

LAND FOR SALE

# HIGHWAY 77 COMMERCIAL ACREAGE

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## HIGHWAY 77

Southport, FL 32409

### PRESENTED BY:

#### BRYANT PEACE

Senior Advisor

O: 863.648.1528 | C: 229.792.8559

bryant.peace@svn.com

#### CLAY TAYLOR

Senior Advisor

O: 863.648.1528 | C: 863.224.0835

clay.taylor@svn.com





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SECTION 1

# PROPERTY INFORMATION





## SALE PRICE

**\$599,000**

## OFFERING SUMMARY

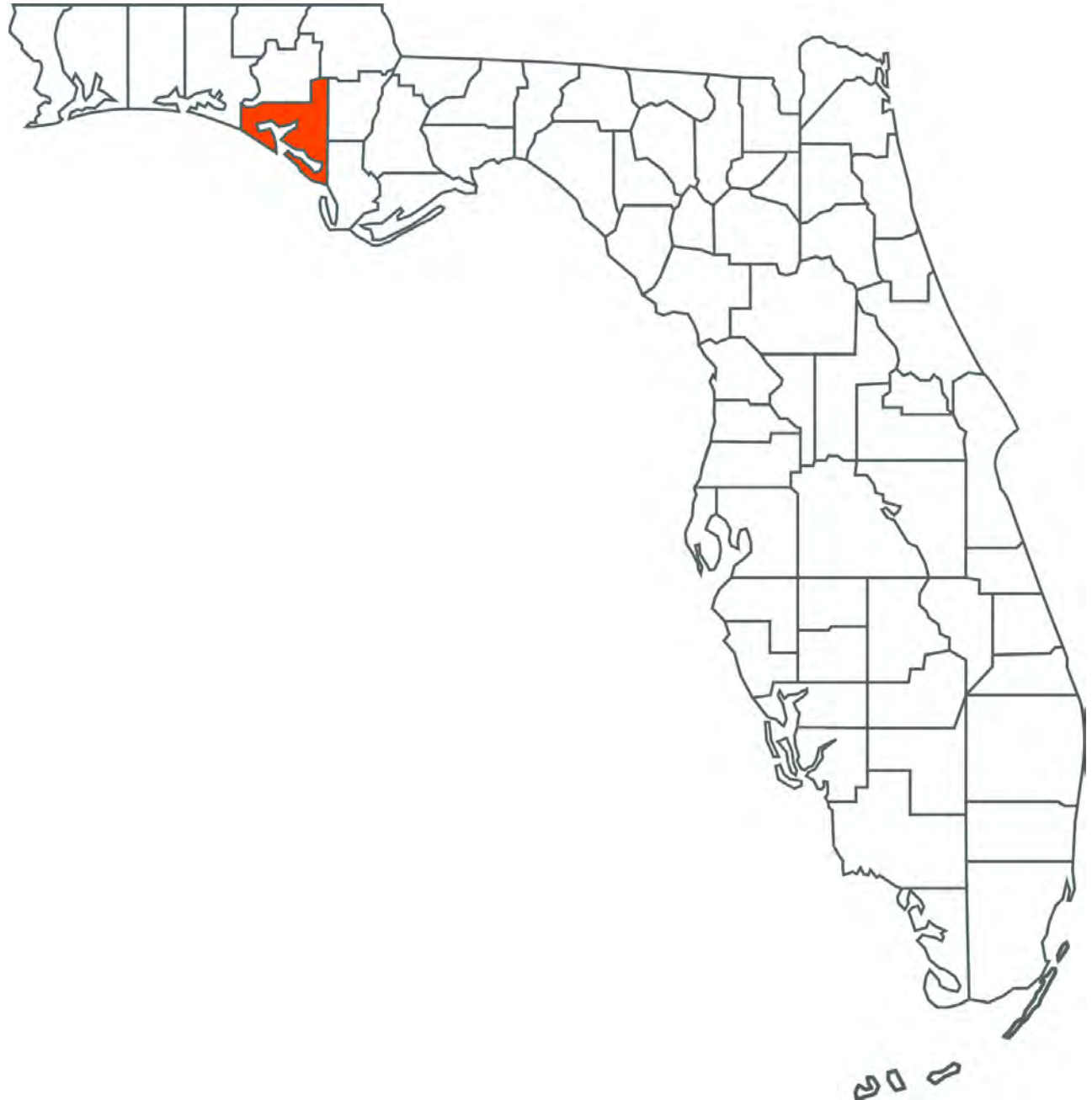
LOT SIZE:	6 ± Acres
PRICE / ACRE:	\$99,833
COUNTY:	Bay
ZONING:	C-3
TRAFFIC COUNT:	13,800 cars per day
UTILITIES:	Water & Sewer Available
SOILS:	Hurricane Sand
APN:	07551-000-000

