

CARRABELLE RIVER DEVELOPMENT ACREAGE

TIMBER ISLAND RD
CARRABELLE, FL 32322

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Property Overview



OFFERING SUMMARY

Sales Price:	Call for Offers
Size:	35 ± Acres
Offering Type:	Call For Offers
City:	Carrabelle
County:	Franklin
Property Type:	Waterfront, Residential Development

PROPERTY OVERVIEW

The Carrabelle River Development Acreage features 35 ± acres neatly divided into forty-six (46) residential lots. Located within Carrabelle city limits and surrounded by water on three sides, the property has the potential for a coastal residential development community or luxury RV park. It is also near many world-class Florida beaches, historic fishing villages, shopping, and restaurants.

The property is featured as a call for offers. The offering period is open until 5:00 PM on Wednesday, July 27th, 2022. Please submit your highest and best offer by the due date.

Don't miss your opportunity to create a coastal retreat - Contact Austin Fisher and Jeremiah Thompson today!

Specifications & Features



SPECIFICATIONS & FEATURES

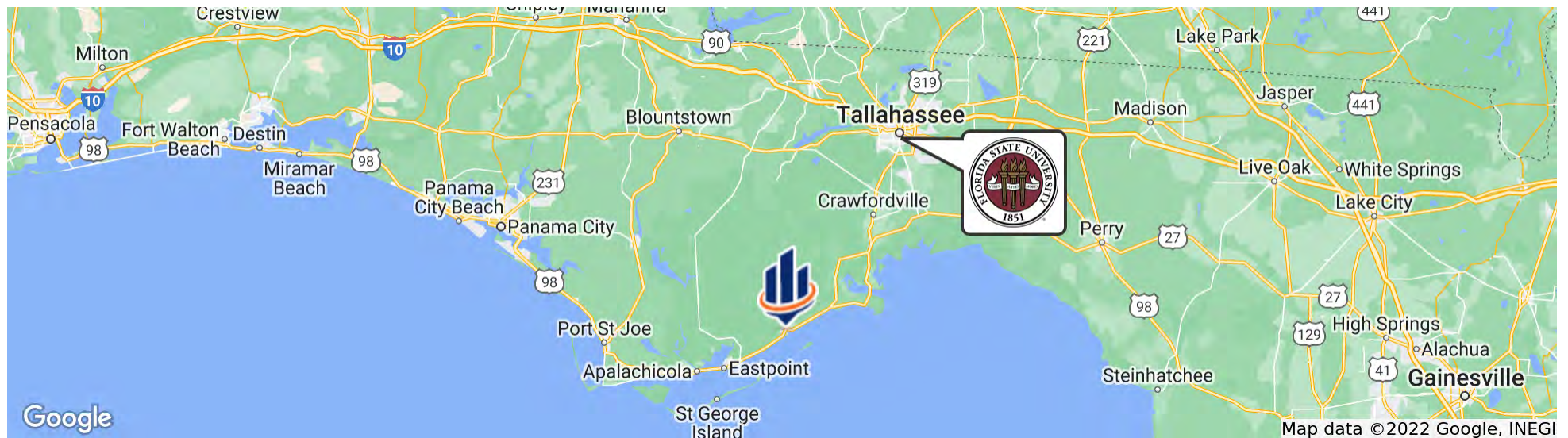
Land Types:	<ul style="list-style-type: none">• Land Investment• Residential Development• Waterfront
Uplands / Wetlands:	26 ± Upland Acres / 9 ± Wetland Acres
Soil Types:	Dirego; Udorthents; Aquent; Bohicket
Zoning / FLU:	FLU: Residential
Lake Frontage / Water Features:	Carrabelle River and The Gulf of Mexico
Nearest Point of Interest:	World-Class Florida Beaches, Historic Fishing Villages, Shopping, and Restaurants Nearby
Potential Recreational / Alt Uses:	Coastal Residential Development / Luxury RV Park
Land Cover:	Campgrounds; Upland Coniferous Forests; Pine Flatwoods; Saltwater Marshes; Mixed Scrub-Shrub Wetland; Tidal Flats; Streams and Waterways; Embayments Opening Directly Into The Gulf of Mexico
Survey or Site Testing Reports:	Available Upon Request

