

# SOUTHPORT RECREATIONAL INVESTMENT

*SOUTHPORT, FL | BAY COUNTY*

640 ± AC





## SPECIFICATIONS & FEATURES

**Acres:** 640 ± AC

**Sale Price:** \$1,856,000

**Price per Acre:** \$2,900

**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

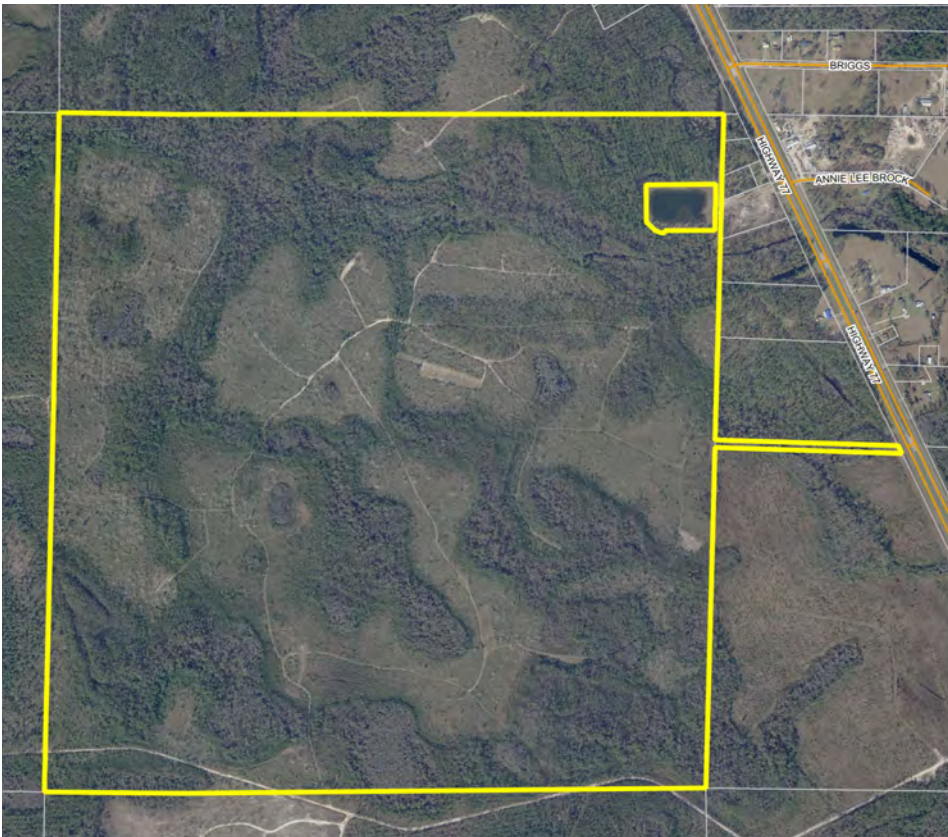
**Water Source:** Water and sewer are  
at the property

**Game Populations:** Deer and hogs

Southport Recreational Investment is situated in the beautiful Florida panhandle and offers ample recreational opportunities for the outdoor enthusiast. The acreage currently offers good hunting for deer, turkey, and a variety of other game species and sits adjacent to thousands of acres of contiguous timberland. Food plots are in place for wildlife nutrition and the woods are maintained for optimum ecosystem health. There are also several marinas just minutes away that provide excellent services for docking and storing watercraft.

As a recreational investment, this property offers great accessibility to the amenities of Panama City Beach and the surrounding coastal communities. 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 surrounding panhandle beaches. This property features the perfect combination of hunting, fishing & sandy white beaches for the complete southern lifestyle.

As an exit strategy, the property also offers future development potential for a liquidation event. Zoning has already been changed to R-1 and utilities have been made accessible to potentially develop a Single-Family residential community in an area that is growing rapidly. Regardless of your ownership objectives and time horizon, this property serves as a quality investment in a great long-term growth market.



