



FOR SALE

**DEVELOPMENT
LAND OPPORTUNITY**

231 +/- Acre Bayfront
Development Parcel

SOUTHPORT FLORIDA

231 +/- ACRES LAND DEVELOPMENT OPPORTUNITY

FOR SALE
BAYFRONT ACREAGE
SOUTHPORT, FL



PROPERTY DESCRIPTION

The +/-231 acre subject property sits on the pristine 6,676 acre bay known as North Bay. The property has over +/-8,000 feet overlooking the bay. There are sixteen bayous located along this highly urbanized shoreline, making this area perfect for outdoor activities such as bay fishing, kayaking, paddleboarding, hiking, and bird watching. Bay County is located in the middle of the Panhandle of Florida within minutes of the 27 miles of white sandy beaches known as the World's Most Beautiful Beach (Panama City Beach), or minutes to the crystal clear sandy bottom creak Econfina Springs.

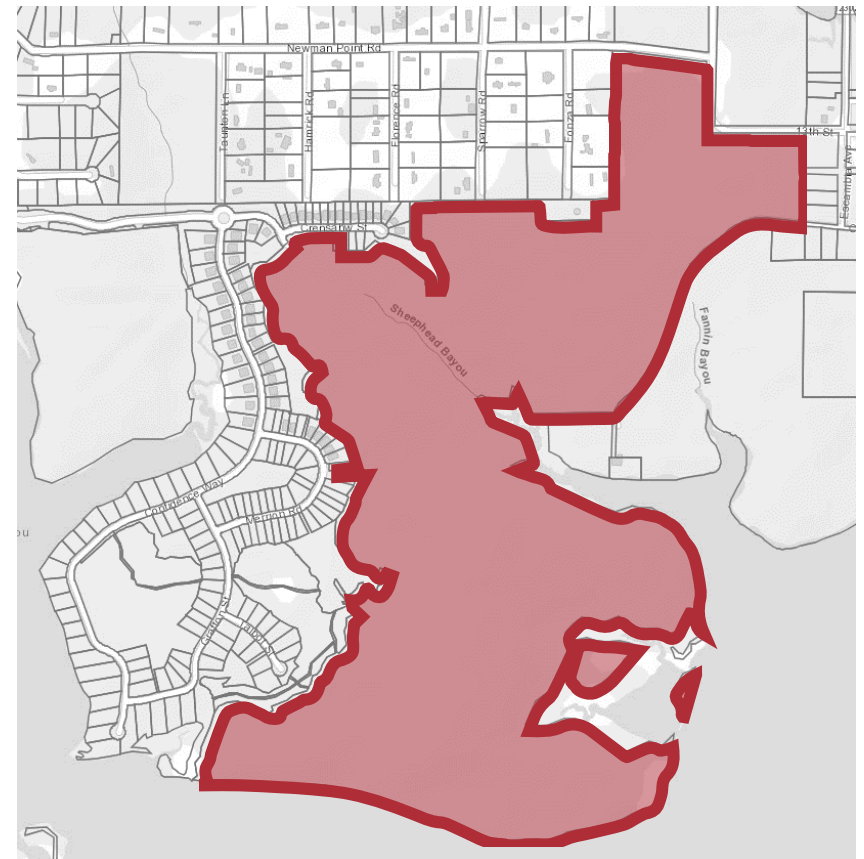
Bay County is located in the heart of the Florida Panhandle at the center of the southeast Gulf Coast surrounded by 7 military bases that stretch along the coast of Florida and southeast Alabama. With a stable military presence Bay County is home to an aerospace supplier sector that enhances the economy and home to one of the newest international airports. Across Bay County, we have industrial and commercial sites primed and ready for growth including The Port of Panama City, of which has invested over \$50 million in new facilities and equipment, and has committed to another \$35 million in improvements over the next five years. Bay County connects this region to the world via our International Airport, CSX Railroad and is the gateway of the Gulf Coast via our port.