## PROPERTY OVERVIEW

This commercial development parcel is located north of Panama City Beach on Hwy 77 in Southport, FL. The acreage sits proximate to a rapidly growing residential market and the zoning has been changed to C-3 in order to capitalize on recent population growth. The town of Southport is just 18 ± miles from the Northwest Florida Beaches International Airport and sits along the eastern boundary of St. Joe's Bay-Walton Sector Plan. The property is just minutes from expanding development along SR 30-A.

## PROPERTY HIGHLIGHTS

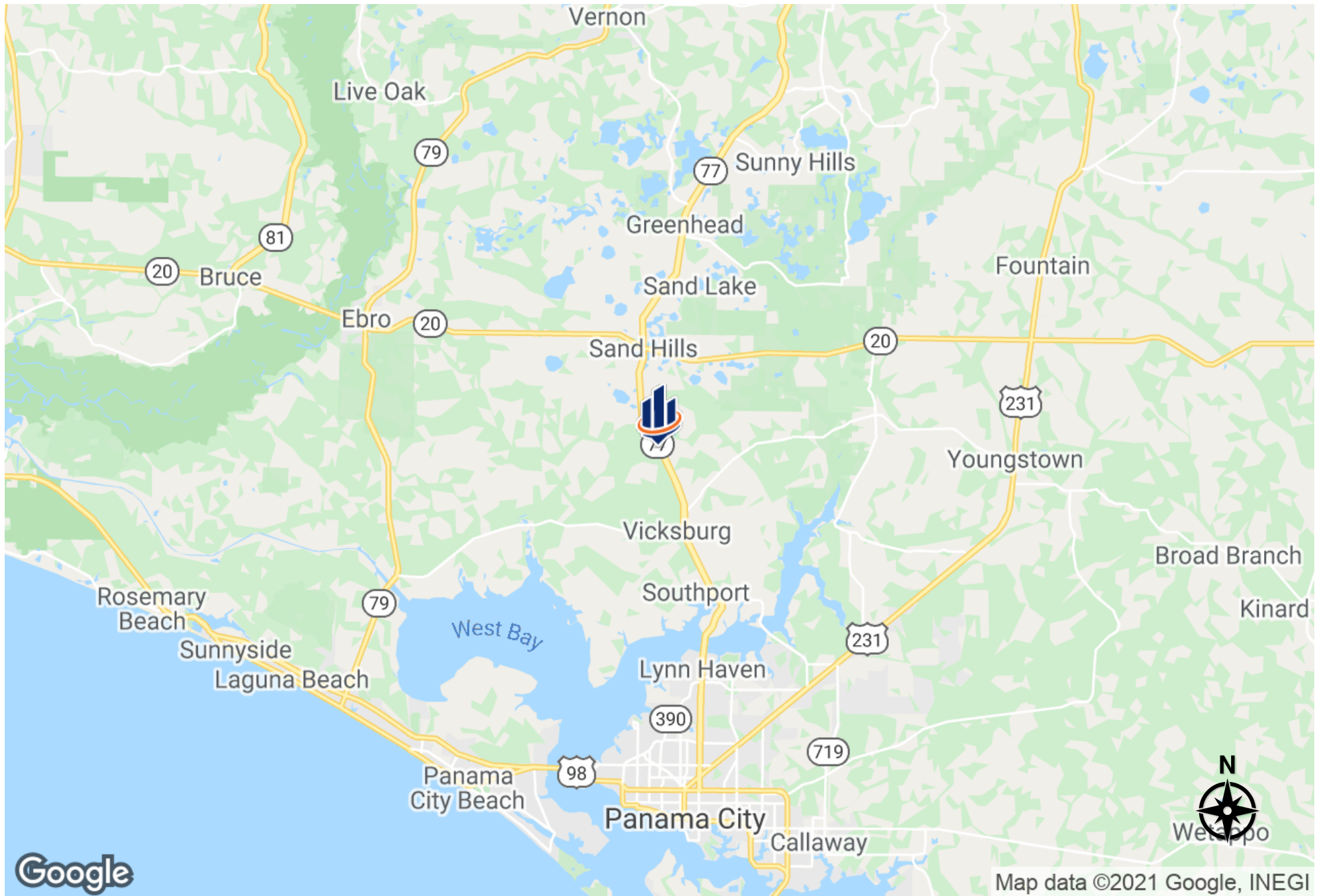
- Over 600 ± FT of highway frontage!
- 100% uplands
- Adjacent to St. Joe's Bay-Walton Sector Plan!
- Just minutes from the coast!

