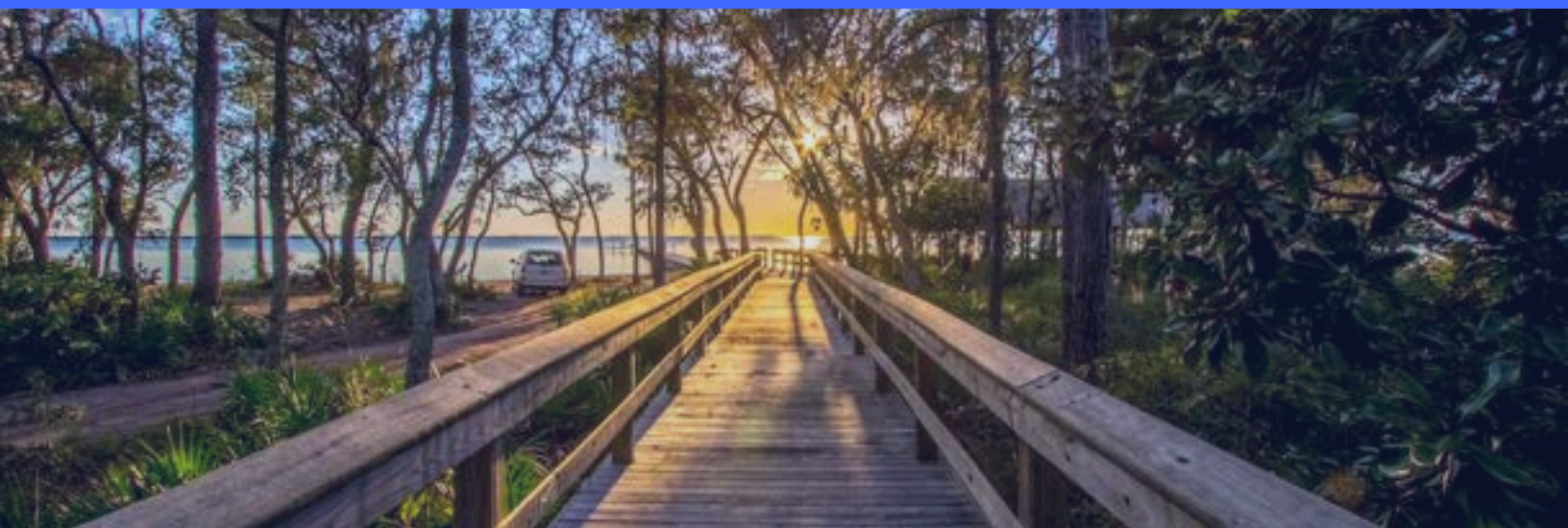


LIVING LIKE A LOCAL

FREEPORT, FLORIDA





2025 EDITION

LOCAL'S GUIDE

FREEPORT, FLORIDA



JOHN "MR. BEACH" ARROYO

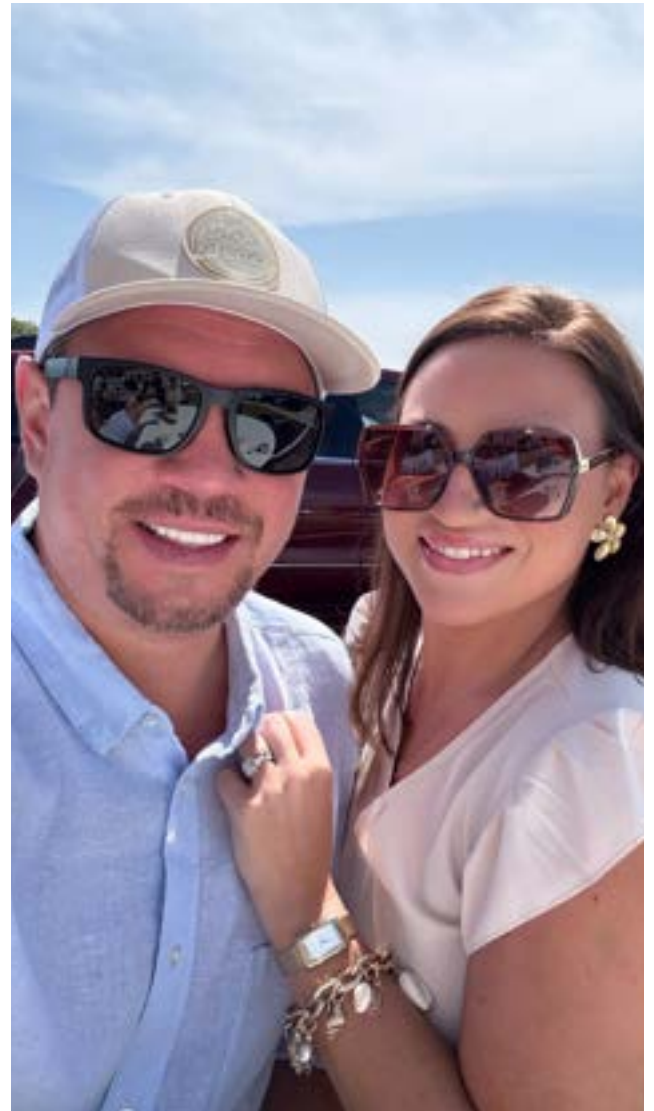
A LITTLE ABOUT ME

Hey there,
I'm John Arroyo — most people know me as Mr. Beach. A few years back, my family and I packed up and moved to the Emerald Coast, and it was the best decision we've ever made. The quality of life, the sense of community, the beach just minutes away — this place changes you.

This guide is here to help you navigate your move with confidence. Whether you're relocating for family, freedom, or investment, I've got your back.

Let's get you home.

– John "Mr. Beach" Arroyo



A FEW OF MY PANHANDLE FAVORITES

ON A SATURDAY...

You can find me at the beach with my family during the day! Cold beverage in hand and fishing pole in the water. A tasty dinner at Back Beach BBQ and I'm in Heaven!