Location



LOCATION & DRIVING DIRECTIONS

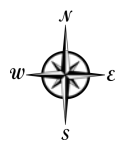
Parcel: Multiple in Franklin County FL
GPS: 29.8390196, -84.6657077
Driving Directions: Contact Listing Agents
Showing Instructions: Contact Listing Agents





Vicinity Map

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Water Labels
- Water Labels
- Water Labels



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Aerial Map

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Water Labels
-  Water Labels
-  Water Labels



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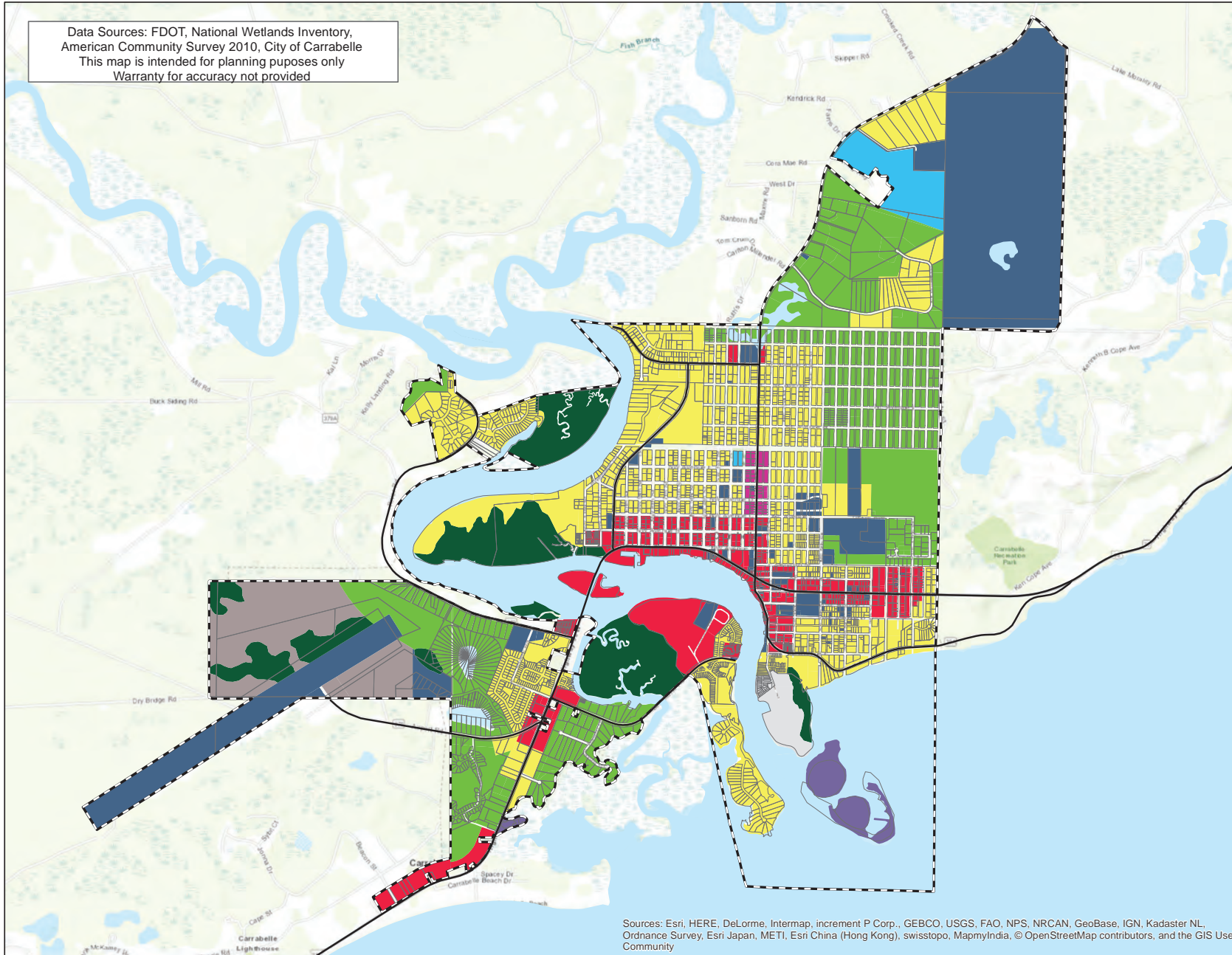
Data Sources: FDOT, National Wetlands Inventory,
 American Community Survey 2010, City of Carrabelle
 This map is intended for planning purposes only
 Warranty for accuracy not provided

