



COMMERCIAL REAL ESTATE

LAND FOR SALE



Bruce Creek Tract

West Indian Creek Ranch Road
Defuniak Springs, FL 32435

WILLIAM G. EATON

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EXECUTIVE SUMMARY

BRUCE CREEK TRACT

WEST INDIAN CREEK RANCH ROAD, DEFUNIAK SPRINGS, FL 32435



OFFERING SUMMARY

Sale Price: \$744,250

Price / Acre: \$3,250

Lot Size: 229 Acres

Parcel ID#: 30-2N-18-090000-002-0000

PROPERTY OVERVIEW

The beautiful Bruce Creek Tract boasts over a half mile of frontage on both sides of Bruce Creek. This tract offers a great mix of uplands, wetlands, hardwoods, pine forests, and an abundance of wildlife. Bruce Creek is surrounded by other large landowners. There is great elevation on Indian Creek Road falling off to Bruce Creek then rising again to the south property line.

LOCATION OVERVIEW

Bruce Creek is located 2.5 miles east of US 331 on Indian Creek Ranch Road, 3 miles south of the intersection of I-10 and US 331 Defuniak Springs. Freeport and the beaches of Miramar, Seaside, and Rosemary are just minutes away.

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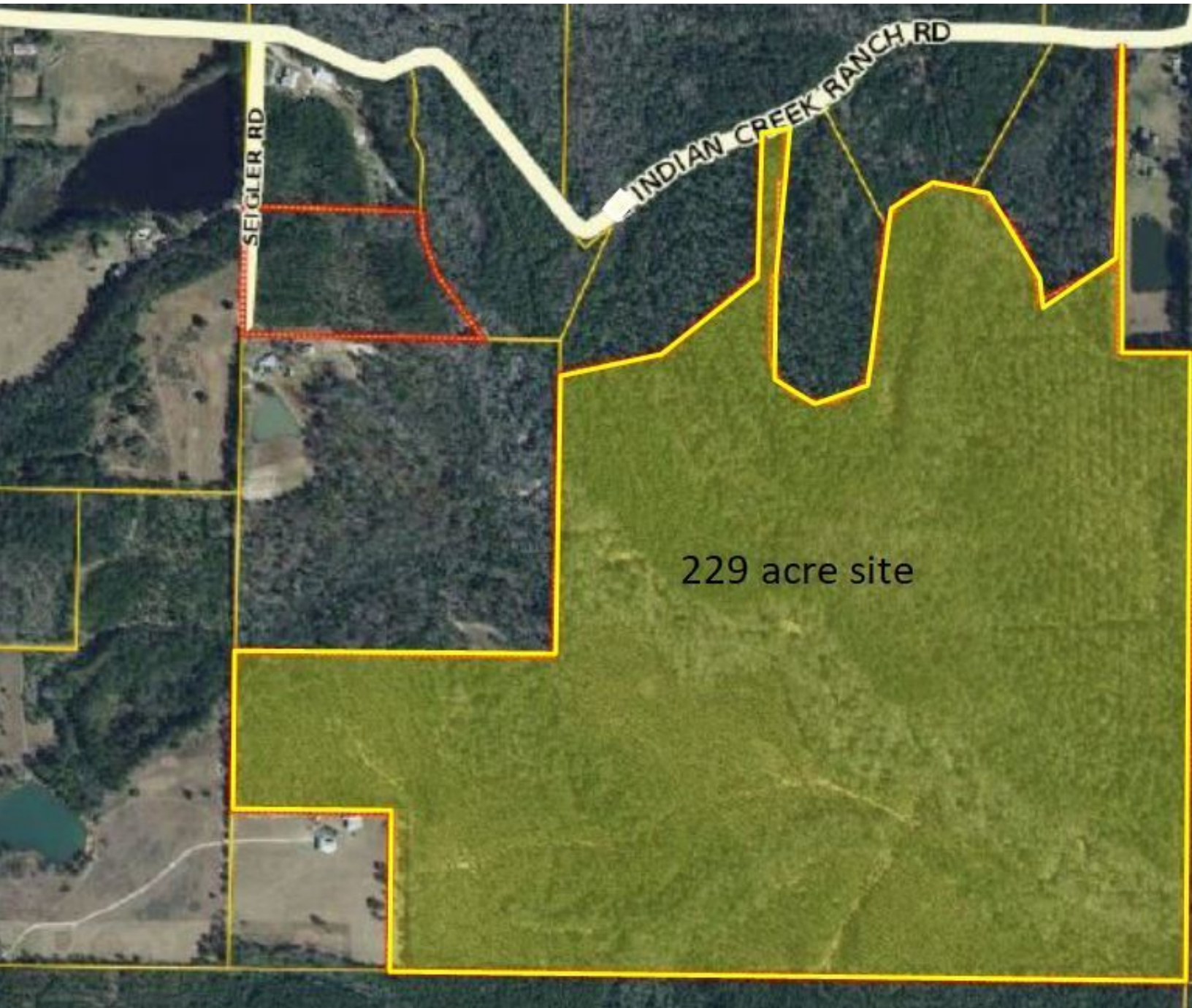




