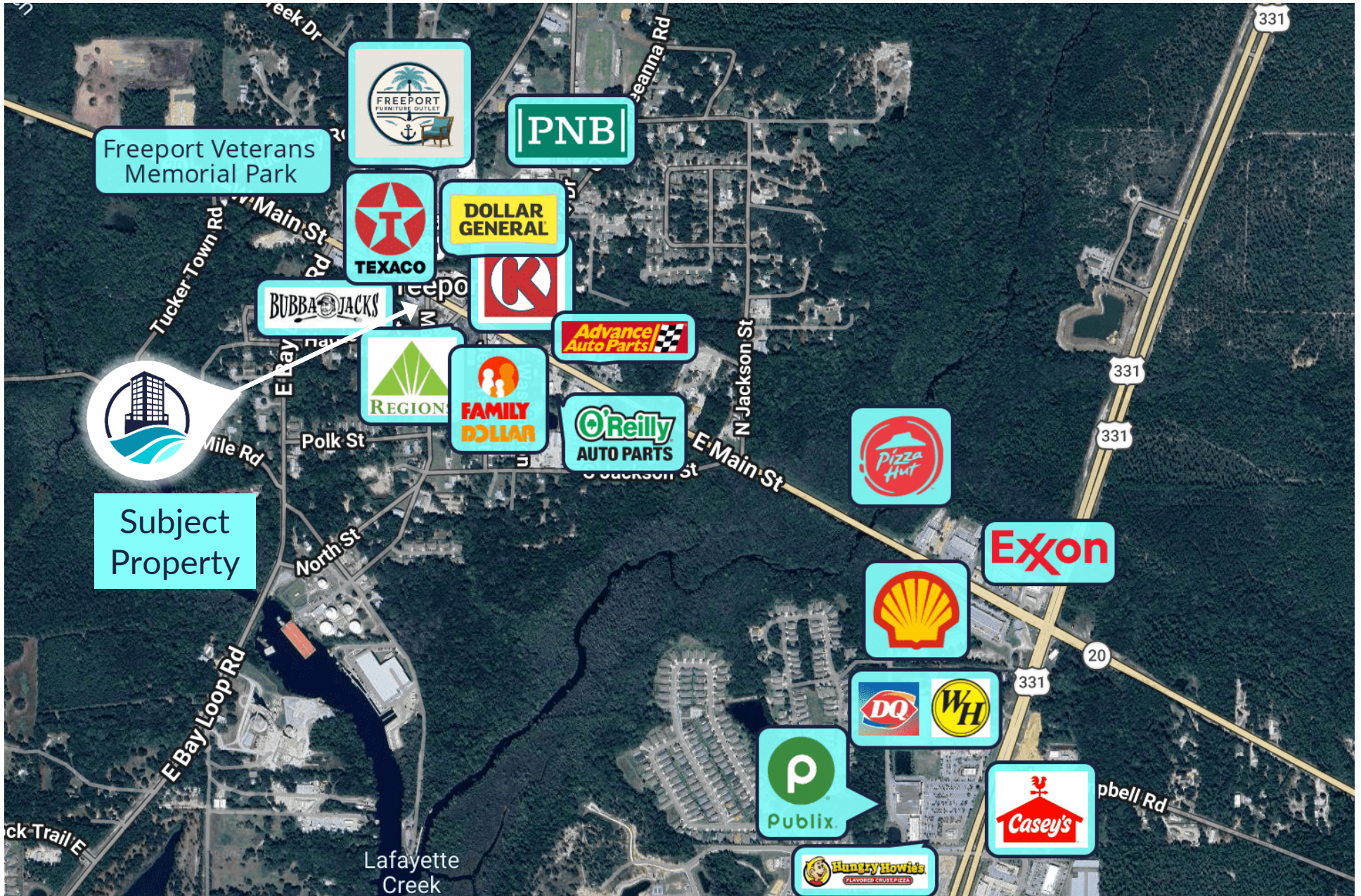
RETAIL & HOSPITALITY TRENDS

Tourism sector fuels retail activity; Robust visitor spending supports local businesses.



Retail Map

19 W State Hwy 20, Pensacola, FL 32526



Meet the Team



MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals and her results reflect that.