BEST COFFEE

There's just something about the way Stock & Brew creates the perfect cup every time. My go-to is the cold Nitro Turbo, keeps me going all day long!

BEST VIEWS

One thing the Emerald Coast is famous for? The views! I love watching sunrise at St. Andrews State Park and sunset at any beach up and down the coast. Our sunsets are the best!

MOST UNIQUE

Grayton Beach is home to some very unique and quirky businesses. One of my favorites is Red Bar. A great place to bring friends!

GET TO KNOW FREEPORT

QUICK FACTS

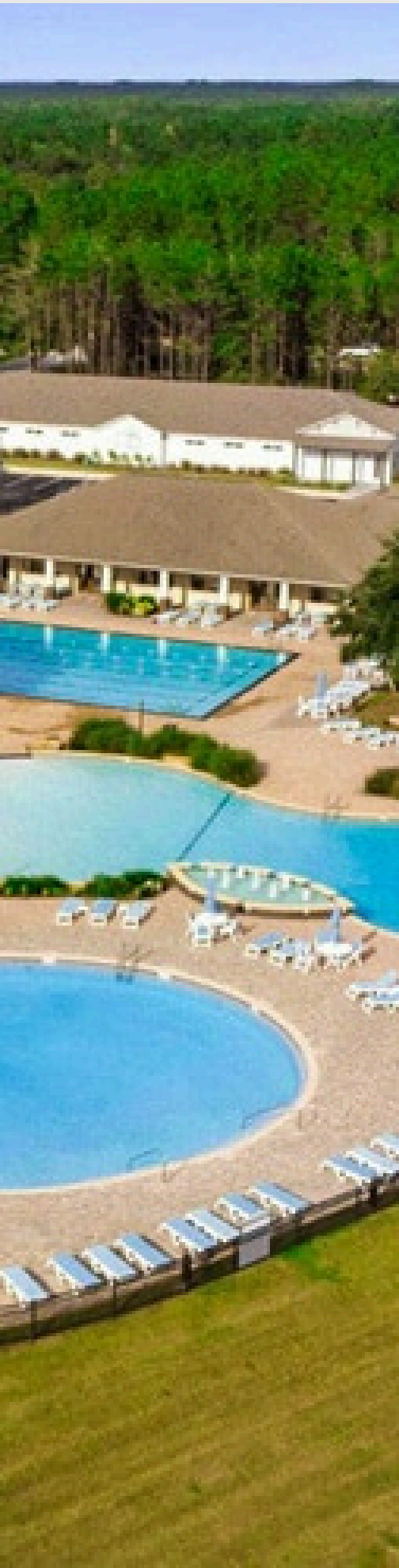
- One of the fastest-growing cities in Florida
- Named "Freeport" because it was a "free port", ships could dock without paying fees!
- Still has a small-town vibe. Despite its recent growth, you'll still find local diners, family-run stores, and no high-rises.

