

\$285,000 - 193 Ramsey Branch Road, Freeport

MLS® #1011739

\$285,000

Bedroom, Bathroom,
Unimproved Land on 0.57 Acres

27-1S-19-23000-027-0027, Freeport, FL

A rare waterfront opportunity at the southern end of Freeport with residential, investment and development potential. This .57-acre parcel offers approximately 111 feet of waterfront and flexible RC -

Residential/Neighborhood Commercial zoning, creating options for a private waterfront homesite, builder project, investment property or neighborhood-scale commercial use, subject to applicable approvals.

This is Lot 3 of the former 193 Ramsey Branch Road parent parcel. The property offers a unique combination of waterfront living and convenient access to the US 331 corridor, Choctawhatchee Bay and the beaches, dining and amenities of South Walton. Boating access provides another dimension to the property, with approximately 3-5 feet of water depth and navigable access beneath the US 331 bridge, which has approximately 7 feet of vertical clearance. A boat dock may be constructed subject to applicable permitting and approvals.

For builders, developers and investors, the opportunity extends beyond this individual parcel. Two adjoining waterfront parcels are also available for purchase, creating the potential to assemble approximately 1.73 acres with approximately 466 feet of combined waterfront. The adjacent Lot 2 contains approximately .45 acres and 90 feet of waterfront, while premium Lot 1 contains approximately .71 acres, an impressive 265 feet of waterfront and an old boat ramp



offering a unique restoration opportunity. All three parcels share RC zoning, opening the door to a variety of residential and neighborhood-commercial possibilities. Purchase Lot 3 independently at \$285,000 or explore the opportunity to assemble additional adjacent acreage and waterfront. An increasingly hard-to-find combination of waterfront, usable acreage, flexible zoning and proximity to South Walton.

Essential Information

MLS® #	1011739
Price	\$285,000
Acres	0.57
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	193 Ramsey Branch Road
Area	20 - Freeport
Subdivision	27-1S-19-23000-027-0027
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Public Sewer, Public Water, Sewer Available
Is Waterfront	Yes
Waterfront	Canal Access, Creek

Exterior

Lot Description	Addl Land Available, Cleared
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School Information

Elementary	Freeport
Middle	Freeport

High Freeport

Additional Information

Zoning Business, City, Commercial, Resid Multi-Family, Resid Single Family

Listing Details

Listing Office Corcoran Reverie SRB

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