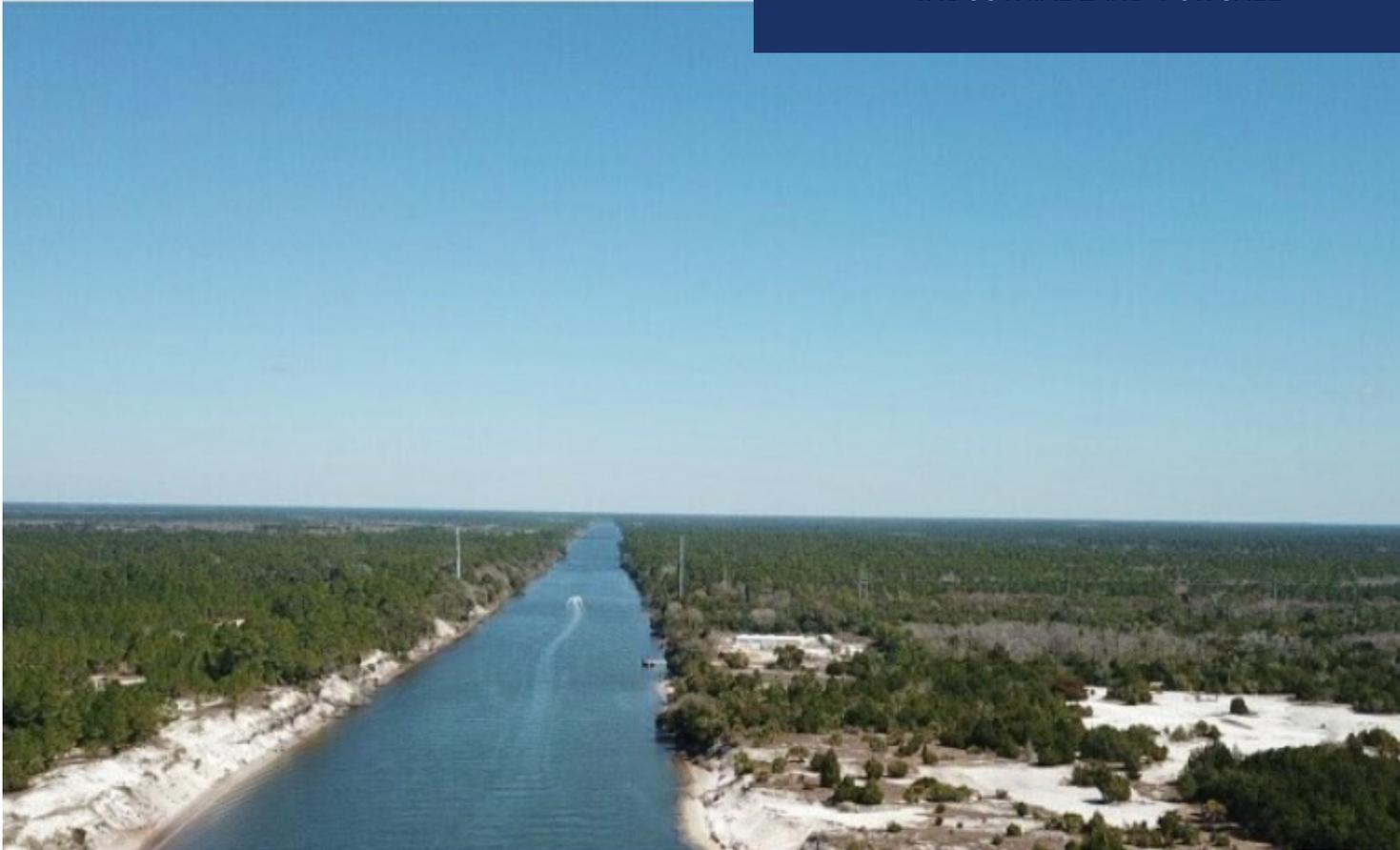




COMMERCIAL REAL ESTATE

INDUSTRIAL LAND FOR SALE



114+/- ACRES WATERFRONT LAND

Industrial Rd, Port St Joe, FL 32456

TREY DESANTIS
Partner/Sales Associate
850.766.6868
trej@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

114+/- ACRES WATERFRONT LAND

INDUSTRIAL RD, PORT ST JOE, FL 32456

**OFFERING SUMMARY**

Sale Price:	\$13,500,000
Lot Size:	114.18 Acres
Zoning:	Industrial
APN:	04269-000R

PROPERTY OVERVIEW

Rare development opportunity situated on the Gulf County Canal, a dredged ship channel connecting directly to the Intracoastal Waterway. This parcel is ideally suited for a future marina development or other industrial uses.

LOCATION OVERVIEW

Positioned along the Gulf County Canal with close proximity to both the Gulf of America and the Intracoastal Waterway, this parcel offers rare development potential. Located just 5,000 feet from St. Joseph Bay and accessible via Industrial Road, the property provides convenient access by both boat and vehicle.

Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





COMPLETE HIGHLIGHTS

114+/- ACRES WATERFRONT LAND

INDUSTRIAL RD, PORT ST JOE, FL 32456

**LOCATION INFORMATION**

Property Description	114+/- ACRES WATERFRONT LAND
Street Address	Industrial Rd
City, State, Zip	Port St Joe, FL 32456
County	Gulf

PROPERTY HIGHLIGHTS

- Industrial zoning
- Water, sewer, gas, three-phase power, and full city services available to the site
- ±5,000 feet to the bay
- 90-foot clear span on the bridge
- 5,200+/- SF Warehouse
- Gated entrance with private paved road
- DEP permit in place for maintenance of the boat basin
- US Army Corps of Engineers' permit authorizing dredging in the boat basin
- Clean toxicity report

Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





ADDITIONAL PHOTOS

114+/- ACRES WATERFRONT LAND

INDUSTRIAL RD, PORT ST JOE, FL 32456



Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





ADDITIONAL PHOTOS

114+/- ACRES WATERFRONT LAND

INDUSTRIAL RD, PORT ST JOE, FL 32456



Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





LOCATION MAP

114+/- ACRES WATERFRONT LAND

INDUSTRIAL RD, PORT ST JOE, FL 32456



Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

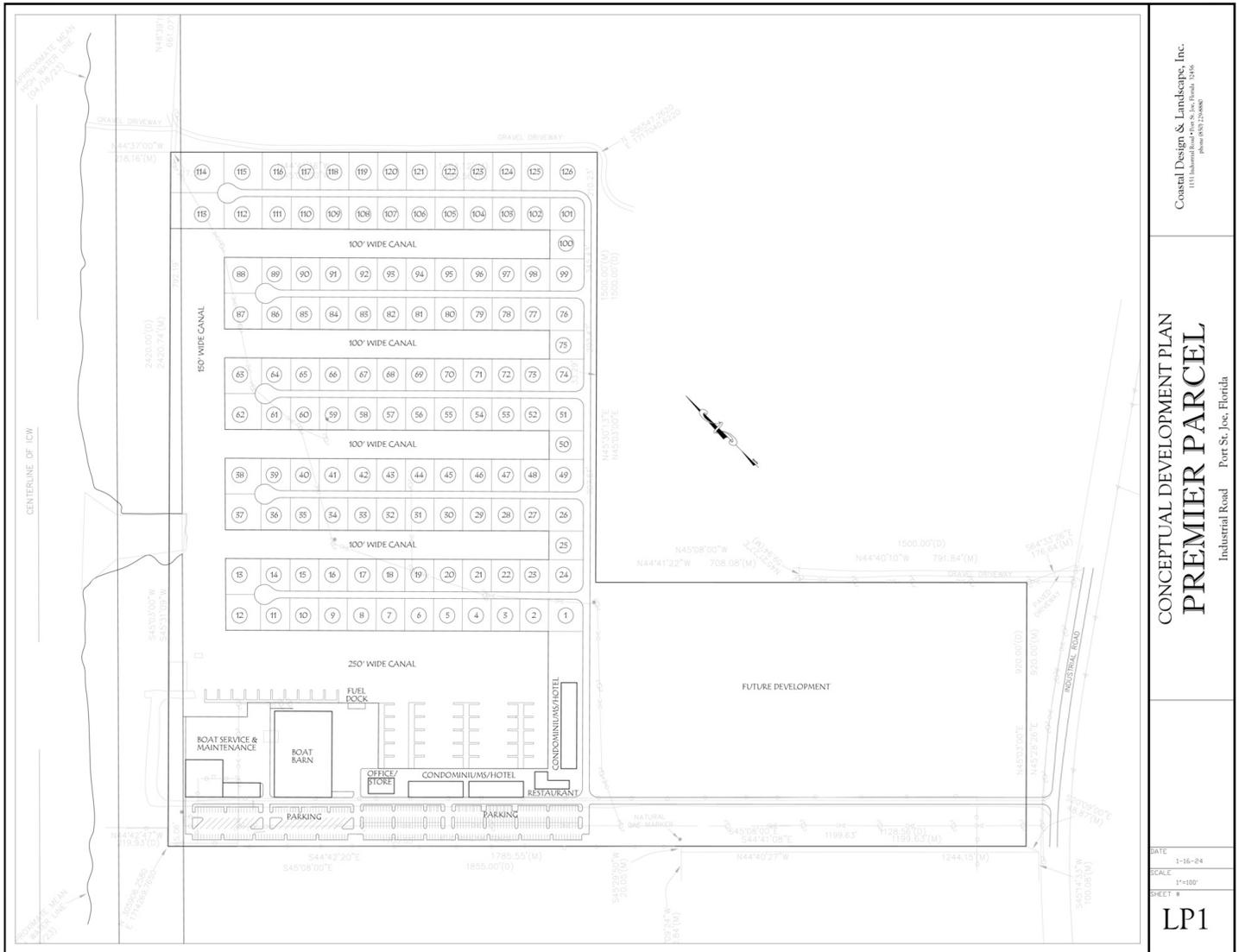




MARINA CONCEPTUAL PLAN

114+/- ACRES WATERFRONT LAND

INDUSTRIAL RD, PORT ST JOE, FL 32456



Coastal Design & Landscapes, Inc.
 1511 Industrial Road, Port St. Joe, Florida 32456
 Phone: (850) 224-6888