Future Land Use
 Map Series

 2020
 Future Land Use Map

October 2018

City of Carrabelle, Florida



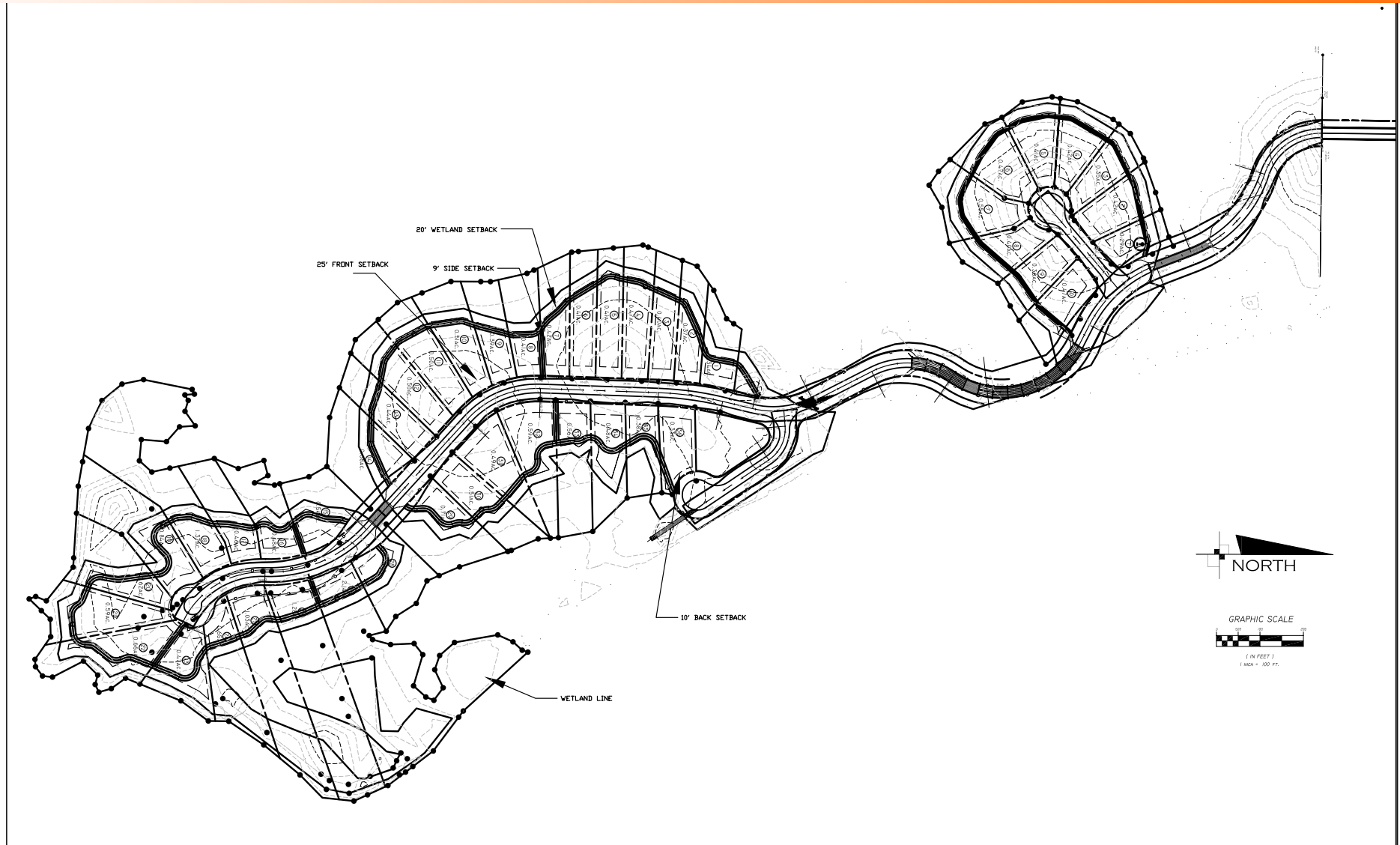
- Major Roads
- Parcel Boundaries
- Rivers, Lakes, and Bays
- Future Land Use**
- Commercial
- Conservation
- Industrial
- Low Density Residential
- Military
- Mixed Use Commercial
- Public Facilities
- Recreational
- Residential
- Very Low Density Residential

