

GRAND LAGOON DEVELOPMENT LAND

SOUTHPORT, FL | BAY COUNTY

640 ± AC





SPECIFICATIONS & FEATURES

Acreage: 640 ± AC

Sale Price: \$2,240,000

Price per Acre: \$3,500

Site Address: State Road 77,
Southport, FL 32409

County: Bay

Road Frontage: State Road 77

Uplands/Wetlands: 359 ± Acres
upland

Planning/Permits: Rural
Residential allowing for 4 units/AC

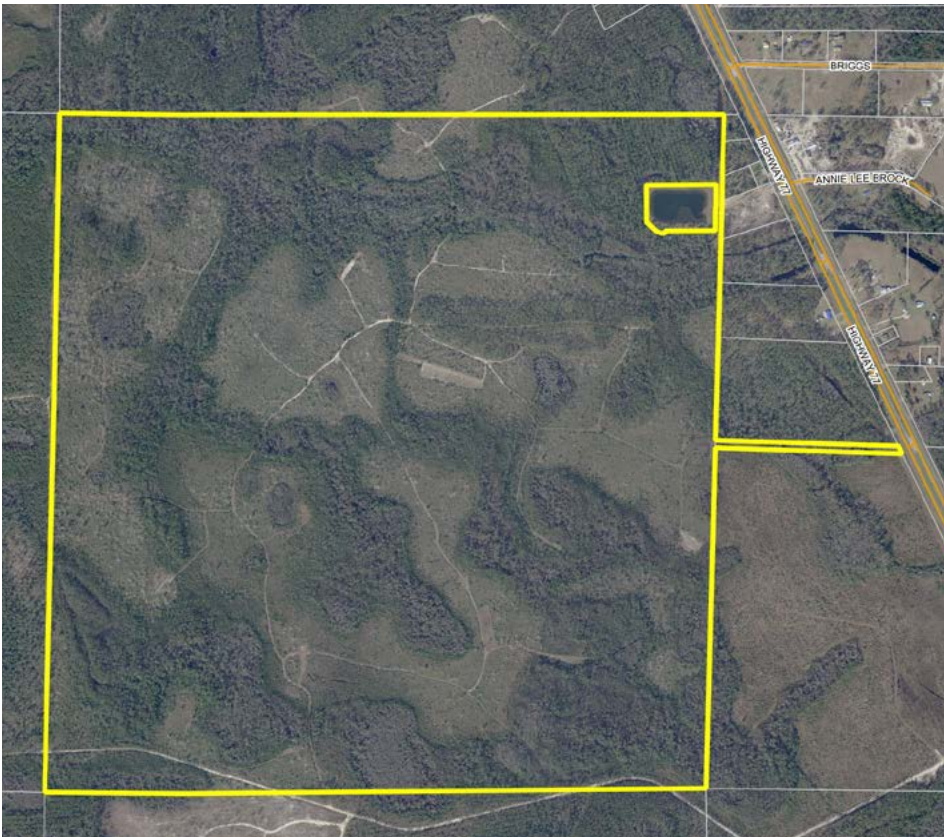
Water Source: Water and sewer are
at the property

Game Populations: Deer and hogs

Grand Lagoon Development Land has the zoning necessary to develop a single-family residential community in an area experiencing rapid growth. The parcel is located along the eastern boundary of the St. Joe Company's Bay-Walton Sector Plan and sits proximate to the future site of a village and town Center. The Northwest Florida Beaches International Airport is conveniently located just 18 miles from the property, and state road infrastructure makes for easy access to the region's incredible beaches.

This location is a beautiful area in Florida to live with great outdoor activities to enjoy, including hunting, fishing, and living the beach life. Many marinas in the Panama City Beach area provide excellent services to dock and service watercraft. The property has excellent hunting with deer, hogs, and a variety of other game species. Food plots are in place for production, and the woods are maintained for optimum ecosystem health.

This parcel offers the perfect balance of recreational and development potential with excellent surrounding amenities. Enjoy it as a recreational property with a strong exit strategy or as a development property right now. Regardless of your plans, this property offers a great canvass to create the ideal Florida lifestyle.



