

\$2,150,000 - 150 Marquis Way, Freeport

MLS® #1004055

\$2,150,000

Bedroom, Bathroom,
Unimproved Land on 4.05 Acres

Lafayette Creek Landing, Freeport, FL

150 Marquis Way presents a rare 4.05-acre development opportunity in the heart of Freeport's explosive growth corridor. The property includes more than \$475,000 in prepaid water capacity fees that transfer with the sale, offering immediate utility savings and development readiness. A current Development Order for a hotel provides flexibility for hospitality or mixed-use concepts. The site enjoys dual access from Marquis Way/311 and Highway 20 (Blue Ridge Parkway), with the Marquis connector extending west via bridge to Highway 83A South, ensuring strong regional connectivity.

This parcel sits amid major new development activity including Hammock Bay, a 3,000-acre master-planned community with thousands of existing homes and continuous residential expansion, anchors the population growth driving commercial demand along the Hwy 20 corridor. Nearby Owls Head is emerging as a major mixed-use employment and commercial hub, positioned at the crossroads of Hwy 331 and Hwy 20 and supported by new retail and industrial development activity. Further amplifying long-term absorption, Carr Farms represents one of the most significant planned projects in Walton County, with projections of up to 21,000 new homes and roughly 10 million square feet of commercial space at full build-out. Together, these developments form the backbone of Freeport's rapid transformation and create sustained demand



for lodging, retail, services, and commercial
uses surrounding 150 Marquis Way.

Essential Information

MLS® #	1004055
Price	\$2,150,000
Acres	4.05
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	150 Marquis Way
Area	20 - Freeport
Subdivision	Lafayette Creek Landing
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Other
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Exterior

Lot Description	Level, Survey Available, Wetlands, Wooded
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School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	Commercial
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Listing Details

Listing Office	NBI Properties Inc
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