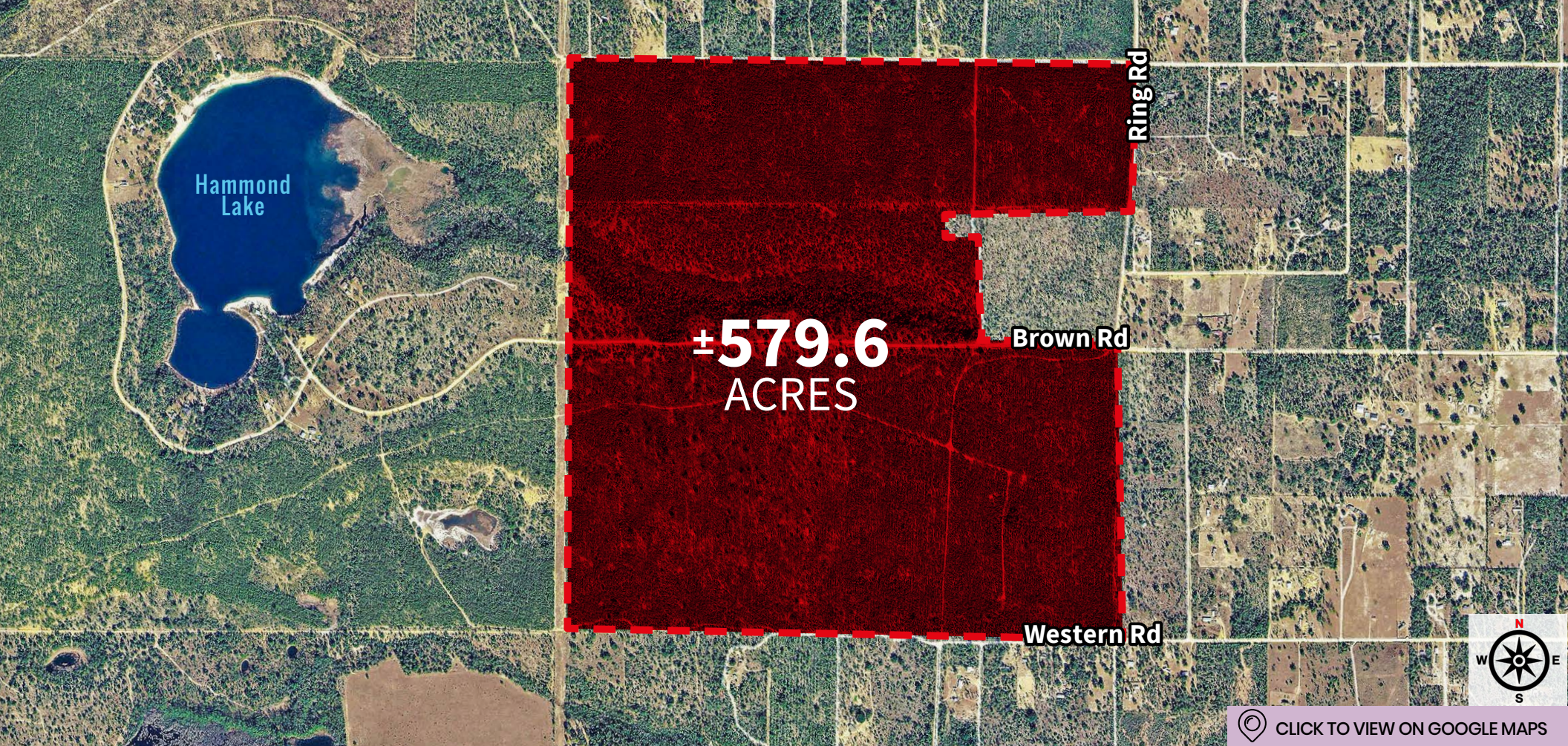




# For Sale

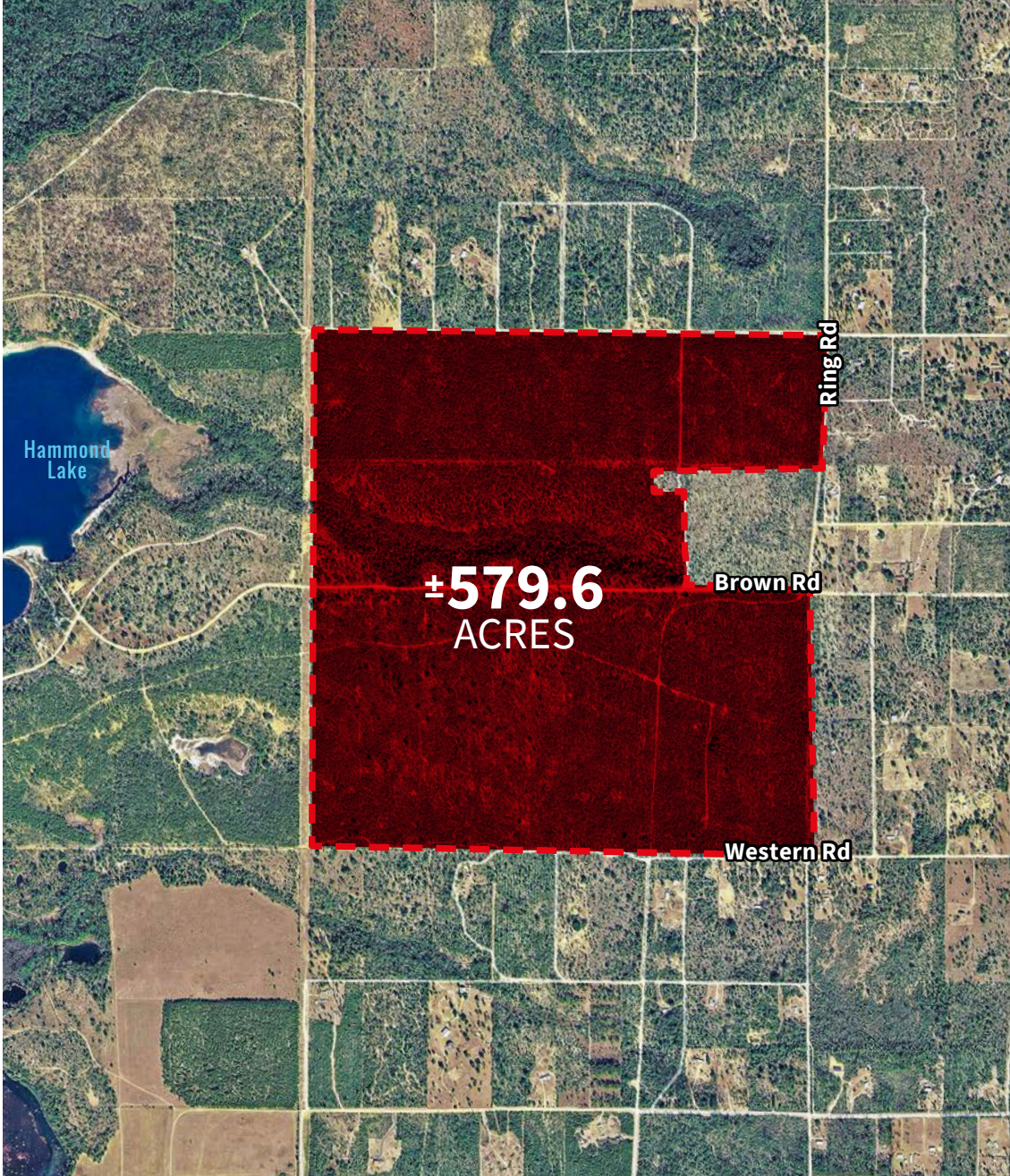
## ±579.6 Acres Available

Brown Road at Ring Road • St. Andrews Bay, FL 32438



# Land Description & Physical Features

|                          |                                 |
|--------------------------|---------------------------------|
| Land Area:               | 579.60 acres (25,247,376 s.f.)  |
| Source of Land:          | Survey/CAD                      |
| Primary Street Frontage: |                                 |
| Street:                  | Wester Road                     |
| Frontage fee:            | Approximately 2,500 feet        |
| Paving:                  | None                            |
| Curbs:                   | None                            |
| Sidewalks:               | None                            |
| Lanes:                   | 1                               |
| Direction of Traffic:    | East/West                       |
| Signals/Traffic Control: | None                            |
| Visibility:              | Fair                            |
| Physical Features:       |                                 |
| Shape:                   | Irregular                       |
| Corner:                  | No                              |
| Topography:              | Mostly level                    |
| Drainage:                | No problem reported or observed |
| Drainage:                | No problem reported or observed |
| Environmental Hazards:   | No problem reported or observed |
| Ground Stability:        | No problem reported or observed |
| Flood Area Panel Number: | 12005C0013J                     |
| Date:                    | October 24, 2024                |
| Zone:                    | X, A                            |
| Utilities:               |                                 |
| Septic:                  | Required                        |



