

14.71 ACRES ON ST ANDREW BAY FOR SALE

6822 Hilliard Street, Southport Florida



Location: 6822 Hilliard Street,
Southport, Florida

Acreage: 14.71

Zoning: R-2, Single-Family / Duplex
Unincorporated Bay County
Allows for 5 Units Per Acre

Sale Price: \$2,000,000

HIGHLIGHTS

- Over 775 feet on the Bay
- Expansive views across the Bay and Fanning Bayou
- Navigable / Deep Water Access
- 15 to 20 minute boat ride to the open Gulf
- Conceptual site plans for a single-family development providing for 9 large waterfront lots and 28 interior lots
- Alternate uses include: low-rise condominiums or townhomes, marina, mixed-use, etc.

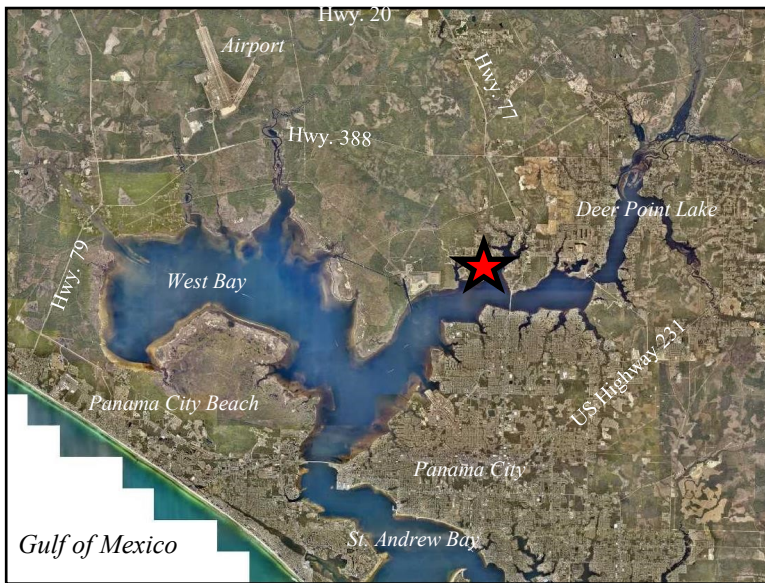
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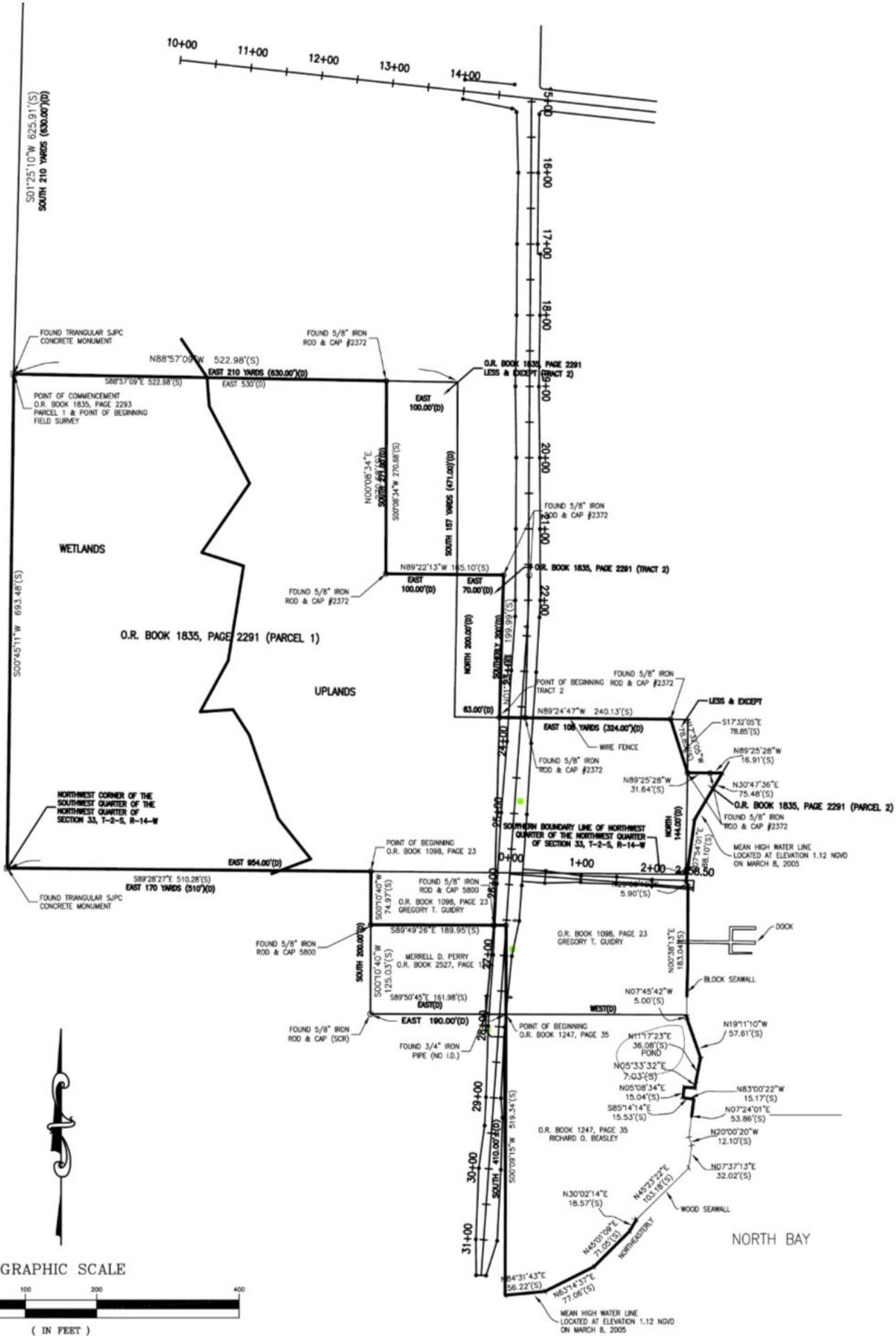
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INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED OR GUARANTEED AND SHOULD BE INDEPENDANTLY VERIFIED.