CONCEPTUAL DEVELOPMENT PLAN
PREMIER PARCEL
 Industrial Road Port St. Joe, Florida

DATE: 1-16-24
 SCALE: 1"=100'
 SHEET #
LP1

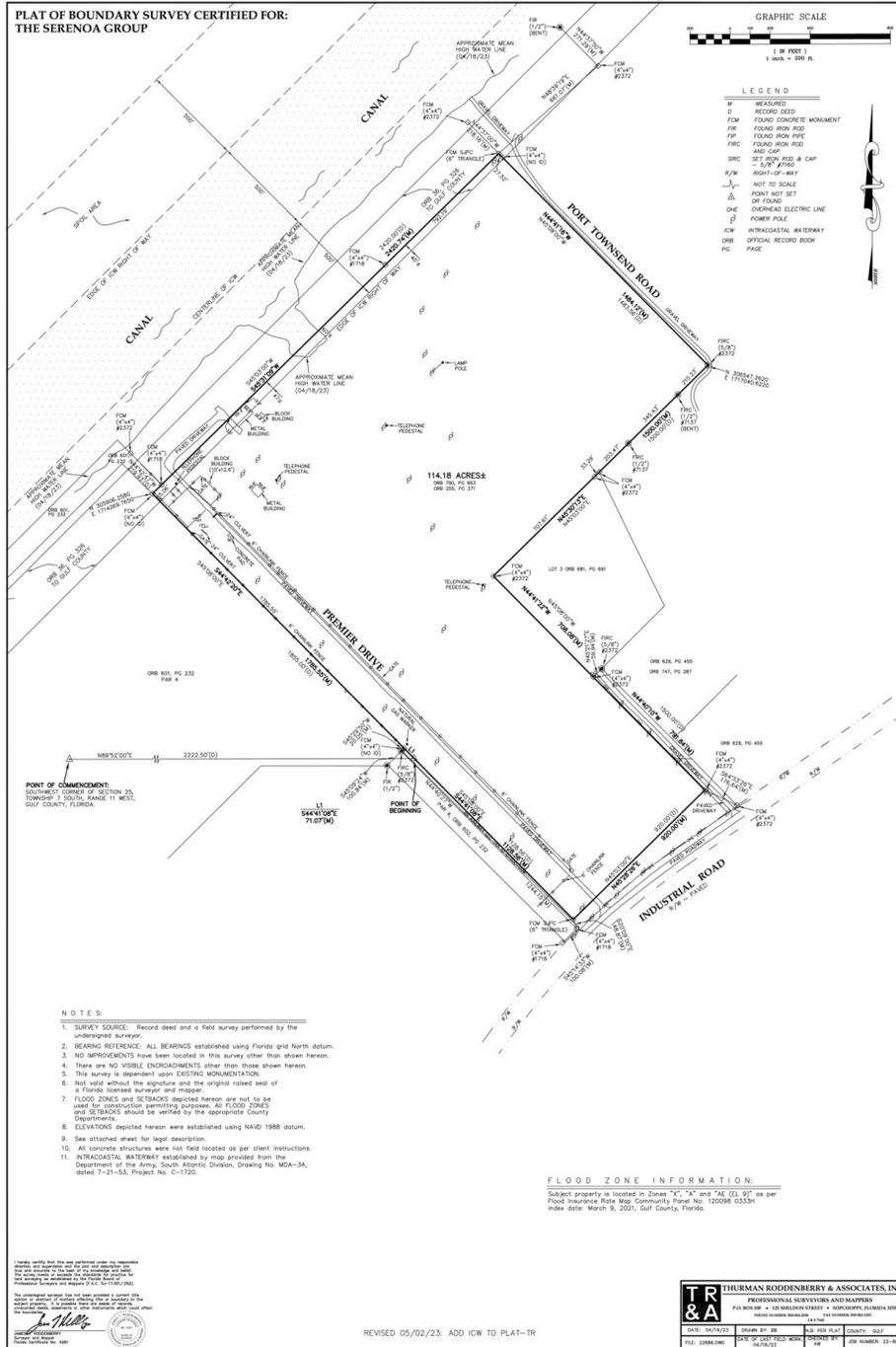




SITE PLANS

114+/- ACRES WATERFRONT LAND

INDUSTRIAL RD, PORT ST JOE, FL 32456



Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



DEMOGRAPHICS MAP

114+/- ACRES WATERFRONT LAND

INDUSTRIAL RD, PORT ST JOE, FL 32456



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,709	5,291	8,258
MEDIAN AGE	46	48	50
MEDIAN AGE (MALE)	44	46	49
MEDIAN AGE (FEMALE)	48	49	52
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,493	2,152	3,577
# OF PERSONS PER HH	2.5	2.5	2.3
AVERAGE HH INCOME	\$86,733	\$94,003	\$102,058
AVERAGE HOUSE VALUE	\$304,172	\$339,045	\$405,025

* Demographic data derived from 2020 ACS - US Census

Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