## SURROUNDING 5-Minutes Demographics



79

TOTAL POPULATION



31

TOTAL HOUSEHOLDS



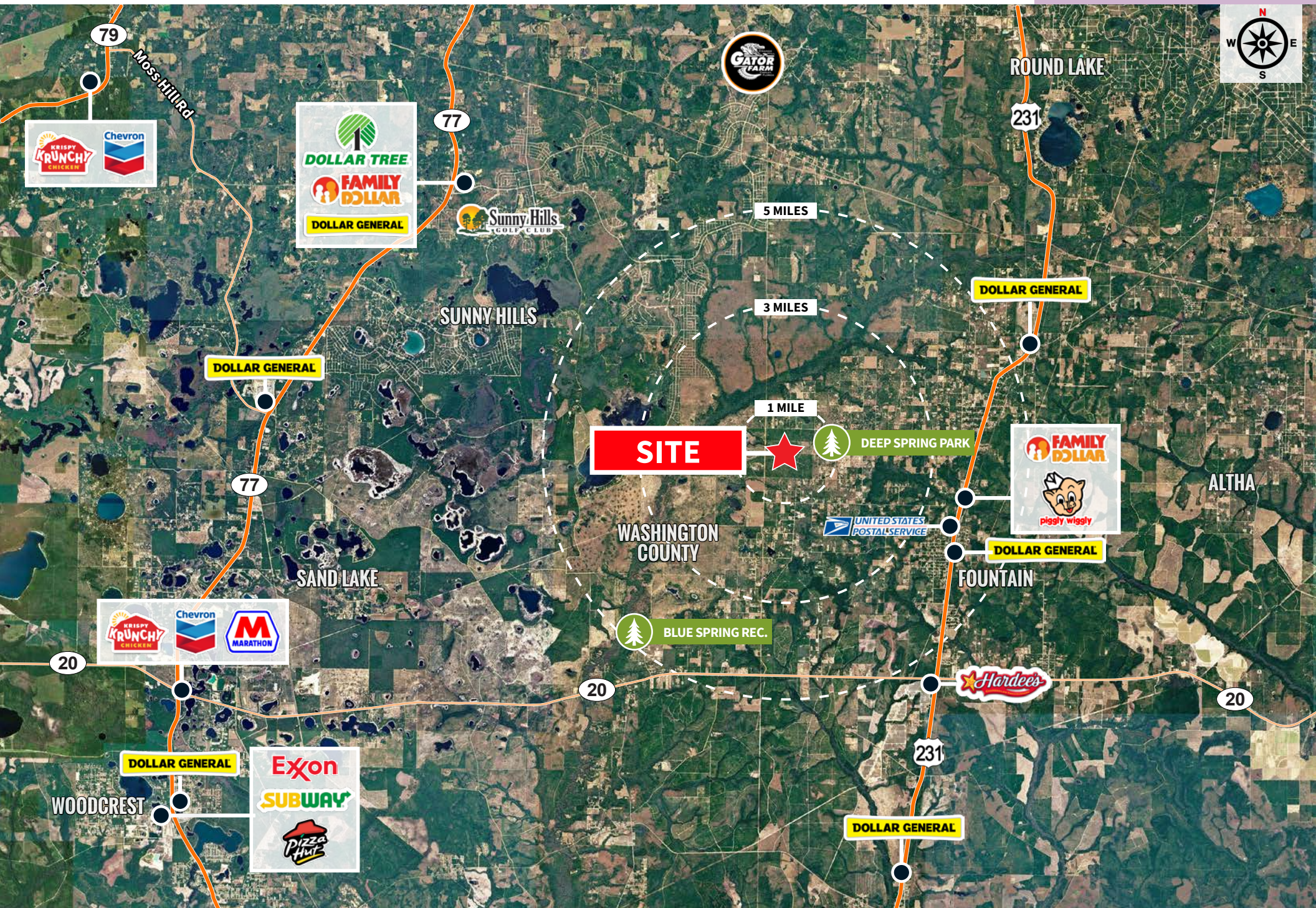
\$87,731

AVERAGE HH INCOME



# Market Aerial Overview

 [CLICK TO VIEW ON GOOGLE MAPS](#)





# Market Highlights

## Recent Growth:

The population grew by 3.8% between 2023 and 2024, reflecting a rebound in popularity and rapid development.