PARCEL MAP

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ADDITIONAL PHOTOS

BRUCE CREEK TRACT

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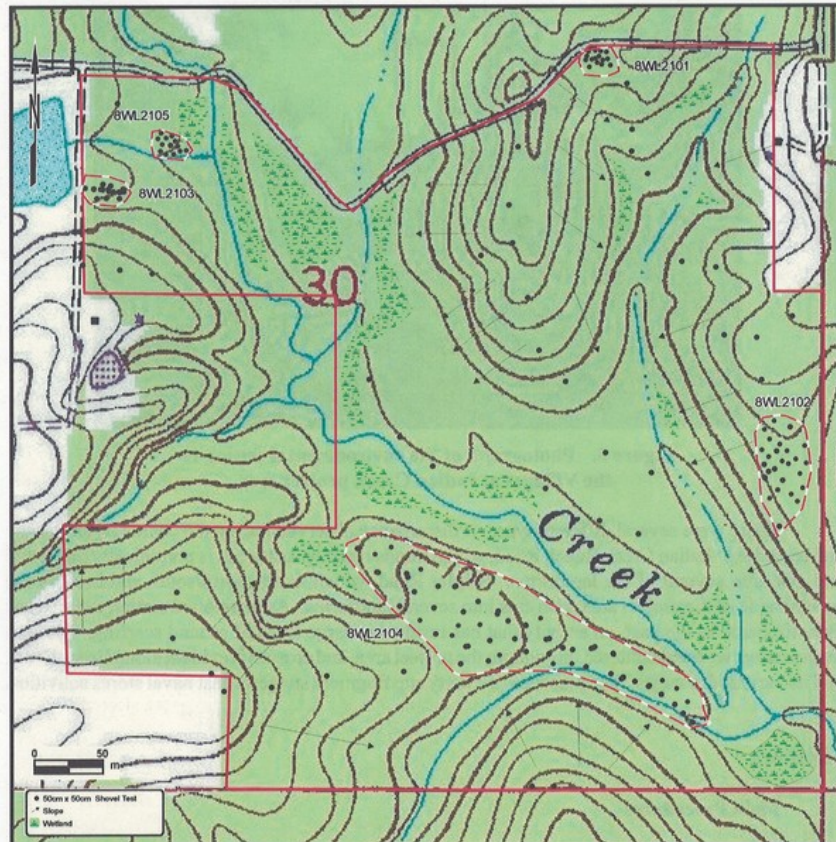


Figure 6. Villages at Indian Creek project map, showing the locations of all shovel tests