SALE PRICE - \$8,900,000



PARCEL MAP



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PROPERTY HIGHLIGHTS

- + +/-231 Acre Bayfront development parcel fully entitled with environmental permits secured
- + Located on North Bay with navigable water and +/-8,000' of water frontage
- + Adjacent to Fanning Bayou, Panama City's premier waterfront community
- + Previously approved for 218 units
- + On average 2,300 people per year move to Bay County with that same growth expected for the next 20 years
- + Tyndall Air Force will evolve into the Installation of the Future with the multi-billion dollar rebuild creating a more resilient, energy efficient and innovative 21st Century base
- + With 27 miles of coastline and 241 days of sunshine, residents will enjoy outdoor activities such as fishing, hiking, golfing and more

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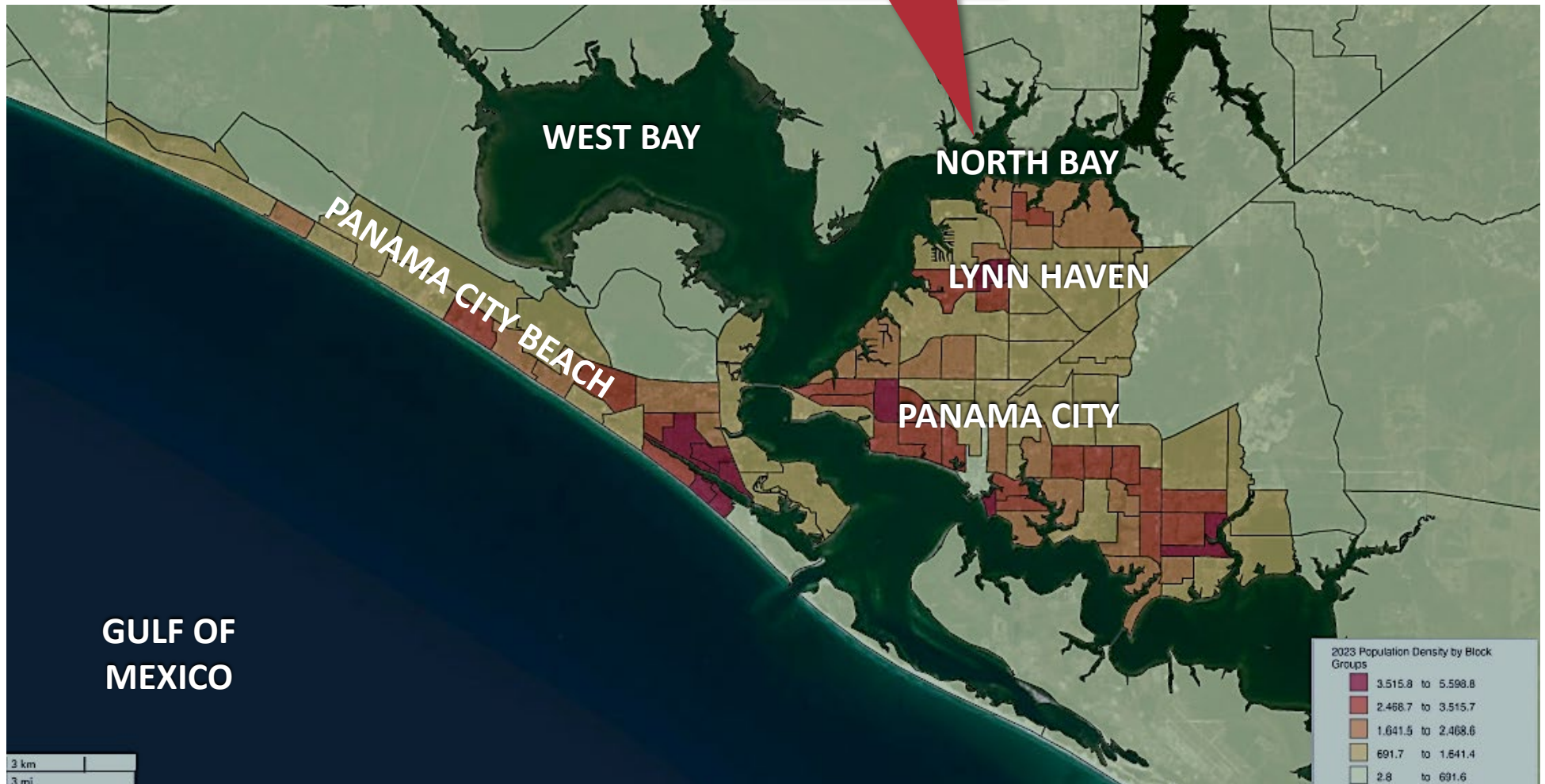
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POPULATION DENSITY

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231 +/- ACRES



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231 +/- ACRES



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