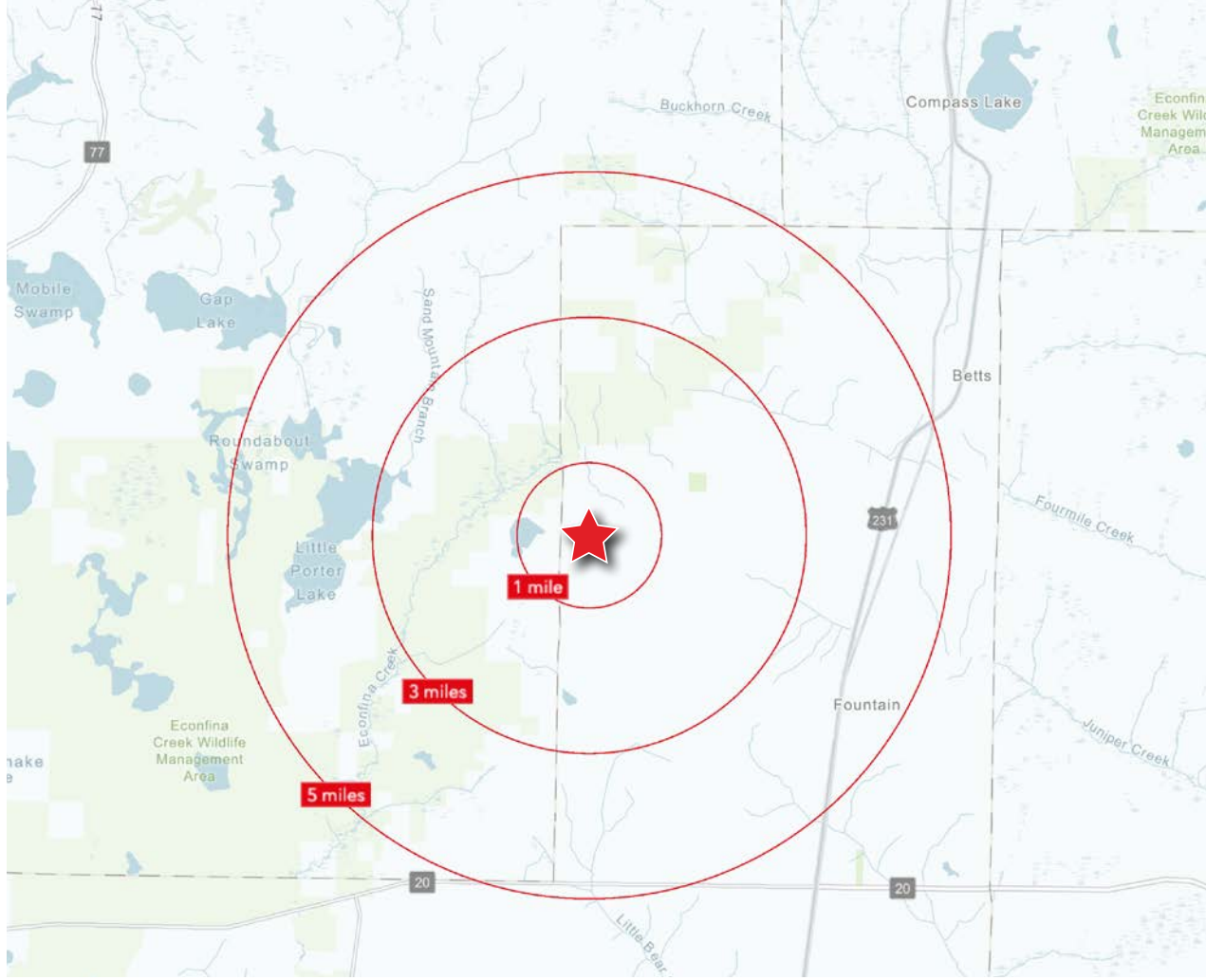
Panama City MSA has had 1.6% growth from 2020 census to the 2025 report.

