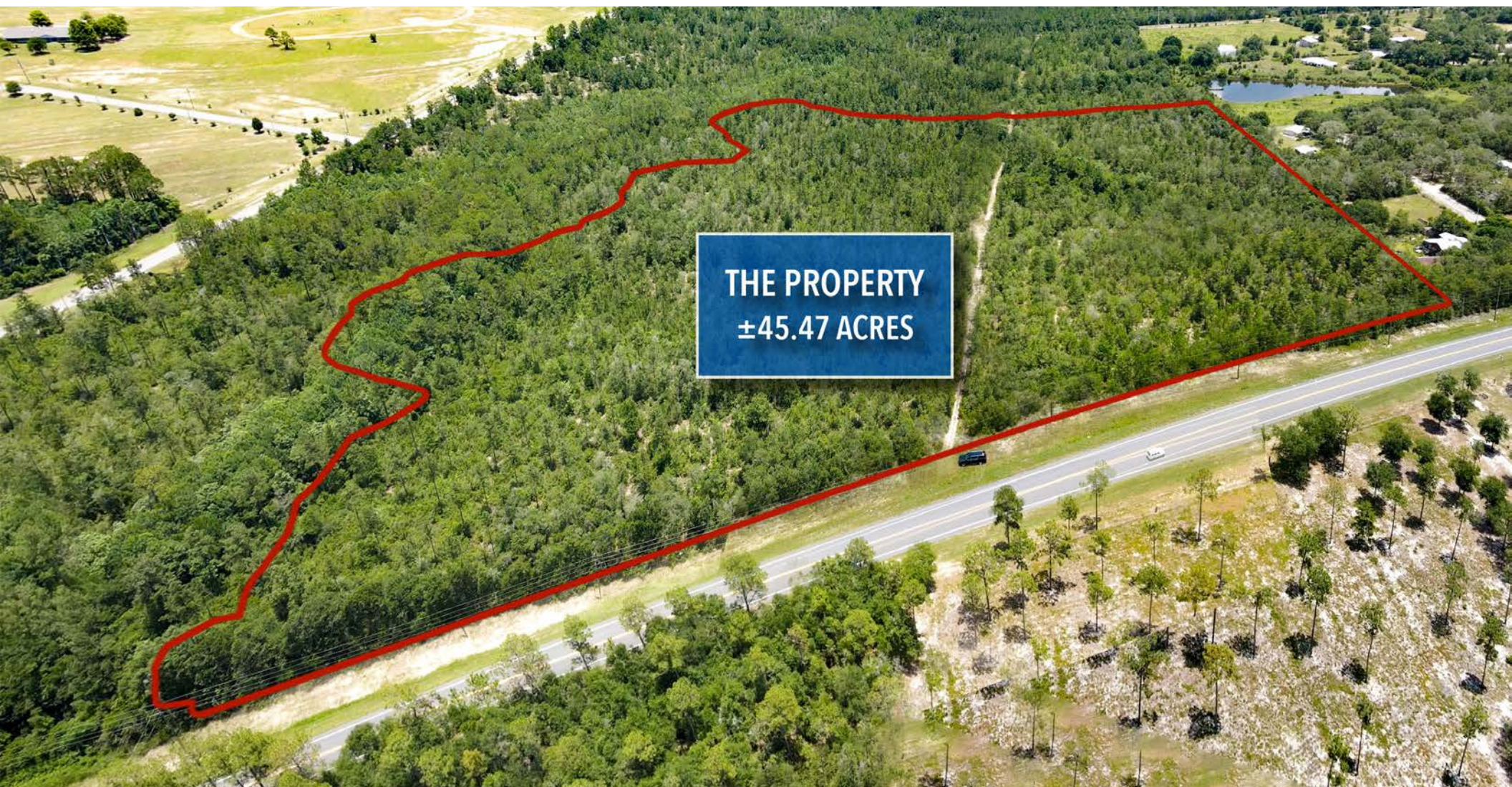


Entitled Single Family Development Site | ±46 Acres

HIGHWAY 83, DEFUNIAK SPRINGS, FL 324323



OFFERED BY 4 ACRE COMMERCIAL | COLIN CHOU



PROPERTY DETAILS

PARCEL SIZE:	±46 ACRES
SALE PRICE:	CALL FOR DETAILS
TYPE:	LAND
ZONING:	URBAN RESIDENTIAL
PARCEL ID:	11-3N-19-19000-001-0020

HIGHLIGHTS

- Close proximity to thoroughfares
- Development order delivered at closing
- Located along an arterial road
- High surrounding occupancy rates

ENTITLED SINGLE FAMILY DEVELOPMENT SITE

This 46 acre parcel of Urban Residential land directly along Hwy 83 is exclusively in Unincorporated Walton County. With no existing structures and no horizontal improvements, this encumbered development site renders itself perfect for single family housing.