DEMOGRAPHICS

- Population: 7,234+ (as of July 1st, 2024)
- Median age: 39
- Conservative and friendly
- Dog friendly

DESIGNATIONS

- Home to Hammock Bay, a large master-planned community with miles of walking trails and green space.
- Widely known as the "Gateway to the Beaches Without the Crowds"





FREEPORT FAQs

COST OF LIVING

Freeport offers a more affordable lifestyle compared to nearby beach towns, with lower home prices, reasonable utilities, and a growing number of rental and new home options—all while staying just minutes from the coast.

JOB MARKET

The local economy is expanding quickly, offering opportunities in education, healthcare, construction, and services, while many residents also commute to Destin, South Walton, or work remotely from home.

TRAFFIC

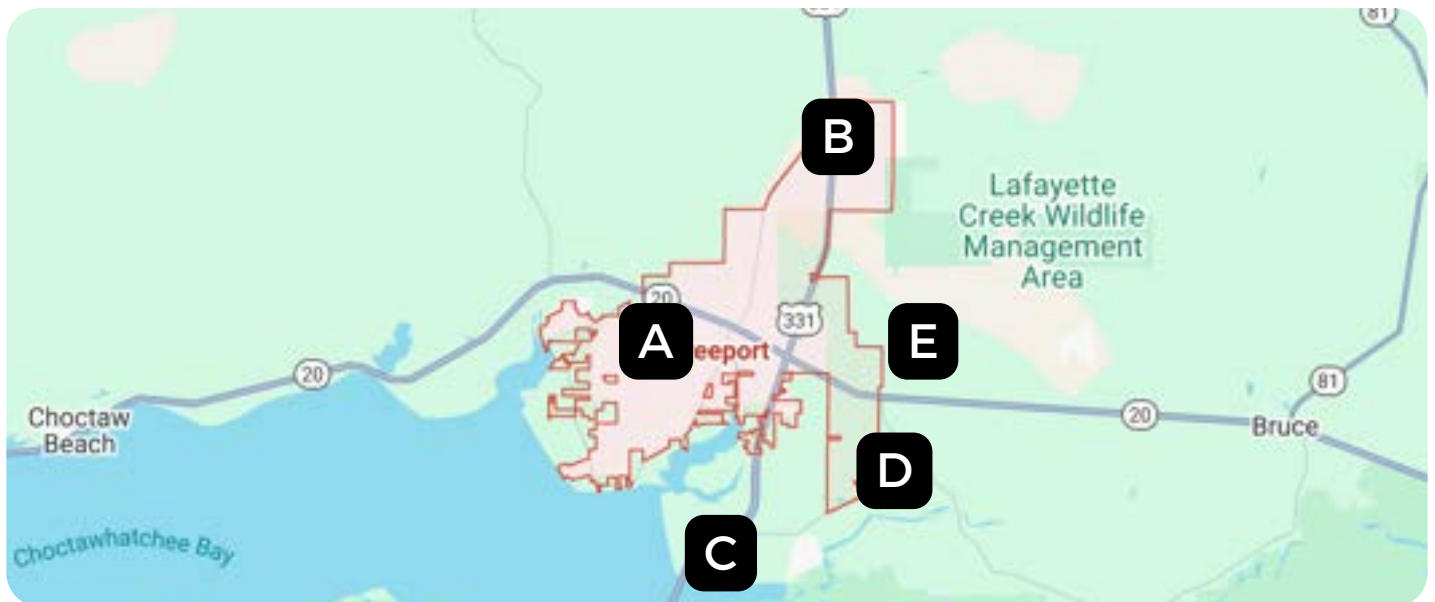
Getting around is a breeze, with short in-town drives and quick access to the beaches via Highway 331 or State Road 20, making Freeport an ideal spot for relaxed living with convenient coastal commutes.

