

\$799,500 - 4515 St Highway 20, Freeport

MLS® #961610

\$799,500

Bedroom, Bathroom,
Unimproved Land on 12.61 Acres

METES & BOUNDS, Freeport, FL

Exciting RV Park Development Opportunity -
12+ Acres with Prime Highway Frontage in
Freeport, FL!

Seize the opportunity to develop over 12+ acres of prime land along Highway 20 in Freeport, FL! With over 1,300 feet of highway frontage and a location just 4 miles east of the HWY 331 intersection, this property offers unparalleled visibility and accessibility—making it an ideal site for a future RV park, campground, or more! Zoned estate residential, this property is located in Walton County, where RV parks and campgrounds are permitted if connected to recreational activities. **Buyers are responsible for conducting their own due diligence. All development plans are subject to review and approval by the Walton County Planning Department. ** With a beautiful creek running through the property, there are abundant possibilities for fishing, hiking, and horseback riding, making this an excellent setting for a nature-focused RV resort. These natural amenities offer incredible appeal for outdoor enthusiasts and potential guests

Key Development Features:

- New 2021 mobile home for immediate use or rental income
- Future sewer expansion planning along Highway 20 is coming to the area soon, making future development more efficient
- Completed groundwork, including a DOT-approved access driveway, gravel roads, and two cleared half-acre sections



- Surveys, wetland studies, detailed renderings for future RV Resort and detailed renderings for warehouse available upon request
Located within the Highway 20 Economic Development Corridor, this area actively encourages development projects like RV parks. Developers will benefit from completed environmental studies, wetland assessments, boundary surveys, and a detailed rendering for a future RV resort, providing a clear path forward for potential projects.

Proximity to Major Attractions:

- Pier Park, Panama City Beach: 29.7 miles
- Silver Sands Outlet, Miramar Beach: 23.1 miles
- Seaside, FL: 18.1 miles

Don't miss out on this rare opportunity to create a premier RV resort in one of Northwest Florida's fastest-growing areas. Contact us today to learn more about this exceptional investment!

Essential Information

MLS® #	961610
Price	\$799,500
Acres	12.61
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	4515 St Highway 20
Area	20 - Freeport
Subdivision	METES & BOUNDS
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Gas - Propane, Public Water, Septic Tank, Sewer Available, TV Cable, Tap Fee Due, Gas Available
View	Creek/Stream
Is Waterfront	Yes
Waterfront	Creek
Water View	Creek/Stream

Exterior

Lot Description	Aerials/Topo Availbl, Cleared, Irregular Lot, See Remarks, Survey Available, Wetlands, Wooded, Build To Suit, RV Lot
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School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	See Remarks
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Listing Details

Listing Office	EXP Realty LLC
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