

# FOR SALE

14201 Gainer Road, Youngstown, FL 32466

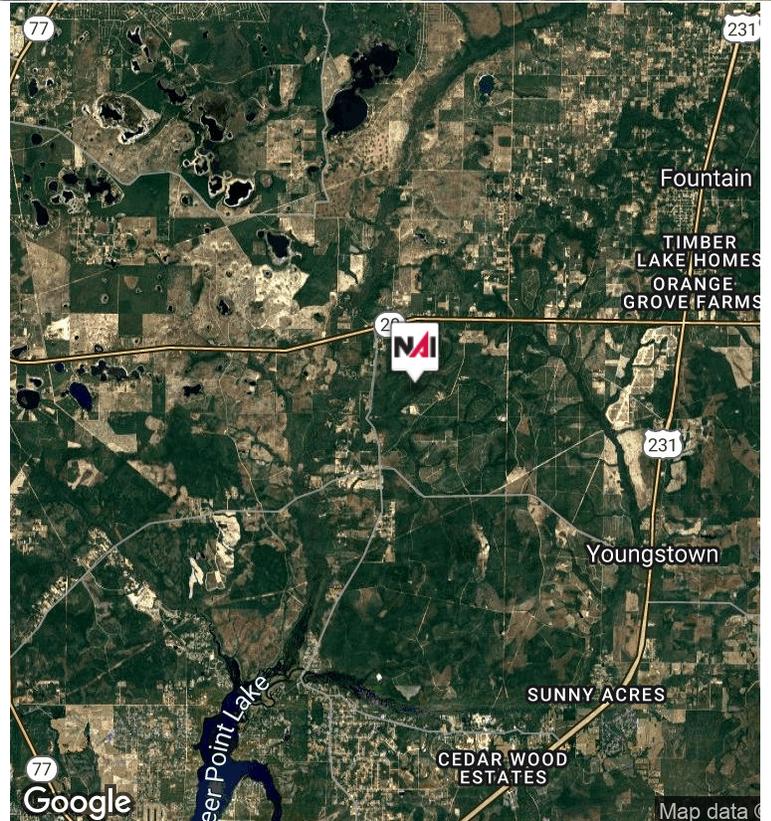
# NAI TALCOR



## Commercial Land | +/-55 Acres

- Active 55ac Dirt Pit, originally permitted for 1.5 million cubic yards
- Strategically located with close proximity to Hwy 231, Hwy 77 and Hwy 20
- Good access via County maintained Gainer Road
- Estimated remaining capacity in excess of 800,000cy
- Geotech and Permit documentation available
- Office and Equipment Shed on site

**Sale Price: \$700,000**



✉ **Anderson Brooks**  
+1 850 890 2384  
abrooks@talcor.com

✉ **Patrick Jones, SIOR**  
+1 850 814 5878  
patrick@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