COMMUNITY RESOURCES

Freeport is home to excellent public schools, a brand-new library, expanding parks and sports facilities, and access to healthcare clinics—creating a supportive, family-friendly environment with small-town warmth.

FREEPORT AT A GLANCE

Freeport offers a perfect blend of small-town charm and outdoor beauty—from peaceful bayfronts to nature trails and cozy local spots. Whether you're exploring scenic parks or relaxing by the water, you're never far from a quiet escape and the warm, welcoming vibe that makes Freeport feel like home.



- A** Hammock Bay
- B** Owls Head Neighborhood
- C** Bear Creek
- D** Natureview
- E** Windswept Estates

FREEPORT COFFEE & BAKERIES

COFFEE

KickAss Coffee

4497 State Highway 20 W, Freeport, FL 32439

Must-try: Iced Café Mocha, freshly Baked Cakes & Pastries

: 10:00AM – 8:00PM

Abide Coffee + Co

1799 Great Hammock Bend, Freeport, FL 32439

Must-try: Tropical Latte, Cherry Cold Brew, Lavender Honey Latte

: 6:30AM – 1:30PM

Laughing Dragon Coffee Co.

20502 US-331 S, Freeport, FL 32439

Must-try: Strawberry & Lavender Matcha

: 7:00 AM – 2:30 PM

Dl'lishi Yogurt Coffee Smoothies-Freeport

16400 US HWY 331S, Suite A-1, Freeport, FL

Must-try: Coffee-based frappes & customizable smoothies

: 7:00 AM – 8:00 PM



FREEPORT COFFEE & BAKERIES

BAKERIES

Blueberry Hill Bakery

15890 331 business, #6, Freeport, FL 32439

Must-try: Cinnamon rolls, scones, carrot cake slices
and cream cheese brownies

: 7:00AM - 1:00PM

The Bakery Lady

1901 FL-20 Ste 2, Freeport, FL 32439

Must-try: Stuffed cookies, cupcakes, custom cakes
and pies

: 6:30AM - 3:00PM



FREEPORT BREAKFAST & LUNCH

BREAKFAST

Simply Southern Diner

25b McDaniels Fishcamp Rd, Freeport, FL 32439
: Must-try: Smothered Pork Chops, Country-Fried
Steak, breakfast plate specials.
: 5:30AM - 3:00PM

Bubba Jacks

119 FL-20, Freeport, FL 32439
: Must-try: Veggie or Meat Omelette, Eggs Benedict,
Flapjacks or Cinnamon Roll
: 6:00AM - 2:00PM

Rivero's street

17289 US-331, Freeport, FL 32439
: Must-try: Smothered Pork Chops, country-fried
steak, breakfast plate specials.
: 11:00AM - 10:00PM

Waffle House

16290 US-331, Freeport, FL 32439
: Must-try: Waffles, hashbrowns, eggs & breakfast
combos
: 24 hours



FREEPORT BREAKFAST & LUNCH

LUNCH

331 Noodles

16735 US-331 Suite 1, Freeport, FL 32439

: Must-try: Braised Beef Brisket Noodles, Pan-Fried Pork Dumplings, Shrimp Garlic Noodles

: 11:00 AM – 9:00 PM

Hamilton's Bistro

4657 FL-20, Freeport, FL 32439

: Must-try: Hamilton's Famous Meatballs, Sweet Chili Linguine with Crawfish & Shrimp, Signature Salads & Soups