With only a few small developments in the area, this market is heavily untapped and ripe for the taking for new development. Get into this untapped market before its too late.

OFFERED BY:



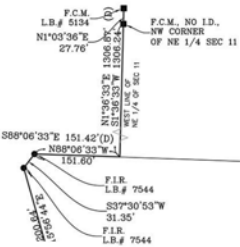
COLIN CHOU
colin@4acre.com
850.218.1902

AERIAL PHOTO



THE
PROPERTY
±46
ACRES

TOPOGRAPHIC & BOUNDARY SURVEY



DRAWING INDEX

SITE SURVEY	PG 1
BOUNDARY AND TOPOGRAPHIC SURVEY SOUTH	PG 2
BOUNDARY AND TOPOGRAPHIC SURVEY NORTH WEST	PG 3
BOUNDARY AND TOPOGRAPHIC SURVEY NORTH WEST	PG 4

DESCRIPTION
 (AS PREPARED BY LAND ENGINEERING SERVICES, INC. LICENSED BUSINESS NO 7544 SURVEY 10# 21583, DATED APRIL 10, 2021.)
 AS SURVEYED AND EXCEPTED FROM BOOK 3114 PAGE 495D, A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 3 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE NORTH 89°50'50\"/>

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	48.56	N137°09'0\"/>

LINE TABLE

LINE #	LENGTH	DIRECTION
L28	56.83	S84°27'27\"/>

LINE TABLE

LINE #	LENGTH	DIRECTION
L63	47.87	S137°20'0\"/>

LINE TYPE SCHEDULE

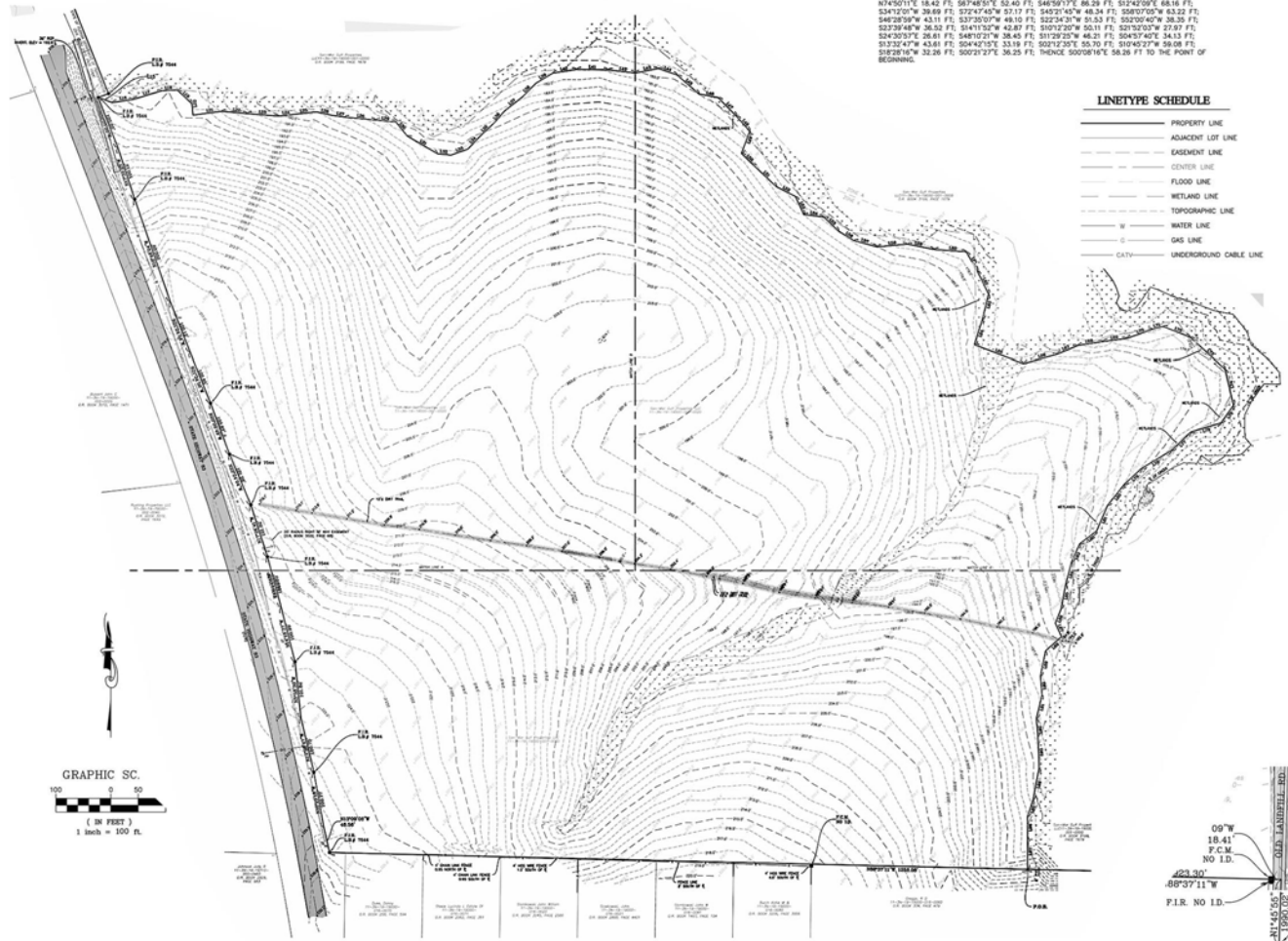
PROPERTY LINE	---
ADJACENT LOT LINE	---
EASEMENT LINE	---
CENTER LINE	---
FLOOD LINE	---
WETLAND LINE	---
TOPOGRAPHIC LINE	---
WATER LINE	---
GAS LINE	---
CATV UNDERGROUND CABLE LINE	---

LEGEND

- FOUND IRON ROD
- FOUND NAIL AND DISC
- AS NOTED
- SET IRON ROD
- AS NOTED
- FOUND CONCRETE MONUMENT AS NOTED
- OR. OFFICIAL RECORDS
- PER DESCRIPTION
- LD. NO IDENTIFICATION
- LICENSED BUSINESS
- REINFORCED CONCRETE PIPE
- FOUND CONCRETE MONUMENT
- FOUND IRON ROD
- FOUND NAIL AND DISC
- R/W RIGHT-OF-WAY
- S/D SUBDIVISION