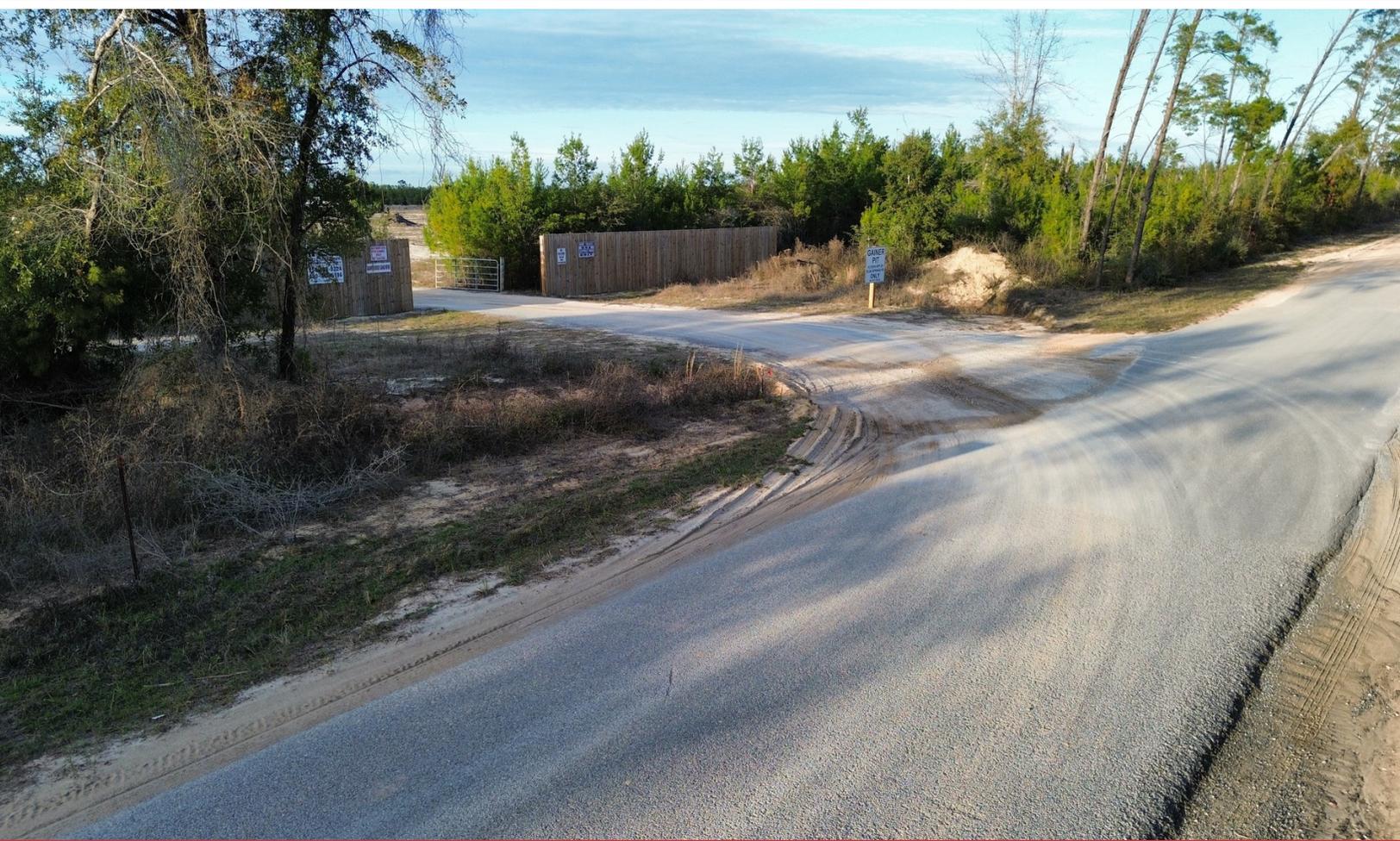


**NAI TALCOR**

17216 Panama City Beach Pkwy  
naitalcor.com

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**TALCOR**

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## PROPERTY DESCRIPTION

The Subject Property is a 55-acre, income-producing asset located in northern Bay County. It is one of the few active dirt pit sites in the region and has supplied millions of cubic feet of fill dirt to construction projects throughout the Panhandle of Florida. With convenient access to major thoroughfares, the property is well positioned to efficiently serve the increasing demand for fill dirt across Northwest Florida and surrounding areas.

## OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	55 Acres

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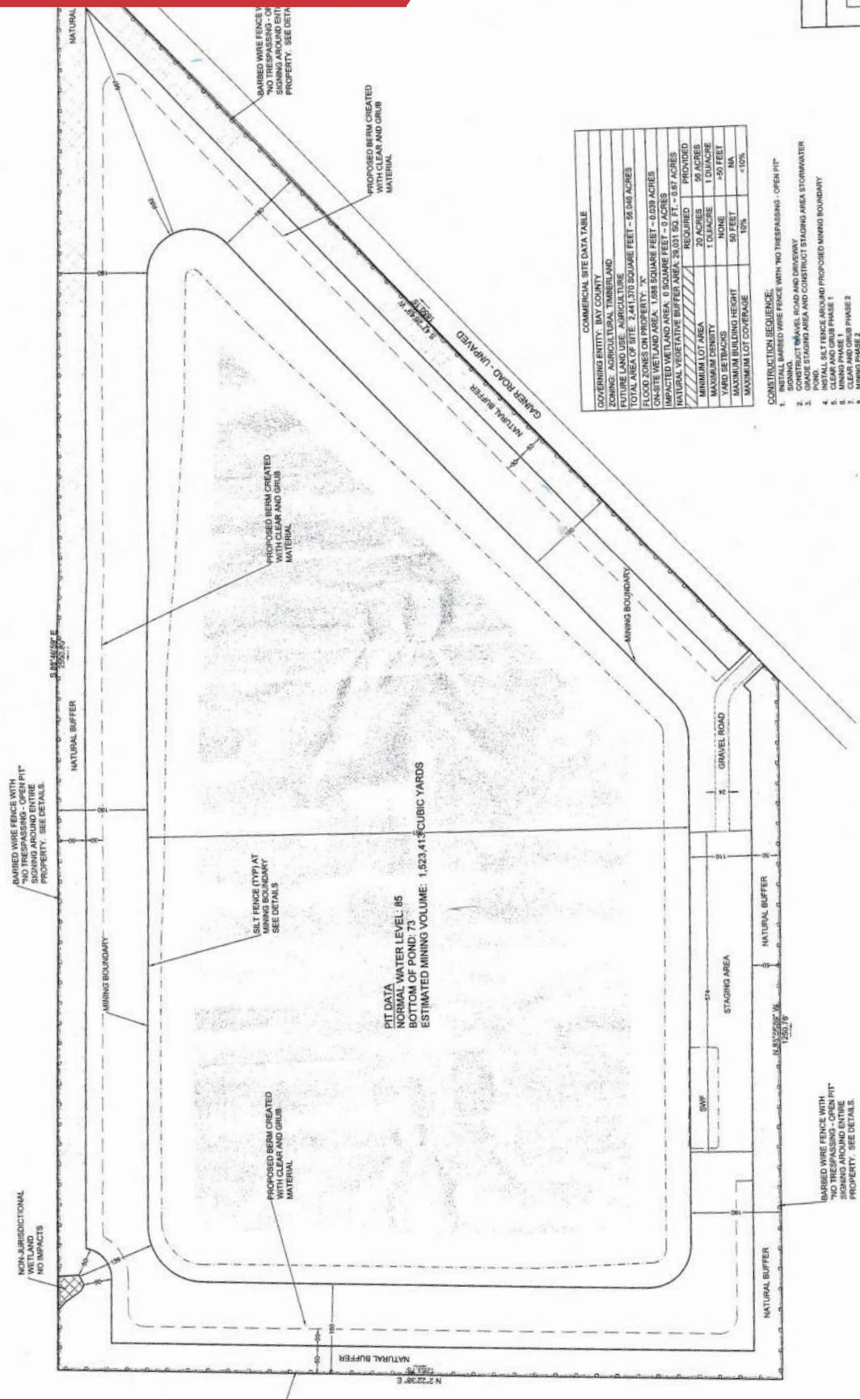
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**NAITALCOR**

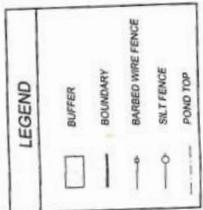
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COMMERCIAL SITE DATA TABLE	
GOVERNING ENTITY:	BAY COUNTY
ZONING:	AGRICULTURAL TIMBERLAND
FUTURE LAND USE:	AGRICULTURE
TOTAL ACRES:	2,411.370 SQUARE FEET = 55.048 ACRES
ACRES ON PROPERTY:	"X"
IMPACTED WETLAND AREA:	1,088 SQUARE FEET = 0.025 ACRES
NATURAL VEGETATIVE BUFFER AREA:	29,031 SQ. FT. = 0.67 ACRES
MINIMUM LOT AREA:	20 ACRES
MAXIMUM DENSITY:	1 HOUSE PER 1.0 ACRE
YARD SET BACK HEIGHT:	>50 FEET
MAXIMUM BUILDING HEIGHT:	50 FEET
MAXIMUM LOT COVERAGE:	10%

- CONSTRUCTION SEQUENCE:**
1. INSTALL BARBED WIRE FENCE WITH "NO TRESPASSING - OPEN PIT" SIGNING AROUND ENTIRE PROPERTY.
  2. GRADIENT GRAVEL ROAD AND DRIVEWAY
  3. GRADE STAGING AREA AND CONSTRUCT STAGING AREA STORMWATER
  4. INSTALL SILT FENCE AROUND PROPOSED MINING BOUNDARY
  5. CLEAR AND GRUB PHASE 1
  6. MINING PHASE 1
  7. CLEAR AND GRUB PHASE 2
  8. MINING PHASE 2
  9. CLEAR AND GRUB PHASE 3
  10. MINING PHASE 3
- NOTES:**
1. ALL DISTURBED AREAS SHALL BE STABILIZED OR PLANTED WITH GRASSES, SHEDS AND SIGNAGE SHALL BE INSTALLED AS REQUIRED. PROBLEM AREAS SHALL BE SOICED AS DIRECTED BY THE OWNER.
  2. COOPERATION SHALL USE HYDRALES AND SALTENING AS NEEDED FOR STABILIZATION.
  3. CLEAR AND GRUB MATERIAL SHALL BE USED TO CREATE BERM BETWEEN THE NATURAL VEGETATIVE BUFFER AND THE MINING BOUNDARY.



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