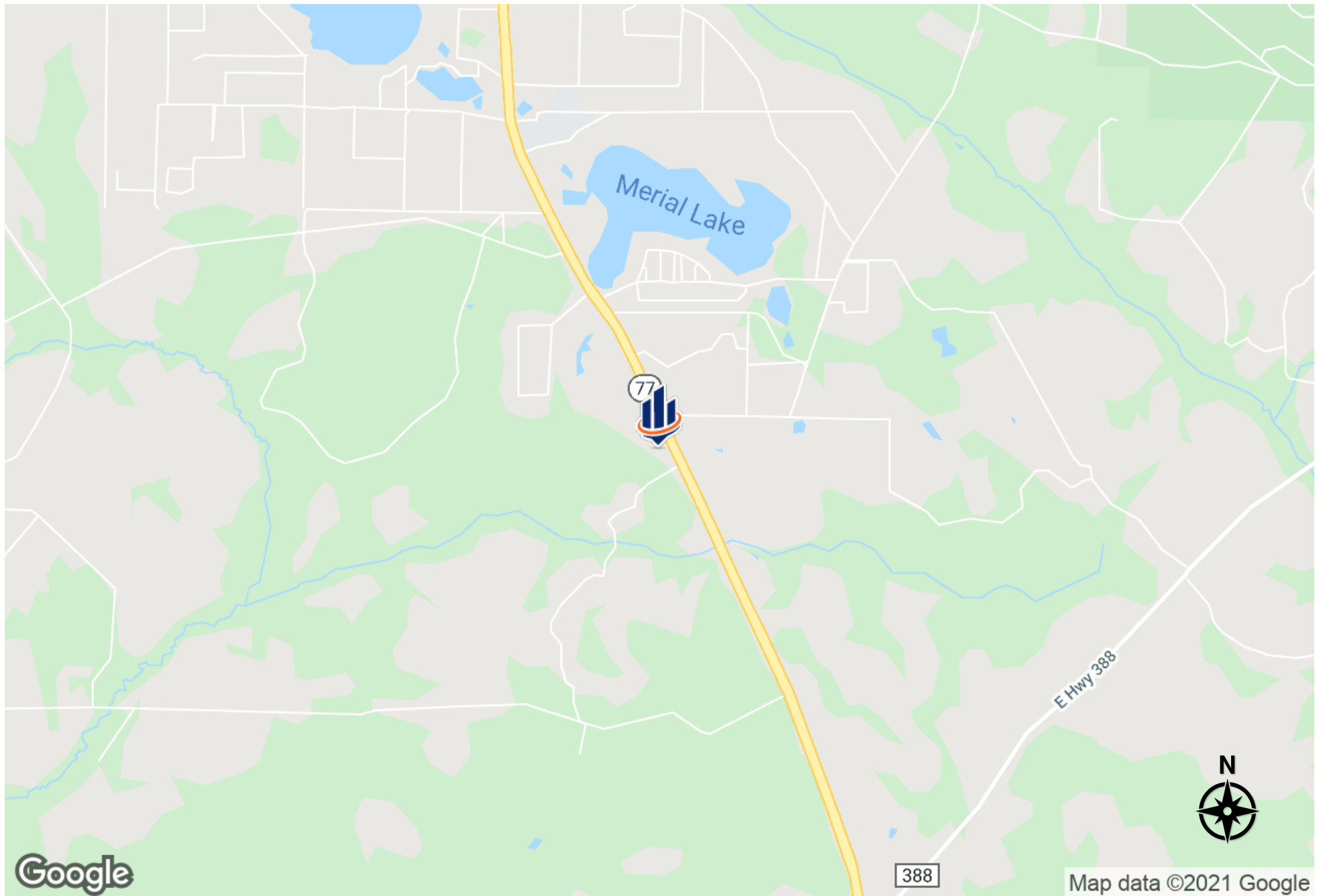


## SECTION 2

# LOCATION INFORMATION







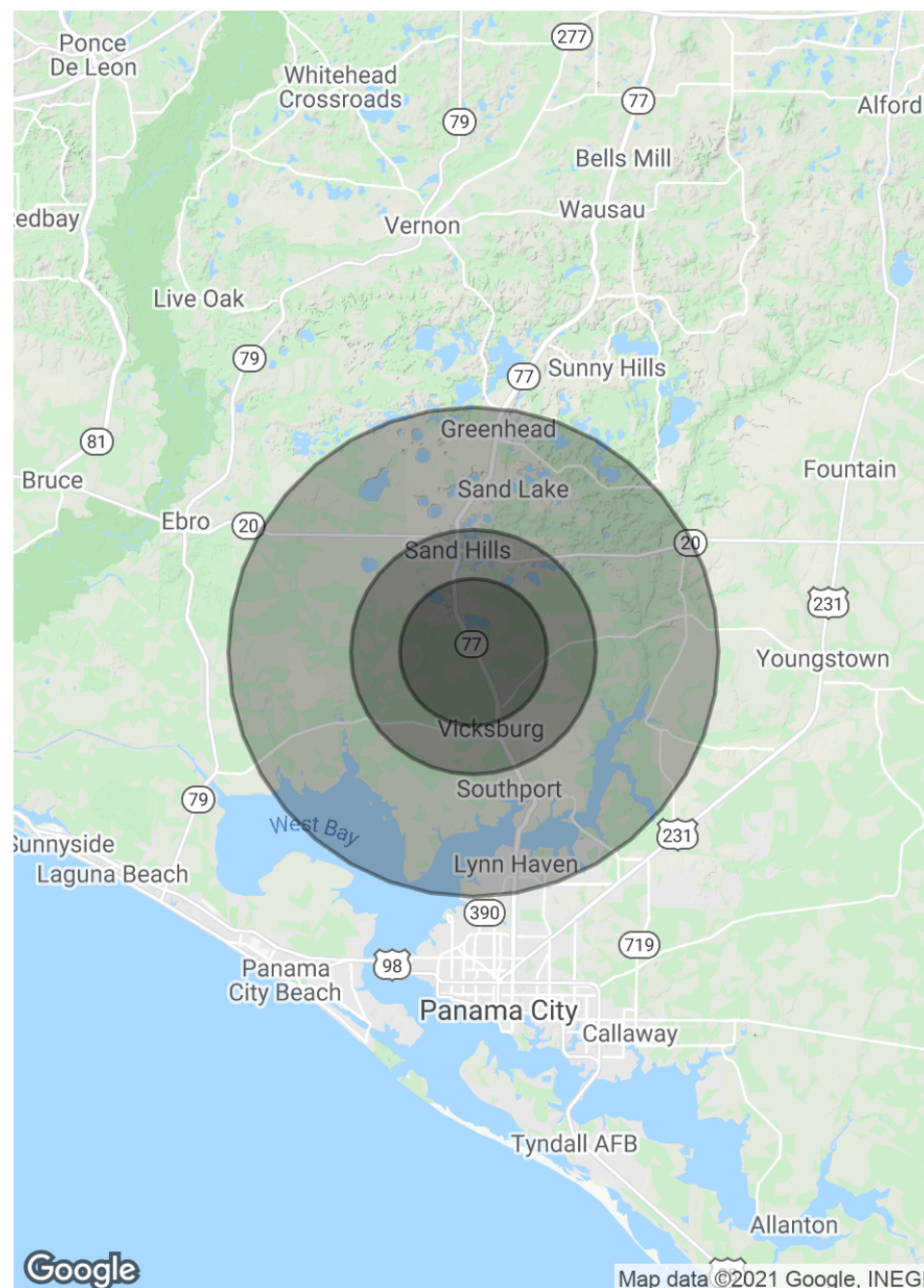
## POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	544	1,724	26,657
AVERAGE AGE	33.1	35.4	40.4
AVERAGE AGE (MALE)	31.9	34.2	39.8
AVERAGE AGE (FEMALE)	33.4	36.2	40.7