- P.O.B. POINT OF BEGINNING
- INVERT
- ASPHALT
- DIRT PATH
- WETLANDS
- BENCHMARK
- POWER POLE / W/ GUY
- NOT TO SCALE
- P.O.C. BE CORNER OF SECTION 11, T. 3 NORTH, R. 19 WEST
- P.O.B.

NOTES

- 1) BEARINGS ARE BASED ON GRID NORTH OF THE FLORIDA COORDINATE SYSTEM OF 1983, NORTH ZONE.
- 2) THE DISTANCES SHOWN HEREON ARE IN US SURVEY FEET.
- 3) THIS PROPERTY IS IN ZONE X AND A OF THE FLOOD INSURANCE RATE MAP NUMBER 13120Z001G, WHICH BECAME EFFECTIVE DATE OF DECEMBER 29, 2010. ZONE X IS NOT IN A SPECIAL FLOOD HAZARD AREA AND ZONE A IS IN A SPECIAL FLOOD AREA. ZONE A IS WITHOUT A DEFINED BASE FLOOD ELEVATION.
- 4) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) NO UNDERGROUND IMPROVEMENTS OR FOUNDATIONS WERE OBSERVED DURING THE PROCESS OF THIS SURVEY.
- 6) THERE ARE NO BUILDING SETBACK LINES SHOWN. HOWEVER, THERE MAY BE BUILDING SETBACK LINES DESIGNATED BY A HOMEOWNERS ASSOCIATION, COUNTY OR MUNICIPALITY. RESEARCH OF THIS INFORMATION IS NOT A PART OF THIS SURVEY.
- 7) THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 65-110.01 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.08 AND SECTION 472.027 OF THE FLORIDA STATUTES.
- 8) THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF; ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL, IN WHOMEVER, TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.
- 9) ELEVATIONS ARE HANGERS DERIVED FROM GPS OBSERVATION THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION NETWORK.
- 10) WETLANDS AS SHOWN ARE BASED ON FIELD LOCATIONS OF EXISTING WETLANDS FLAGS. AN ENVIRONMENTAL ASSESSMENT HAS NOT BEEN PROVIDED FOR THE BENEFIT OF THIS SURVEY.