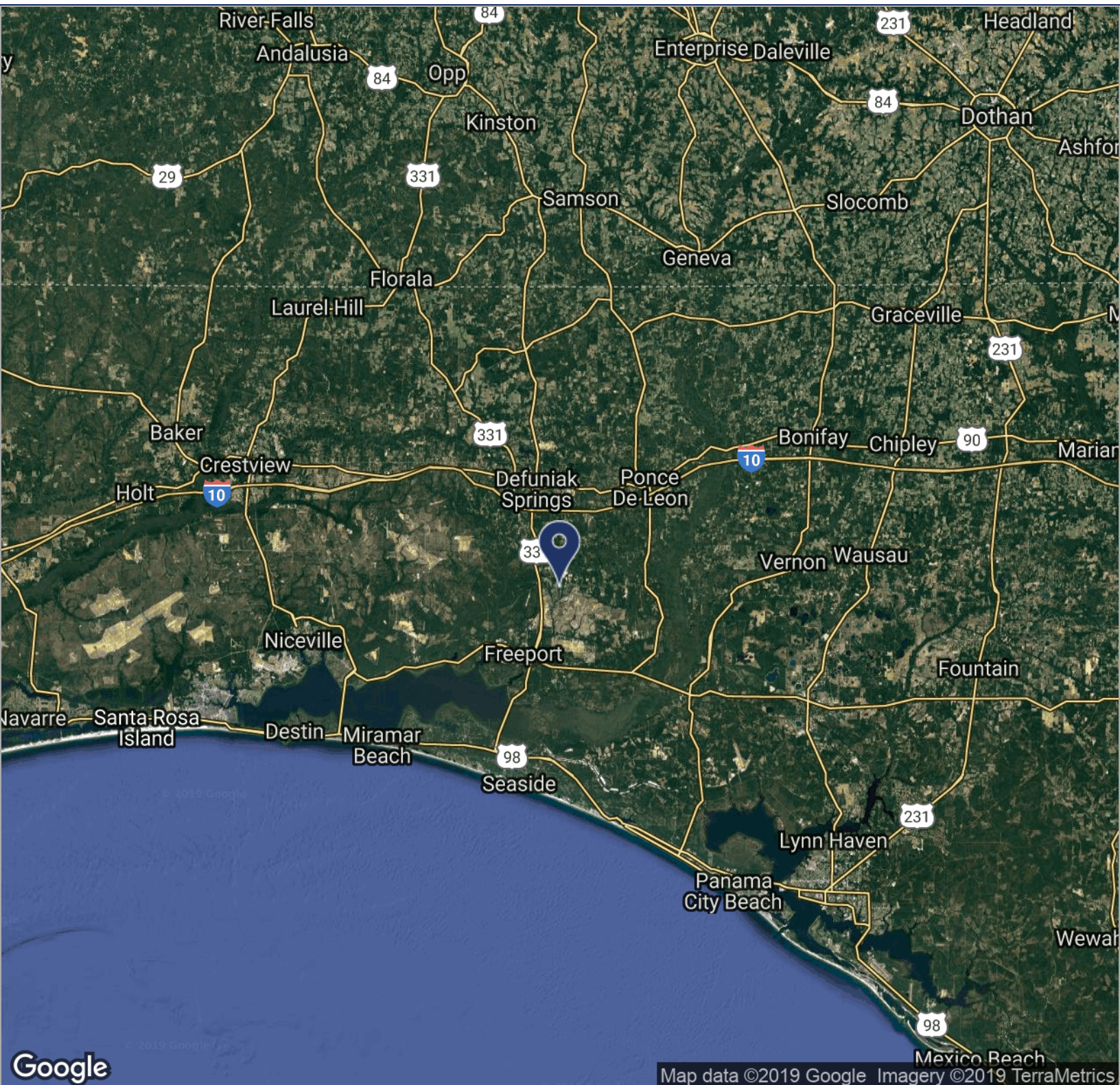
The fill from each shovel test was screened through one-quarter-inch hardware mesh. Survey notes were maintained during the work, and representative notes were taken on stratigraphy, setting, and disturbance. Other documentation included a photographic log and bag list. The effort was recorded through photography and mapping. All pits were backfilled upon completion of documentation.



LOCATION MAPS

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DEMOGRAPHICS MAP

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POPULATION	5 MILES	10 MILES	30 MILES
TOTAL POPULATION	2,706	14,968	130,875
MEDIAN AGE	40.6	39.0	41.2
MEDIAN AGE (MALE)	39.4	38.0	40.4
MEDIAN AGE (FEMALE)	44.4	42.3	42.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
TOTAL HOUSEHOLDS	1,027	5,523	51,684
# OF PERSONS PER HH	2.6	2.7	2.5
AVERAGE HH INCOME	\$48,435	\$47,097	\$65,671
AVERAGE HOUSE VALUE	\$196,288	\$161,005	\$288,197

* Demographic data derived from 2010 US Census

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