LOCATION & DRIVING DIRECTIONS

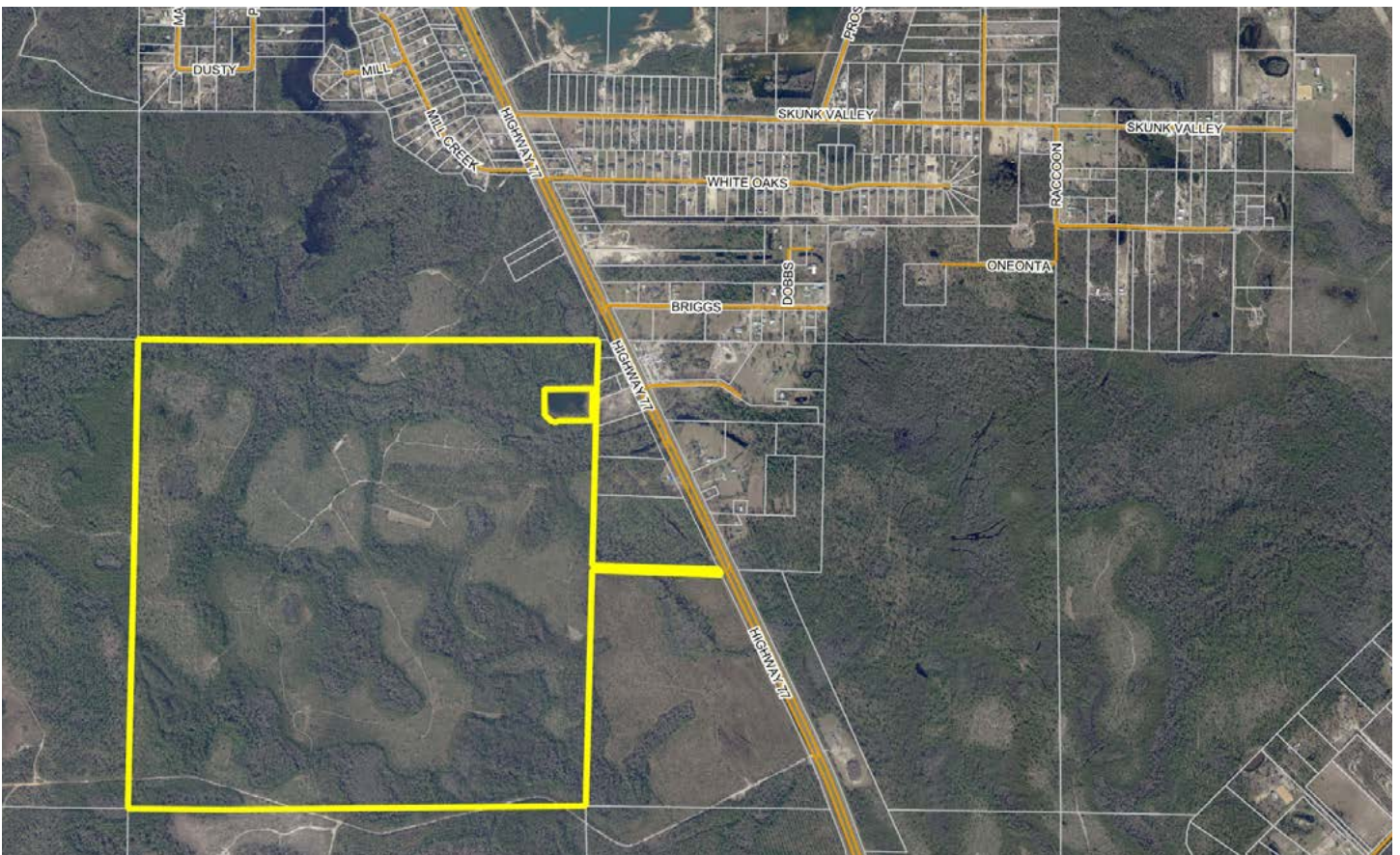
Parcel IDs: 07565-000-000

GPS Location: 30.3594, -85.6816

Driving Directions:

- From Southport, go north on State Road 77 for about 5 miles
- The property is on SR 77 on the west side

Showing Instructions: Call Bryant Peace, 229.792.8559 or Clay Taylor, ALC, 863.774.3532 for more information.













1723 Bartow Rd
Lakeland, FL 33801-6553

640 ± AC • Rural Residential allowing for 4 units/AC
Zoned for over 2,500 potential residential lots
Just 20 miles to Panama City Beach

Visit SVNsaunders.com and search for: **Grand Lagoon**

Byant Peace, 229.792.8559 | bryant.peace@svn.com
ClayTaylor, ALC, 863.774.3532 | clay.taylor@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave.
Third Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Ave.
Lake City, FL 32055
386.438.5896

©2020 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.



120420-A