: 11:00 AM – 10:00 PM

The Oar House Pub & Oyster Bar on Black Creek

4576 Co Hwy 3280, Freeport, FL 32439

: Must-try: Fried Shrimp Basket, Chicken Wings, Philly Steak Sandwich

: 3:00 PM – 9:00 PM

Nick's Seafood Restaurant

7585 FL-20, Freeport, FL 32439

: Must-try: Seafood Platter, Fish Sandwich + Hush Puppies, Steamed or Fried Shrimp

: 11:00 AM – 8:30 PM



FREEPORT DINNER

UPSCALE

: As of Mid-2025 there are no upscale restaurants in Freeport. The places below are the closest to Freeport that you might like to see!

The Bay

24215 Hwy. 331 South, Santa Rosa Beach, FL 32459

: Must-try: Blackened Red Snapper, Shrimp & Grits, Crab Cakes

: 11:00 AM – 9:30 PM

Cafe Tango

14 Vicki St, Santa Rosa Beach, FL 32459

: Must-try: Baked Brie, Piquillos Peppers, Lobster Ravioli

: 6:00 PM – 10:00 PM

Louis Louis

35 Mussett Bayou Rd, Santa Rosa Beach, FL 32459

: Must-try: Crab Cakes + Smoked Tuna Dip, Blackened Grouper

: 4:30 PM – 9:00 PM

Vue on 30a

4801 W County Hwy 30A, Santa Rosa Beach, FL

: Must-try: House Smoked Tuna Dip, Shrimp & Scallops with Risotto, Venison Lollipop

: 11:00 AM – 9:00 PM





FREEPORT DINNER

CASUAL

Paradise At The Outpost

4576 Co Hwy 3280, Freeport, FL 32439

: Must-try: Grilled Seafood, Island Burger, Wood-Fired
Pizza & Pita

: 11:00 AM - 7:00 PM

AT's A Chicago Pizza

1245 Old Jolly Bay Rd, Freeport, FL 32439

: Must-try: Dimitri's Godzilla Pizza, Angelo's Eastern-
Style Philly Steak Pizza

: 3:00 AM - 8:00 PM

Los Rancheros

16469 US-331, Freeport, FL 32439

: Must-try: Los Rancheros Fajitas, Enchiladas Chipotle,
Nachos Locos

: 11:00 AM - 10:00 PM

LC's Pizza & Subs

901 FL-20, Freeport, FL 32439

: Must-try: Bacon Cheeseburger Combo, 16" Meat
Lovers Pizza, Steak or Italian Sub Sandwich

: 11:00 AM - 8:00 PM

FREEPORT DINNER

DINNER - KID FRIENDLY

3 Sons Bar-B-Q

6931 W County Hwy 30A, Santa Rosa Beach

: Must-try: Pulled Pork Sandwich, Brisket Sandwich,
Fall-off-the-Bone Ribs

: 11:00 AM - 9:00 PM

Nick's Seafood Restaurant

7585 FL-20, Freeport, FL 32439

: Must-try: Seafood Platter, Fish Sandwich + Hush
Puppies, Steamed or Fried Shrimp

: 11:00 AM - 8:30 PM

LC's Pizza & Subs

901 FL-20, Freeport, FL 32439

: Must-try: Bacon Cheeseburger Combo, 16" Meat
Lovers Pizza, Steak or Italian Sub Sandwich

: 11:00 AM - 8:00 PM

AT's A Chicago Pizza

1245 Old Jolly Bay Rd, Freeport, FL 32439

: Must-try: Dimitri's Godzilla Pizza, Angelo's Eastern-
Style Philly Steak Pizza

: 11:00 AM - 8:00 PM



FREEPORT DINNER

DINNER - UNIQUE

: Some listed places are a short drive outside Freeport.