P.O.C. SE CORNER SECTION 11, T. 3N, R. 19W NEED TO ADD A MONUMENT
 NORTHING= 645186.6200
 EASTING= 1464768.7400

DATE OF FIELD SURVEY: 4/7/22
 ANDERSON ENGINEERING, INC. LB 8259
 Gregory B. Beners, PSM 7181
 (SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

ANDERSON ENGINEERING
 EMPLOYEE OWNED
 ENGINEERS • SURVEYORS • LABORATORS
 DRILLING • GIS • LODAR
 A LICENSED FLORIDA SURVEYING CORPORATION • LICENSE #R259
 (RENEWED 12/31/2021)
 1000 W. 11th St., Suite 100
 Panama City, FL 32381

DRAWING INFO.

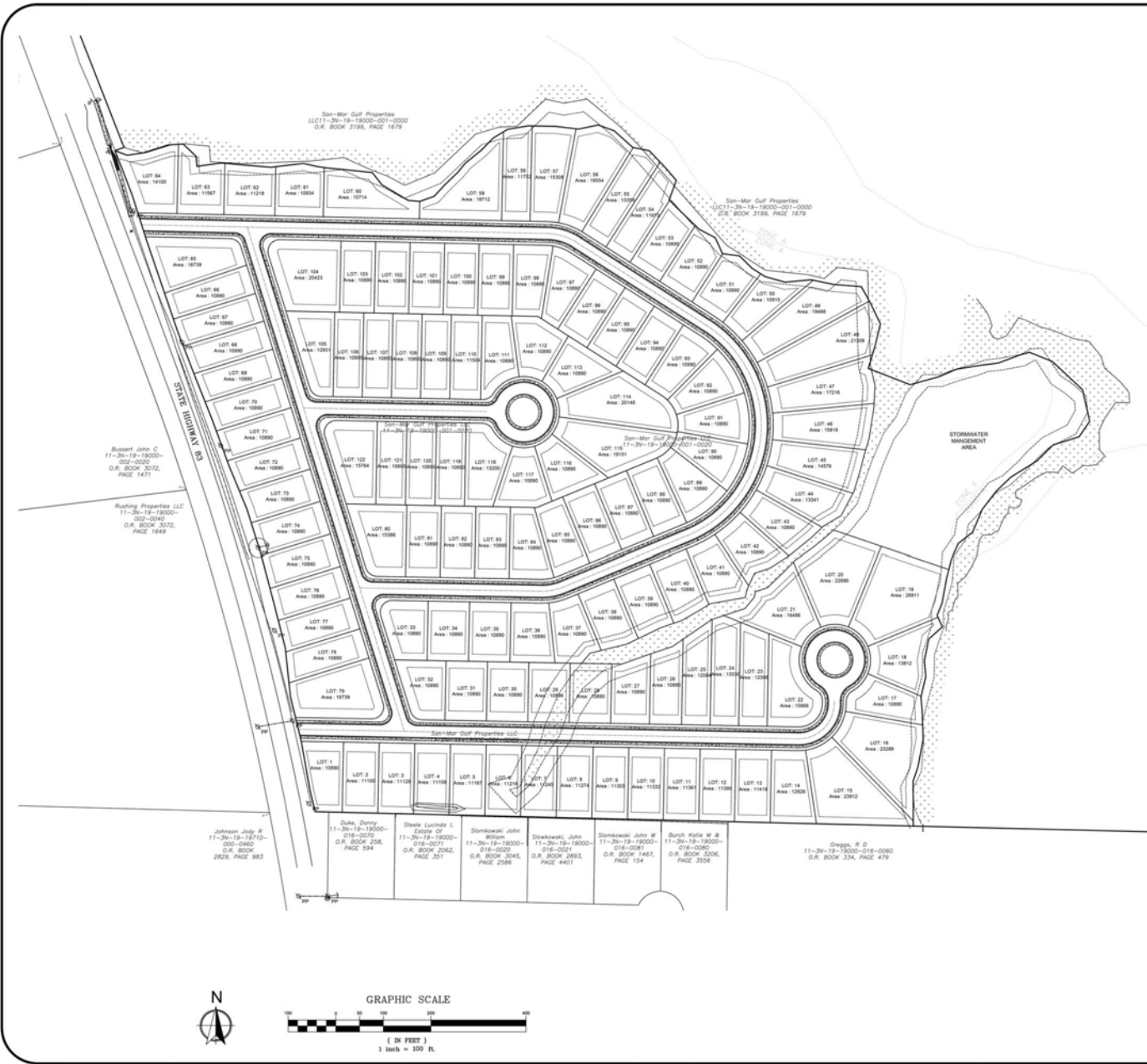
NO.	REVISIONS	DESCRIPTION	BY	DATE

DRAWING BY: BA
 FIELD BY: CH, P
 CHECK BY: GBB
 DATE: 6-16-2022
 FIELD BOOK: 21-10
 JOB NUMBER: ZDE0030

ARETE CAPITAL GROUP
BOUNDARY AND TOPOGRAPHIC SURVEY
 STATE HIGHWAY 83
 DEERUNAK SPRINGS
 WALTON COUNTY, FLORIDA

DRAWING NO. ZDE0030-BT
 SHEET NUMBER 1
 OF 4

CONCEPTUAL SITE PLAN



SITE PLAN SUMMARY:

- PARCEL & ZONING SUMMARY:**
1. PARCEL I.D.: 11-30-19-19000-001-0000
 2. ADDRESS: STATE HIGHWAY 83
 3. ZONING DISTRICT: URBAN RESIDENTIAL
 4. FUTURE USE DISTRICT: RESIDENTIAL