- Projected growth rate of Panama City MSA will be 0.8% per year from 2025 - 2030.
- Bay County growth rate will be 0.9% per year from 2025-2030.

## Long-Term Trend:

Between 2010 and 2022, the county grew by 9.4%, despite a temporary dip between 2018 and 2019.

The Panama City-Panama City Beach metro area ranks second in the country for percentage growth from 2023 to 2024, according to the most recent available U.S. Census data.



## Contact



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Executive Vice President  
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jared.ettinger@jll.com

## Demographics (ESRI 2025)

| TOTAL POPULATION  |         |          | DAYTIME POPULATION |         |       |
|-------------------|---------|----------|--------------------|---------|-------|
|                   | 1 Mile  | 107      |                    | 1 Mile  | 71    |
|                   | 3 Miles | 1,333    |                    | 3 Miles | 912   |
|                   | 5 Miles | 3,696    |                    | 5 Miles | 2,478 |
| AVERAGE HH INCOME |         |          | MEDIAN AGE         |         |       |
|                   | 1 Mile  | \$79,780 |                    | 1 Mile  | 42.1  |
|                   | 3 Miles | \$72,338 |                    | 3 Miles | 42.5  |
|                   | 5 Miles | \$65,832 |                    | 5 Miles | 43.3  |

# Who Lives Here...



**SCENIC BYWAYS:** Self-reliant rural families living off the beaten path with DIY lifestyles

**Median Age:** 43.7  
**Median HH Size:** 2.84  
**Median HH Income:** \$48,428  
**LifeMode Group:** Countryscapes

**Socioeconomic Traits:** Scenic Byways consists of individualists in remote areas who drive American pickups, rely on satellite connectivity, and are skilled DIY enthusiasts who enjoy hunting and fishing in quiet, beautiful locations.



**TOP TIER:** Highly educated professionals in affluent suburbs

**Median Age:** 45.4  
**Median HH Size:** 2.84  
**Median HH Income:** \$209,720  
**LifeMode Group:** Premier Estates

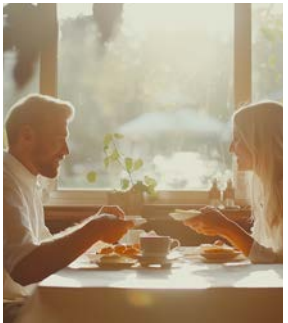
**Socioeconomic Traits:** Top Tier has the highest net worth among all LifeMode groups. They tend to shop at upscale retailers, frequent at fine dining restaurants and hire personal services like financial planners, gardeners and personal trainers.



**PROFESSIONAL PRIDE:** High-income households in tech, engineering and management roles in the South and West

**Median Age:** 38.6  
**Median HH Size:** 3.20  
**Median HH Income:** \$187,750  
**LifeMode Group:** Premier Estates

**Socioeconomic Traits:** Professional Pride earns top salaries and often works from home in newly-constructed suburban communities. These dual-income households shop at large retailers, buy organic foods, prioritize fitness and recreational activities, and frequently dine at fast-casual restaurants.



**SAVVY SUBURBANITES:** Dual-income households in well-established and newly-developed areas

**Median Age:** 44.0  
**Median HH Size:** 2.72  
**Median HH Income:** \$139,696  
**LifeMode Group:** Premier Estates

**Socioeconomic Traits:** Savvy Suburbanites work in professional fields such as management and finance, living comfortably in upper income tiers. They gravitate toward new and highly-reputed communities, and invest heavily in their homes and landscaping.

# About Panama City MSA

Coined as the **Emerald Coast**, the **Panama City MSA** is a coastal metropolitan area in Northwest Florida's Panhandle with approximately 221,000 residents.

## Key Characteristics

**Economic Drivers:** The economy centers on Tyndall Air Force Base (major employer undergoing billions in facility modernization and over 16,300 individuals), beach tourism attracting millions of annual visitors to 27 miles of sugar-white sand beaches, healthcare via Bay Medical Sacred Heart (over 600 employees) and the logistics/construction industries.

**Real Estate Profile:** Market includes permanent residential housing, vacation rentals, tourism-driven commercial retail and hospitality properties, and limited office/industrial space. Infrastructure investments have created ongoing development activity across multiple sectors.