Redd's Pub

3906 Hwy 98 W Unit 1, Santa Rosa Beach, FL 32459

: Must-try: High Octane Nachos, Jalapeño Popper
Burger, Strawberry Shortcake
: 4:00 PM – 10:00 PM

Pazzo Italiano

111 N County Hwy 393 suite 301, Santa Rosa Beach, FL
32459

: Must-try: Alfonso's Mussels & Beans, Parmesan-
Encrusted Grouper, Regina Margherita Pizza
: 11:00 AM – 9:00 PM

The Oar House Pub & Oyster Bar on Black Creek

4576 Co Hwy 3280, Freeport, FL 32439

: Must-try: Fried Shrimp Basket, Chicken Wings, Philly
Steak Sandwich
: 3:00 PM – 9:00 PM

331 Noodles

16735 US-331 Suite 1, Freeport, FL 32439

: Must-try: Braised Beef Brisket Noodles, Pan-Fried Pork
Dumplings, Shrimp Garlic Noodles
: 11:00 AM – 9:00 PM



FREEPORT SWEETS

ICE CREAM

: Some listed places are a short drive outside Freeport.

Di'lishi Yogurt * Coffee * Smoothies

16400 US Highway 331S, Freeport, FL 32439

Must-try: Self-serve frozen yogurt, coffee-frappe-style combos, and smoothie bowls

: 10:00 AM – 8:00 PM

Dairy Queen Grill & Chill

16380 US Highway 331S, Freeport, FL 32439

: Must-try: Classic soft-serve cones, signature blizzards, milkshakes and sundaes

: 10:00 PM – 10:00 PM

Register Farm Market (Ice Cream Counter)

172 State Highway 20E, Freeport, FL

: Must-try: Homestyle hard ice cream made in-house

: 6:00 AM – 3:00 PM

Pecan Jacks Ice Cream & Candy Kitchen

4368 W County Highway 30A, Santa Rosa Beach, FL 32459

Must-try: Gourmet Southern-style ice cream, housemade pralines, sundaes and shakes

: 12:00 PM – 9:30 PM

FREEPORT SWEETS

NOT ICE CREAM

Blueberry Hill Bakery

15890 331 business, #6, Freeport, FL 32439

Must-try: Cinnamon rolls, scones, carrot cake slices and cream cheese brownies

: 7:00AM - 1:00PM

The Bakery Lady

1901 FL-20 Ste 2, Freeport, FL 32439

Must-try: Stuffed cookies, cupcakes, custom cakes and pies

: 6:30AM - 3:00PM



FREEPORT ADULT BEVERAGES

BREWERIES

Props Brewery - Hammock Bay

1799 Great Hammock Bend, Freeport, FL 32439

: Blonde Bomber Hazy IPA, seasonal stouts, local meads

: Monday–Thursday 3 PM – 9 PM; Friday–Saturday
12 PM – 10 PM; Sunday 10 AM – 9 PM

Odd Pelican Beer Company

355 Bulldog Rd, Unit 103, Freeport, FL 32439

: Pelican Party Lager

: 11 AM – 6 PM

Hairy Hogg Brewery at Horse Power Pavilion

4497 State Highway 20W, Freeport, FL 32439

: House-brewed styles, Hogg Wash, Golden Horse,
Mucky Mare

: Friday & Saturday 4 PM – 9 PM



FREEPORT ADULT BEVERAGES

COCKTAILS & EXPERIENCES

: Some listed places are a short drive outside Freeport.

Paradise Bar & Grill

4576 County Highway 3280, Freeport, FL 32439

: 11:00 AM – 8:00 PM

The Oar House Pub & Oyster Bar on Black Creek

4576 Co Hwy 3280, Freeport, FL 32439

: Must-try: Fried Shrimp Basket, Chicken Wings, Philly
Steak Sandwich

: 3:00 PM – 9:00 PM

Growler Garage

4368 W County Hwy 30A, Santa Rosa Beach, FL
32459

: 12:00 PM – 9:00 PM



THINGS TO DO IN FREEPORT

OUTDOORS

Eden Gardens State Park

Wander lush rose, azalea, camellia and butterfly gardens and tour the historic 1897 Wesley Mansion; includes fishing on Tucker Bayou and waterfront nature trails