 5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 6. WETLANDS: PRESENT ON SITE
 7. FLOOD ZONES: XIA
 8. PARCEL SIZE: 45.47 ACRES
- DIMENSIONAL REQUIREMENTS:**
1. MAXIMUM RESIDENTIAL DENSITY: 4 UNITS PER ACRE = 181 UNITS
 - 1.1. PROPOSED: 120 UNITS OR 2.64 UNITS PER ACRE
 2. MINIMUM LOT SIZE: 10,890 S.F.
 - 2.1. PROPOSED:
 3. FRONT SETBACK: 20'
 - 3.1. PROPOSED:
 4. REAR SETBACK: 15'
 - 4.1. PROPOSED:
 5. SIDE SETBACK: 7.5'
 - 5.1. PROPOSED:
 6. MAXIMUM INTENSITY (FLOOR AREA RATIO (FAR)) = 50%
 - 6.1. PROPOSED:
 7. MAXIMUM IMPERVIOUS SURFACE RATIO (ISR): 60%
 - 7.1. PROPOSED:
 8. MAXIMUM BUILDING HEIGHT: 50'
 - 8.1. PROPOSED:
- PARKING REQUIREMENTS:**
1. DETACHED SINGLE FAMILY: 4 OR MORE BEDROOMS: 4 + 1 PER ADDITIONAL BEDROOM OVER = 4
 - 1.1. PROPOSED: 4 TWO IN GARAGE TWO IN DRIVEWAY
 2. SWIMMING POOL: 1 PER 200 S.F. OF GFA =
 - 2.1. PROPOSED:

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS - SURVEYORS - GEOTECHNICAL ENGINEERS - LAND SURVEYORS - PLANNING - GIS

18000 EMERALD COAST PKY. SUITE 204 - WESTON, FL 32611 - PHONE (888) 714-4100
A LICENSED FLORIDA ENGINEERING CORPORATION - 9602