## LOCATION & DRIVING DIRECTIONS

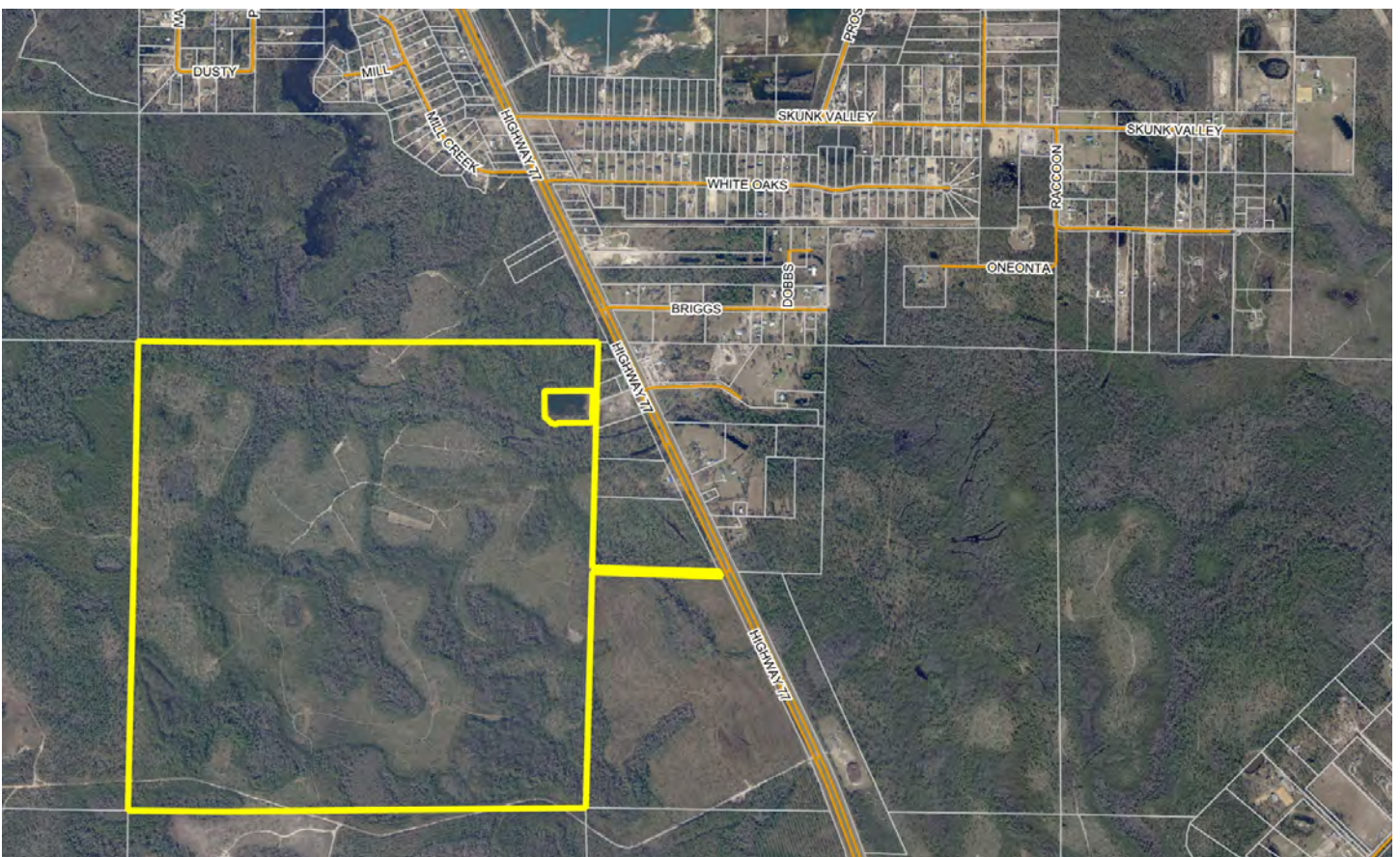
**Parcel IDs:** 07565-000-000

**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, Florida 33801

**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](http://SVNsaunders.com) and search for: **Southport Recreational**

Byant Peace, 229.792.8559 | [bryant.peace@svn.com](mailto:bryant.peace@svn.com)  
ClayTaylor, ALC, 863.774.3532 | [clay.taylor@svn.com](mailto:clay.taylor@svn.com)



**HEADQUARTERS**  
1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

**NORTH FLORIDA**  
356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

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

©2021 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](http://SVNsaunders.com).