Kayaking / Paddleboarding on Choctawhatchee Bay

Launch at Grady Brown Park or Eden Gardens State Park to paddle pristine bay waters—perfect for kayaking, paddleboarding or spotting birds over marshes and bayou

E.O. Wilson Biophilia Center

Explore conservation trails and native wildlife—see bobcats, bald eagles, snakes, turtles and birds of prey in a 54,000-acre preserve at Nokuse Plantation

Florida Trail - Lafayette Creek Section

Hike 9.3 miles through longleaf pine forests, ravines and creek floodplain—challenging terrain with great views in Nokuse Plantation's segment west of Freeport



THINGS TO DO IN FREEPORT

INDOORS

: Some listed places are a short drive outside Freeport.

Birdie A Indoor Golf & Entertainment

Play using five TruGolf simulators, play shuffleboard, enjoy lounge games in a sports-bar setting serving beer, wine, and seltzers, great for rain-or-shine fun.

The REP Theatre

Catch a professional live performance—musicals, dramas or comedies, in a cozy indoor theatre setting that brings local culture to life.

Rainforest Black Light Golf & Arcade

Play glow-in-the-dark mini-golf surrounded by laser visuals or enjoy arcade games in a fully air-conditioned, neon-lit setting.

Coastal Elite Sports

Regulation pickleball courts, indoor batting cages for baseball/softball, and TruGolf golf simulators—all indoors under one roof in Freeport.



THINGS TO DO IN FREEPORT

KIDS

Freeport Regional Sports Complex

Features an indoor playground, splash pad, basketball and tennis courts ideal for active kids both indoors and out

Alaqua Animal Refuge (Animal Sanctuary Tour)

Take a guided tour through a 10-acre rescue refuge to meet rescued dogs, horses, cats and farm animals, interactive and educational for all ages

Grady Brown Park Playground & Bayfront Fun

Beach play, picnic space, playground next to a kayak/boat launch on Choctawhatchee Bay. Kids love splashing in shallow water, swinging, and watching boats

Harry A. Laird Park Nature Trail & Picnic Playground

Short creekside walking trail, playground, and picnic pavilion ideal for letting kids run free and enjoy marsh wildlife and birds



THINGS TO DO IN FREEPORT

TEENS

Disc Golf at Freeport Sports Complex

Play a round of disc golf on the on-site course combined with pickleball or tennis courts—a relaxed and social outdoor outing for teens.

Grayton Beach State Park Day Adventure

Paddle across a dune lake by kayak, hike coastal woodland trails, relax on pristine white-sand beaches, and explore untouched dunes and marshlands near Freeport.

Windswept Dunes Golf Course

Tee off on this well-rated local course with scenic woodlands and bay views, suitable for both beginners and skilled teen golfers looking to practice or compete

Destin Harbor & HarborWalk Village Excursion

Head to nearby Destin to ride thrilling jet skis, explore the HarborWalk entertainment strip, enjoy waterfront dining, dolphin cruises or parasailing adventures.



WORKING OUT IN FREEPORT

YOGA / PILATES / BARRE

: Some listed places are a short drive outside Freeport.

The Yoga Garden Collective

48 Commerce Lane #6, Freeport, FL

Combines traditional yoga, barre fitness, Pilates-style strength training, aerial yoga with silk hammocks, and family-friendly classes in a peaceful, supportive studio environment

SoWal Pilates

33 Hub Ln, Panama City Beach, FL 32413

State-of-the-art reformer Pilates studio with a relaxed beachy vibe, welcoming atmosphere, and group plus private sessions available



WORKING OUT IN FREEPORT

GYM / WEIGHTLIFTING / HIIT

Bend the Bar Fitness

16735 US-331 South, Suite A & B, Freeport, FL
32439

- Offers HIIT bootcamp-style group classes, strength training, CrossFit-style workouts, personal training, and 24/7 gym access in a motivating, community-oriented space for all fitness levels

Flex Fitness Freeport

194 Ramsey Branch Rd, Unit B101, Freeport, FL
32439

- State-of-the-art cardio machines, free weights, circuit training, and optional personal training packages available. Offers 24-hour access with flexible monthly or day-pass pricing

