

FOR SALE

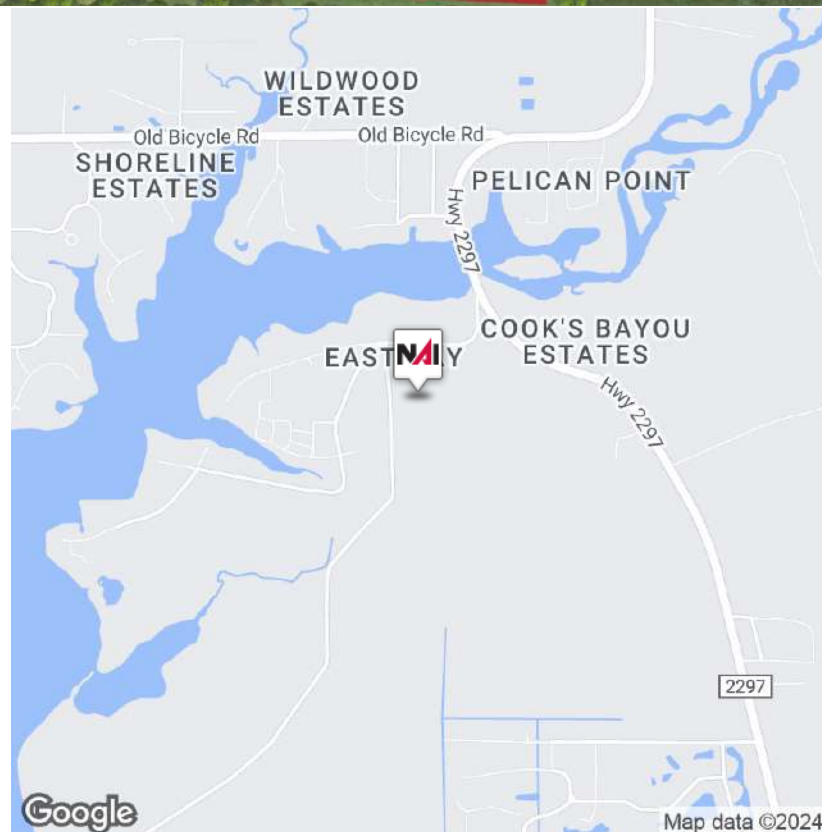
11740 Poston Rd Panama City, FL 32404



Land | 60.12 Acres

- +/- 60.12 acres that consists of 190 undeveloped lots within the East Bay Plat
- Available separately, Phase 1 with 7 developed lots
- Located on Cook's Bayou with deep-water access to St. Andrew's Bay, Intracoastal Waterway, and the Gulf of Mexico
- Within minutes' drive distance to shopping centers and Tyndall Air Force Base

Sale Price: \$1,638,000



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep-resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are To Be Implied.



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EAST BAY



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NAITACOR

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PROPERTY DESCRIPTION

Subject offering consists of 190 undeveloped lots within the East Bay Plat. A part of the East Bay plat with 321 total lots, it is located on Cook's Bayou with deepwater access to St. Andrew's Bay, the Intracoastal Waterway and the Gulf of Mexico and just 10 minutes from Super Walmart, 20 minutes from Tyndall Air Force Base. All lots have had \$5,502 in W & S impact fees pre-paid. Available separately are 7 remaining finished lots from Phase 1, a 6 acre marina site on Cooks Bayou with a 3,300 SF Cedar sided Club House, and a 2.72 acre marina/boat storage site. The City of Callaway is poised for future growth with Eastern Shipbuilding getting the largest Coast Guard Cutter building contract in Coast Guard history, expanded missions for Tyndall AFB and Gulf Coast Parkway being built just East of the Subject Property in order to re-route Hwy 98 traffic around Tyndall AFB.

LOCATION DESCRIPTION

From the intersection of Hwy 98 or Tyndall Pkwy and Hwy 22 go East on Hwy 22 to right on CR 2297. Just past Cook's Bayou Bridge turn right onto Poston Drive. The Marina site and clubhouse are on the right with the bulk of the lots to the left or South of Poston Drive.