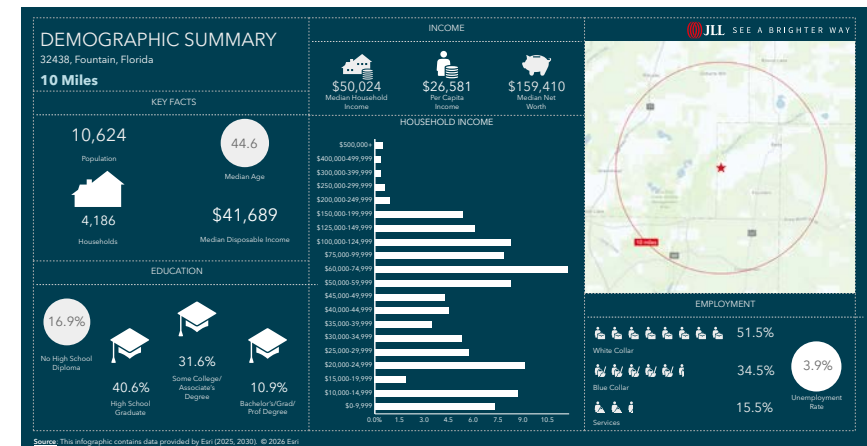
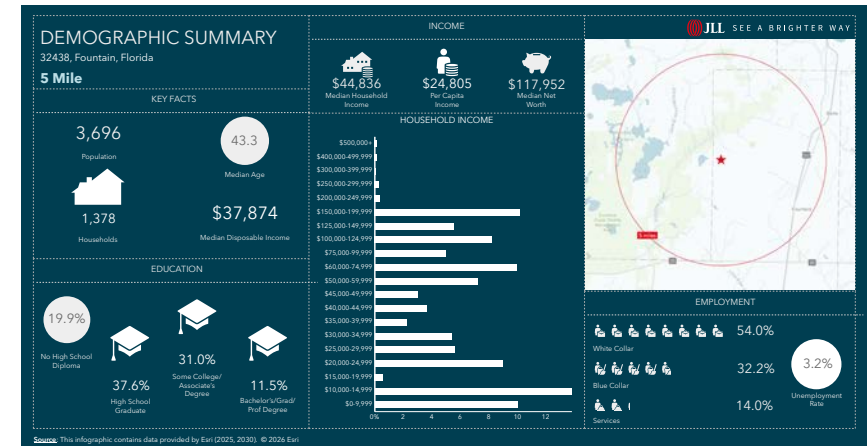
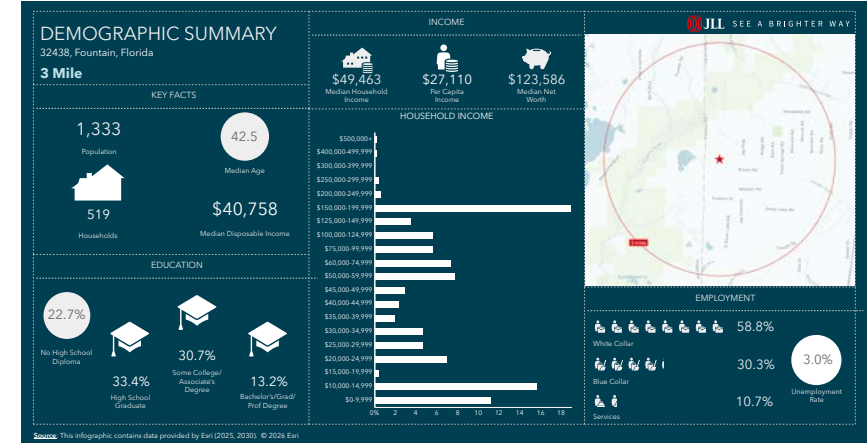
**Market Position:** Coastal market with strong tourism seasonality (\$3.1B in direct visitor spending annually), stable military presence at Tyndall AFB (12 miles from the Gulf of Mexico) and commands air, land and sea logistics with the Northwest Florida Beaches Intl Airport (ECP), highway access (I-10, US-98/231, SR-20/22/77/79), the Bay Line Railroad (CSX and Norfolk Southern) and Port Panama City. The area serves as a regional hub for the Florida Panhandle.

**Growth Context:** The MSA benefits from sustained federal investments in Tyndall AFB and private sector development driving current economic activity and positioning the Emerald Coast for continued expansion.