T48 Athletics

13295 Business US-331, Bldg G500-600, Freeport,
FL 32439

- Comprehensive strength and conditioning facility offering weightlifting, HIIT, youth performance training, group classes and nutrition guidance in a supportive fitness community



DOG-FRIENDLY FREEPORT

PARKS

Canine Commons at Hammock Bay

Hammock Bay neighborhood, Freeport, FL

- Features two separate fenced areas for small and large dogs, shaded grassy space, water bubblers and washing stations—great for pet outings and local dog-friendly events.



Alaqua Unleashed - Walton County Dog Park

1342 J.D. Miller Road, Santa Rosa Beach, FL 32459

- Walton County's largest secured off-leash dog park, with separate play zones for large and small dogs, room for agility training and future plans for seating, trails and water features. Open from dawn until dusk; membership or donation encouraged.





DOG-FRIENDLY FREEPORT

ESTABLISHMENTS

Freeport also features several pet-friendly spots where leashed dogs are welcome on outdoor patios, with some offering water bowls and a relaxed, dog-loving atmosphere. Check out these local favorites!



Props Brewery at Hammock Bay

4116 W County Hwy 30A, Freeport, FL

Outdoor seating lets you enjoy craft beers while your pup relaxes with you—bring water bowls, food trucks, live music and friendly vibes for people and pets alike.

Odd Pelican Beer Co. (dog-friendly patio seating!)

116410 US Highway 331 S, Freeport, FL

Laid-back brewery atmosphere with a spacious outdoor beer garden—dogs welcome on leash, events like cornhole nights and rotating food truck options nearby.



RECURRING EVENTS

FREEPORT BAYFEST

Every November (first Saturday)

A lively community festival at the Freeport Regional Sports Complex, featuring live music, cooking contests, children's art zone, and family fun.

CITY OF FREEPORT SPRING FESTIVAL & EGGSTRAVAGANZA

Every April

Annual spring celebration with age-group timed helicopter egg drops, crafts, games and activities for kids at the Freeport Regional Sports Complex, hosted by the city.

BLUES & BREWS FESTIVAL AT HORSE POWER PAVILION

Annually in late March

Fourth annual edition featured live blues music, craft beer tastings, and social vibe at Horse Power Pavilion in Freeport.

FREEPORT FOURTH OF JULY PARADE & FIREWORKS

Every July 4th

A festive city parade beginning at Freeport Learning Center followed by an evening fireworks show at Freeport Regional Sports Complex, along with food vendors, community participation and family celebrations.





WEEKEND ITINERARIES

FOR THE ADVENTURER

- Hike or bike the trails at Eagle Springs Golf & Recreation Park or Tucker Bayou
- Grab lunch at The Bay Restaurant.
- Sunset fishing or crabbing at Lagrange Bayou

FOR THE LEISURE LOVER

- Wander in Eden Gardens State Park
- Brunch at North Beach Social
- Browse at Freeport Farmers Market
- Try Hammock Bay Community Events

FOR THE FOODIE

- Breakfast:** Simply Southern Diner
- Lunch:** 3 Sons Barbecue
- Dinner:** The Bay Restaurant

FOR THE SPORTS FAN

- Golf at Windswept Dunes Golf Club
- Biking trails in Hammock Bay or Point Washington Forest
- Kayaking at Four Mile Creek Landing



WHY I LOVE FREEPORT

LIVING IN FREEPORT

I love Freeport because it's one of the best-kept secrets on the Emerald Coast. It offers an incredible lifestyle at a price that's still affordable. You're just 25 minutes from the "Hamptons of the South," but without the price tag. If you love boating, nature, and outdoor living—this place is going to feel like home.

I've never moved someone to Freeport who didn't come back and say, "We absolutely love it here."

The truth is, now is the time to get in. Freeport is still affordable—but once the secret's out, that affordability goes with it.

This is one of the last hidden gems on the Emerald Coast. Don't wait until it's priced like everything around it.