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	185	613	10,377
# OF PERSONS PER HH	2.9	2.8	2.6
AVERAGE HH INCOME	\$56,625	\$55,896	\$65,562
AVERAGE HOUSE VALUE		\$208,777	\$207,814

\* Demographic data derived from 2010 US Census













SECTION 3

# AGENT AND COMPANY







## CLAY TAYLOR

Senior Advisor

clay.taylor@svn.com

Direct: 863.648.1528 | Cell: 863.224.0835

## PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has served 23 years with the Polk County School Board, most of which were at Lakeland High School as a teacher and defensive back coach. The last 10 years were served as the defensive coordinator, where he helped to lead the LHS team to win the State Championship six times and the “mythical” National Championship twice.

He obtained a Bachelor of Science degree in food and resource economics from the University of Florida. Prior to that he attended Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

He is a member of FAR [Florida Association of Realtors®], NAR [National Association of Realtors®], LAR [Lakeland Association of Realtors®] CID [Commercial & Industrial Division of LAR], and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the Downtown Lakeland Kiwanis Club in downtown Lakeland, Florida.

## DISCIPLINES

Development Land [residentially zoned or entitled land and finished lot subdivisions]

Agricultural Land

Hunting & Recreational Tracts

Ranches & Pasture Land

SVN | Saunders Ralston Dantzler

1723 Bartow Rd  
Lakeland, FL 33801



## BRYANT PEACE

Senior Advisor

bryant.peace@svn.com

**Direct:** 863.648.1528 | **Cell:** 229.792.8559

## PROFESSIONAL BACKGROUND

Bryant Peace is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He operates out of our branch office in Thomasville, GA, and specializes in recreational, timberland, & agricultural properties. Bryant serves as a managing director for our team of advisors in the North Florida and South Georgia markets and is spearheading our expansion into new markets.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing habitats based on client objectives. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary, and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific habitats and land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

## DISCIPLINES

Timberland

Recreational Land

Agricultural Properties

SVN | Saunders Ralston Dantzler

1723 Bartow Rd  
Lakeland, FL 33801



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1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

[www.SVNsaunders.com](http://www.SVNsaunders.com)

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