# Demographics - 3, 5, 10 Miles



|                                                      | 3 miles  | 5 miles  | 10 miles |
|------------------------------------------------------|----------|----------|----------|
| <b>Population Summary</b>                            |          |          |          |
| 2000 Total Population                                | 983      | 2,706    | 7,818    |
| 2010 Total Population                                | 1,112    | 3,157    | 9,453    |
| 2025 Total Population                                | 1,333    | 3,696    | 10,624   |
| 2030 Total Population                                | 1,354    | 3,796    | 10,886   |
| 2019-2024 Annual Rate                                | 0.31%    | 0.54%    | 0.49%    |
| Total Households                                     | 519      | 1,378    | 4,186    |
| <b>Data for all businesses in area</b>               |          |          |          |
| Total Daytime Population                             | 912      | 2,478    | 7,299    |
| Daytime Population: Workers                          | 35       | 178      | 803      |
| Daytime Population: Residents                        | 877      | 2,300    | 6,496    |
| Labor Force By Occupation - White Collar             | 58.6%    | 53.7%    | 50.0%    |
| Labor Force By Occupation - Blue Collar              | 30.3%    | 32.2%    | 34.5%    |
| <b>Median Age</b>                                    |          |          |          |
| 2025 Median Age                                      | 42.5     | 43.3     | 44.6     |
| <b>Median Household Income</b>                       |          |          |          |
| 2025 Median Household Income                         | \$49,463 | \$44,836 | \$50,024 |
| 2030 Median Household Income                         | \$56,567 | \$54,104 | \$57,896 |
| 2019-2024 Annual Rate                                | 2.72%    | 3.83%    | 2.97%    |
| <b>Average Household Income</b>                      |          |          |          |
| 2025 Average Household Income                        | \$72,338 | \$65,832 | \$67,831 |
| 2030 Average Household Income                        | \$78,715 | \$73,053 | \$76,471 |
| 2019-2024 Annual Rate                                | 1.70%    | 2.10%    | 2.43%    |
| <b>Per Capita Income</b>                             |          |          |          |
| 2025 Per Capita Income                               | \$27,110 | \$24,805 | \$26,581 |
| 2030 Per Capita Income                               | \$29,819 | \$27,876 | \$30,344 |
| 2019-2024 Annual Rate                                | 1.92%    | 2.36%    | 2.68%    |
| <b>2025 Population 25+ by Educational Attainment</b> |          |          |          |
| Total                                                | 948      | 2,643    | 7,760    |
| Less than 9th Grade                                  | 2.7%     | 3.4%     | 3.6%     |
| 9th - 12th Grade, No Diploma                         | 19.9%    | 16.5%    | 13.3%    |
| High School Graduate                                 | 25.6%    | 29.3%    | 31.1%    |
| GED/Alternative Credential                           | 7.8%     | 8.3%     | 9.5%     |
| Some College, No Degree                              | 17.8%    | 22.9%    | 24.5%    |
| Associate Degree                                     | 12.9%    | 8.2%     | 7.1%     |
| Bachelor's Degree                                    | 12.7%    | 9.8%     | 8.1%     |
| Graduate/Professional Degree                         | 0.5%     | 1.7%     | 2.8%     |
| <b>2025 Population by Sex</b>                        |          |          |          |
| Males                                                | 674      | 1,881    | 5,491    |
| Females                                              | 659      | 1,815    | 5,133    |
| <b>2025 Population by Race/Ethnicity</b>             |          |          |          |
| Total                                                | 1,332    | 3,697    | 10,623   |
| White Alone                                          | 84.3%    | 84.9%    | 85.3%    |
| Black Alone                                          | 0.8%     | 1.1%     | 2.9%     |
| American Indian Alone                                | 1.4%     | 1.4%     | 1.0%     |
| Asian Alone                                          | 0.9%     | 0.7%     | 0.6%     |
| Pacific Islander Alone                               | 0.0%     | 0.0%     | 0.0%     |
| Some Other Race Alone                                | 2.0%     | 1.8%     | 1.6%     |
| Two or More Races                                    | 10.7%    | 10.1%    | 8.6%     |
| Hispanic Origin                                      | 6.1%     | 6.0%     | 5.2%     |
| Diversity Index                                      | 36.1     | 35.2     | 33.6     |





## Listing Agent:



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Executive Vice President



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