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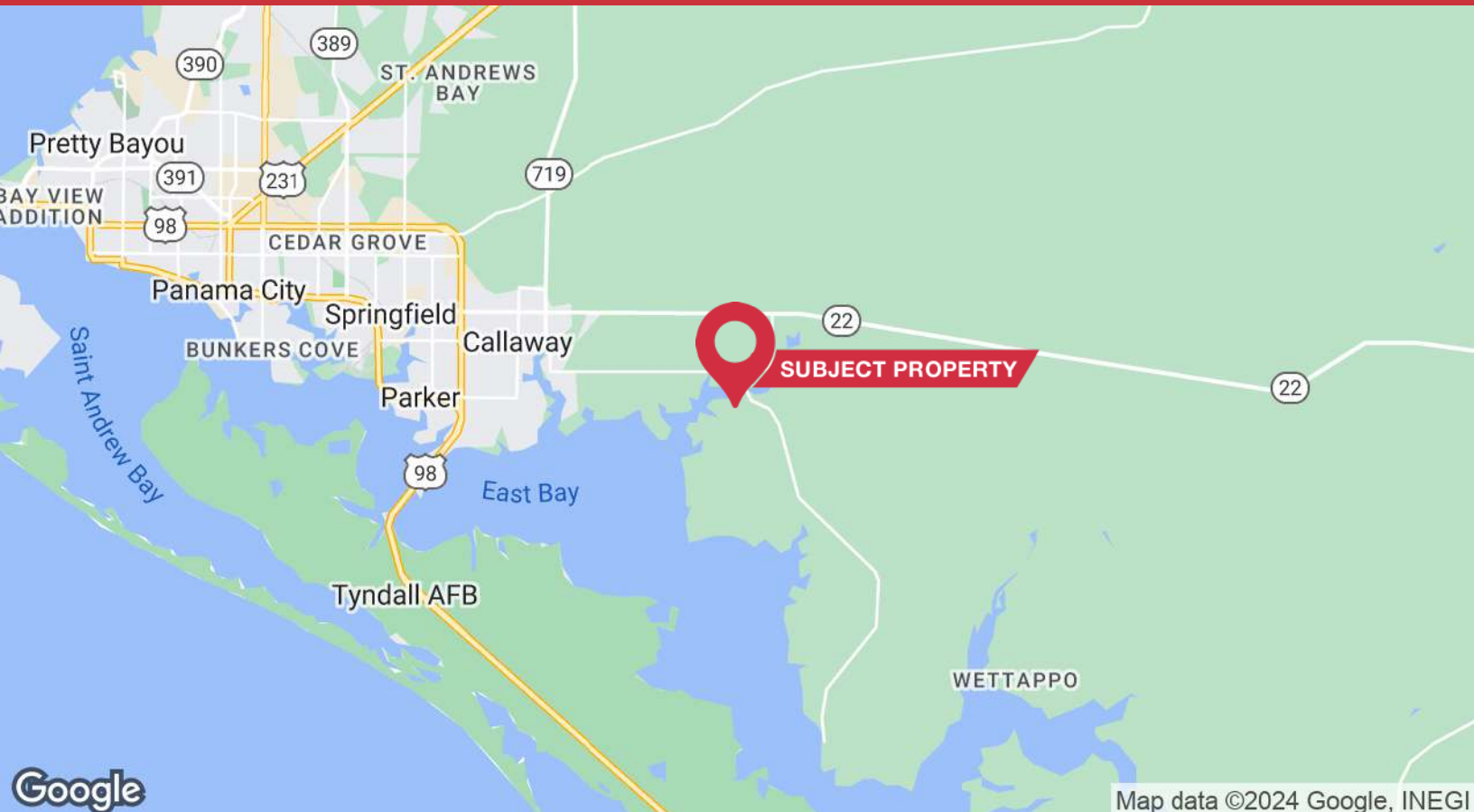
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NA TALCOR

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