DRAWING INFO.	
MTW	BDD
79822	6-21-2022
220210000	

ARLETTE CAPITAL GROUP
STATE HIGHWAY & SUBDIVISION

SITE PLAN 3

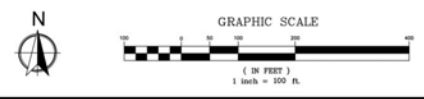
DEPUNAK SPRINGS
WALTON COUNTY, FLORIDA

DRAWING NO.
22DE0000

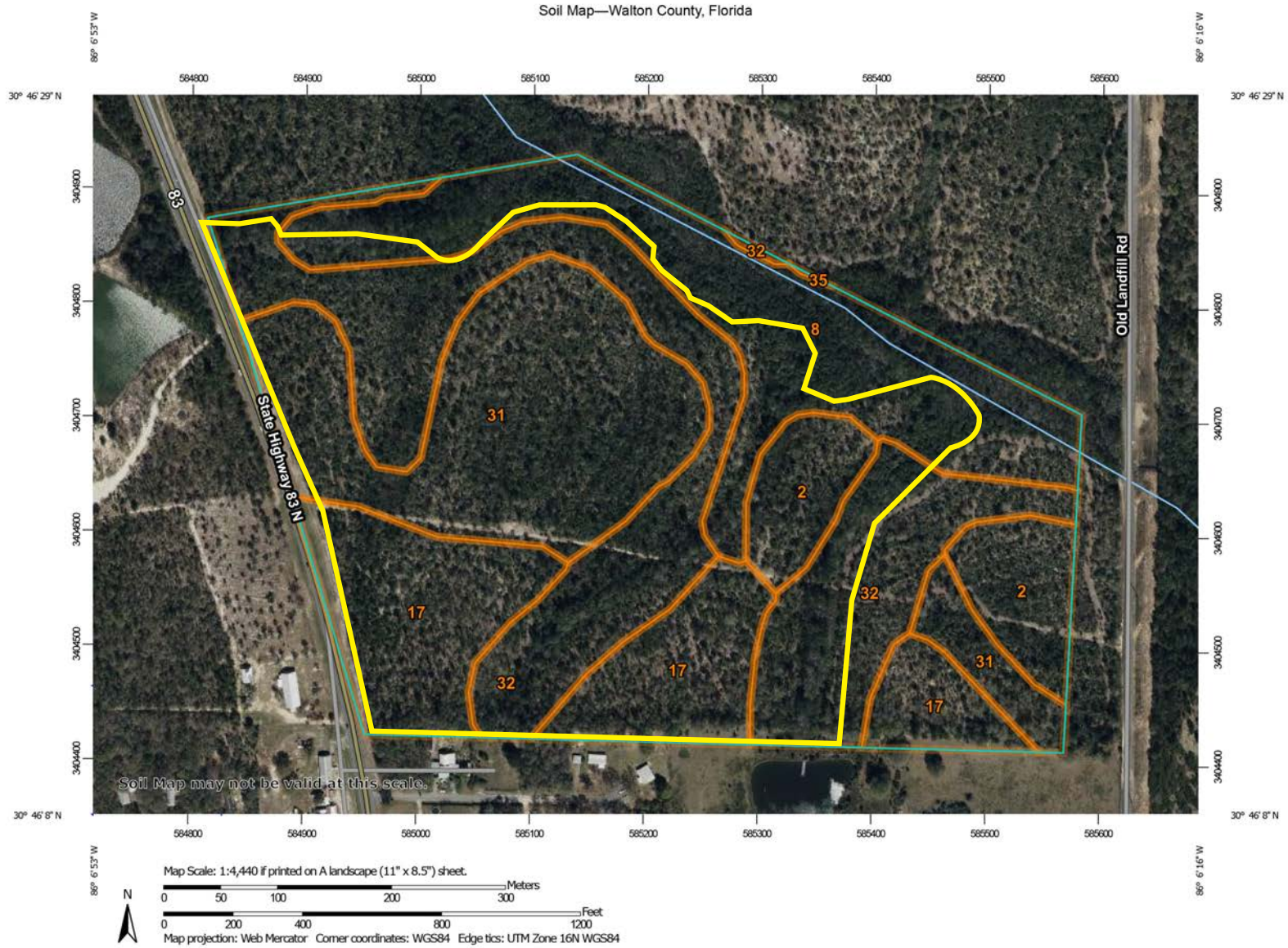
SHEET NUMBER
1/1

PRELIMINARY

AEI



SOIL MAP



NATIONAL FLOOD SURVEY

National Flood Hazard Layer FIRMette



86°6'58"W 30°46'33"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



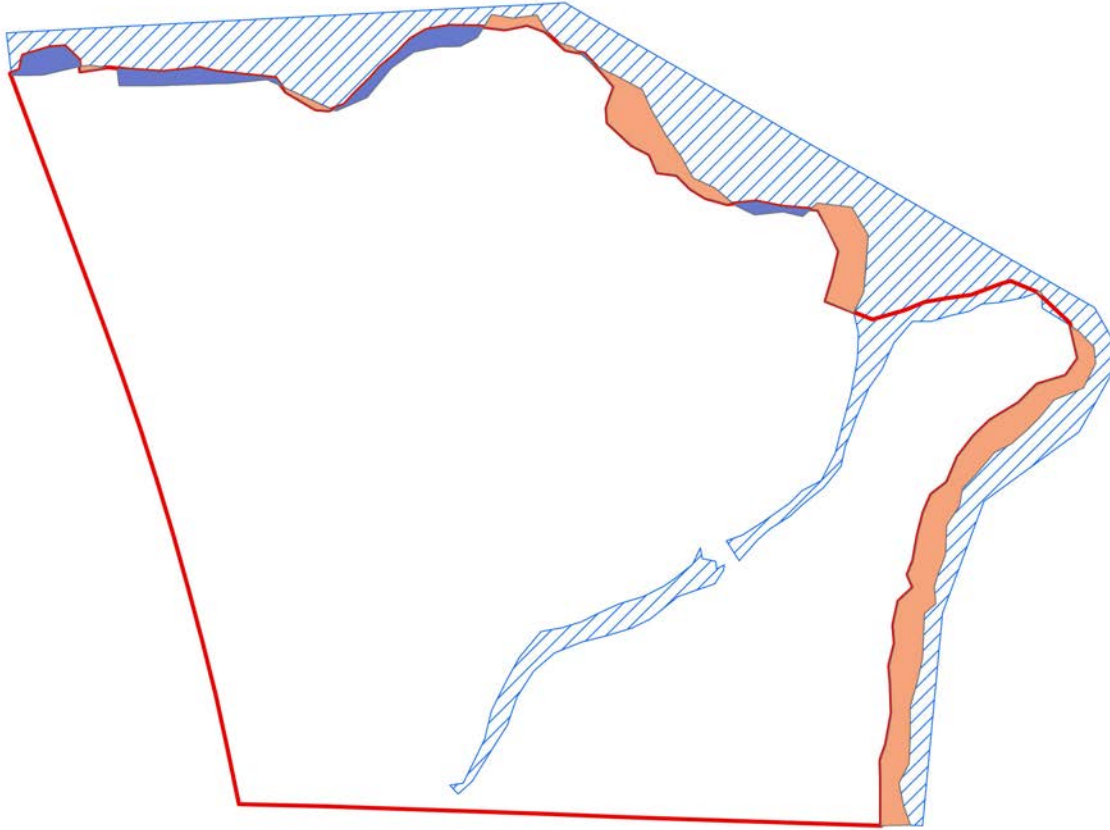
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/4/2022 at 12:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

WETLAND JURISTITION MAP



APPROXIMATE ACREAGES
 LOSS: 0.5-ACRES
 GAIN: 1.8-ACRES
 DELTA: +1.3-ACRES

WETLAND JURISDICTION MAP WALTON COUNTY SR 83 45-ACRE 11-3N-19-19000-001-0020 KINETIC BUILDER GROUP		LEGEND WETLANDS LOSS GAIN	2589.009 JJS 4/5/2022	 N E W S	0 145 290 Feet 	 1300 West 317 Peninsula, Ft. Lauderdale, FL 33302 850-415-9167 www.biome.co	THIS IS NOT A SURVEY
---	--	---	-----------------------------	----------------------	-----------------------	---	----------------------

LOCATION MAP



PROXIMITY TO BEACHES





COLIN CHOU

colin@4acre.com

850.218.1902

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