GRAPHIC SCALE



(IN FEET)



S0172510°W 625.91'(S)
 100' 5/8" ROAD (EXISTING)

FOUND 1/2" RICH
 R20 & CAP #807137

FOUND 5/8" RICH
 R20 & CAP #8080

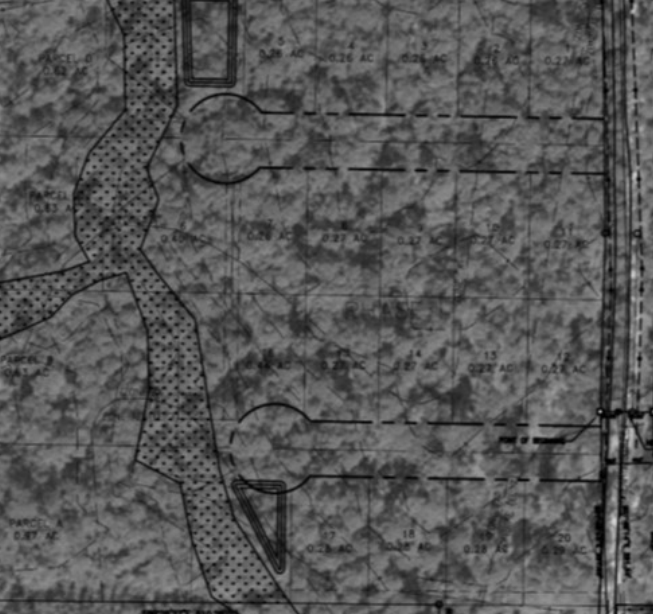
FOUND 5/8" RICH
 R20 & CAP #8080

POINT OF BEGINNING
 BEARING S89°22'54"E
 DISTANCE 189.42'

POINT OF COMMENCEMENT
 O.A. BOOK 1830, PAGE 2393
 PARCEL 1 & POINT OF BEGINNING
 FIELD SURVEY
 FOUND TRINITELLAR S.P.C.
 CONCRETE MONUMENT

N88°57'08"W 322.95'(S)

SYMBOLS & ABBREVIATIONS
 DENOTES UTILITY POLE
 DENOTES WATER METER
 (NO 123) DENOTES NO. IDENTIFICATION
 O.A. DENOTES OFFICIAL RECORDS
 T-2-S DENOTES TOWNSHIP 2 SOUTH
 R-14-W DENOTES RANGE 14 WEST
 (S) DENOTES SIZED HYDRAWATCH
 (S) DENOTES FIELD SURVEY MEASUREMENT
 NVD DENOTES NATIONAL GEODETIC VERTICAL DATUM



NORTH BAY

NORTH BAY

NEW HIGH WATER LINE
 LOCATED AT ELEVATION 1.12 HIGHER
 ON MARCH 8, 2008

1.12 HIGHER