

LAND FOR SALE

GULF DEVELOPMENT LAND

2375 SR 30-A

Port Saint Joe, FL 32456

LISTED BY:

BRYANT PEACE

Senior Advisor

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**SALE PRICE****\$1,300,000****OFFERING SUMMARY**

ACREAGE:	5 Acres
PRICE / ACRE:	\$260,000
CITY:	Port Saint Joe
COUNTY:	Gulf
PROPERTY TYPE:	Mixed Comm/Res Development

PROPERTY OVERVIEW

This prime development opportunity consists of approximately 5 acres overlooking Saint Joe Bay in Gulf County, FL. The parcel is conveniently located just 3 miles south of Port St. Joe and 7 miles north of the beaches of Cape San Blas. There are ample amenities within walking distance of the property including marinas, restaurants, and also the Saint Joseph's Bay Country Club & Golf Course. There are also thousands of acres of wildlife refuge only minutes away for outdoor recreation. The parcel has power, water, and sewer available along the paved road frontage of SR 30-A.

The property is zoned for mixed-use and qualifies for either commercial or residential development. This zoning provides great flexibility for an investor or potential home builder. The mixed zoning for this area has provided great opportunities for the development of amenities within walking distance of this property and neighboring residential properties. Access to the Gulf of Mexico, Panhandle beaches, and nearby amenities make this property the perfect launchpad for the ultimate Florida Lifestyle.



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none">• Residential Development• Waterfront
SOIL TYPES:	<ul style="list-style-type: none">• Pickney & Rutledge• Leon Fine Sand• Pottsburg Fine Sand
ZONING / FLU:	Mixed Commercial & Residential
LAKE FRONTAGE / WATER FEATURES:	Frontage on Saint Joe Bay
WATER SOURCE & UTILITIES:	Utilities are located at the property
ROAD FRONTAGE:	250 ± FT along SR 30-A
NEAREST POINT OF INTEREST:	4 ± miles from Port St. Joe 7 ± miles from Cape San Blas 23 ± miles from Apalachicola 16 ± miles from Mexico Beach





LOCATION & DRIVING DIRECTIONS

PARCEL:

06254-000R 06254-011R 06254-010R

GPS:

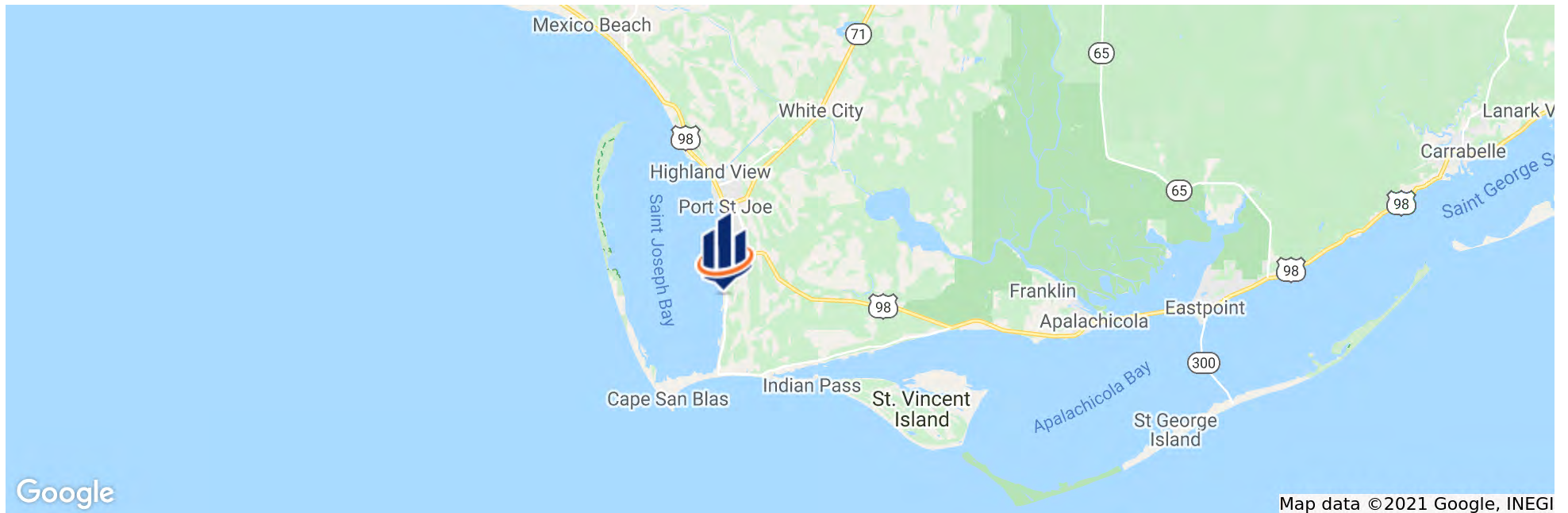
29.743359, -85.302544

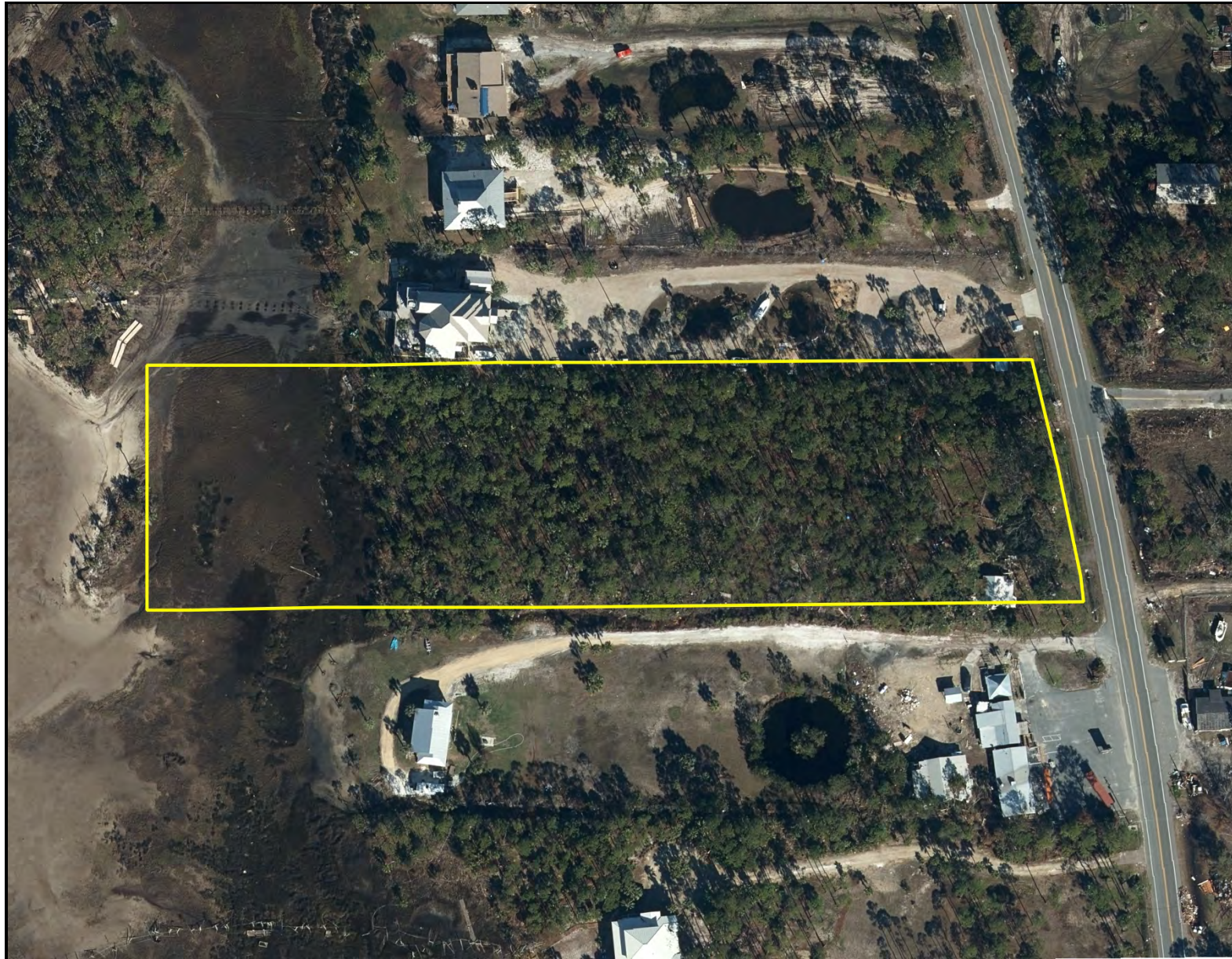
DRIVING DIRECTIONS:

- From Port St Joe head south on SR 30-A
- Property is approximately 4.8 miles down on the right

SHOWING INSTRUCTIONS:

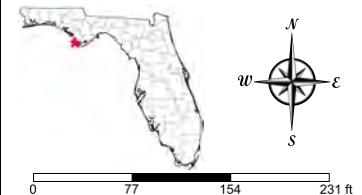
Contact Bryant Peace.





Gulf Dev Parcel

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



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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.

EDUCATION

Timberland
Recreational Land
Agricultural Properties

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