0 0.25 0.5 Miles



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Lot Subdivision



Market Area Map





Additional Photos



Additional Photos



Additional Photos







AUSTIN FISHER

Advisor

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PROFESSIONAL BACKGROUND

Austin Fisher operates out of our Georgia office and focuses on the South Georgia and North Florida region. Austin is a skilled real estate professional with over 7 years of experience in land acquisition and residential/commercial development.

Austin is a creative thinker who works closely with his investors to identify and source land acquisition opportunities that align with their risk / return profiles.

Austin received his Bachelor of Science from Florida State University. After serving 11 years in the United States Marine Corps as an Attack Helicopter Pilot, Austin attended the Acton School of Business where he earned his Master of Business Administration. During his spare time, Austin spends his days hunting, fishing, and scuba diving.

EDUCATION

- Agricultural Land Management
- Farmland
- Land Entitlement Processes
- 1031 Tax-Free Exchanges
- Residential Development
- Commercial Development
- Recreational Hunting Properties
- Timber Properties



JEREMIAH THOMPSON

Senior Advisor

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PROFESSIONAL BACKGROUND

Jeremiah specializes in Florida land and conservation easements. He is a lifelong enthusiast of wildlife and natural resources and enjoys helping landowners achieve their goals. Jeremiah believes in putting his clients' needs above all else and providing first-class customer service.

He comes from a fourth-generation Florida agricultural family and earned a bachelor's degree in Political Science and Geography from Florida State University where he also played football for the Seminoles.

Working several years as a Senior Acquisition Agent at the Florida Division of State Lands, Jeremiah has negotiated many deals that placed thousands of acres of land in conservation for the state of Florida. His experience includes small residential tracts to large acreage properties and conservation easements.

Jeremiah has been practicing Real Estate for nearly a decade and holds a Florida Real Estate Broker's License. He also participates in many conservation groups throughout the state that are focused on protecting Florida's natural resources

DISCIPLINES

- Agricultural Land
- Ranchland, Recreational Land, Pastureland
- Waterfront Properties
- Timberland
- Conservation Easements



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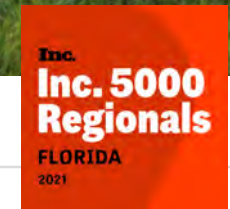
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Ranked 210 on Inc. 5000 Regional List



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ADVISOR & OFFICE LOCATIONS

saunders Ralston Dantzler Real Estate

SYN

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