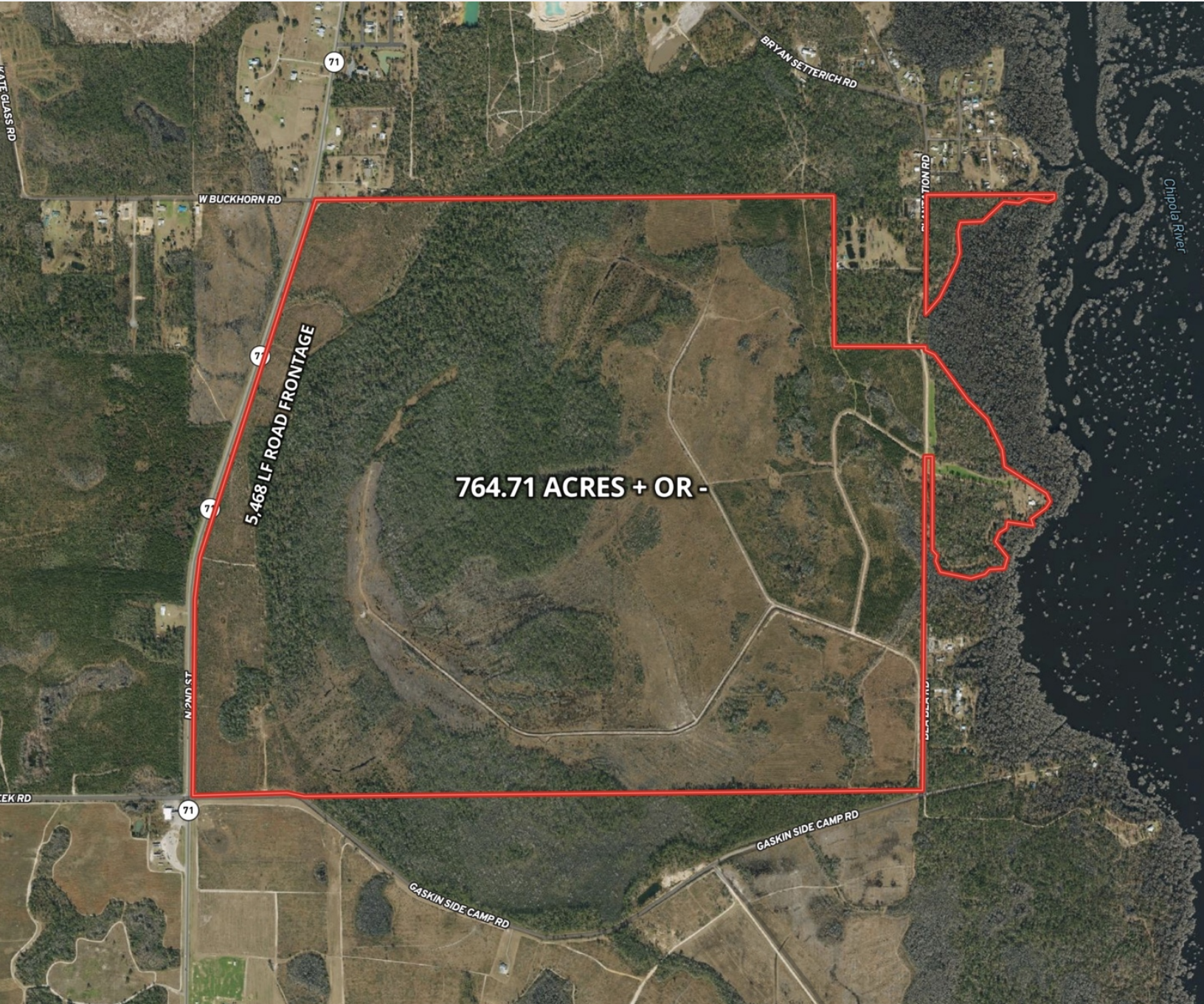




**FOR SALE
LAND
\$7,500,000**

764.71 ACRES IN GULF COUNTY ON HWY 71 WITH 5,468
SQFT LAKE FRONTAGE

HIGHWAY 71, WEWAHITCHKA, FL 32465





PROPERTY DESCRIPTION

Nestled at the northeast corner of SR 71 & Gaskin Side Camp Road in Marianna, FL, this 765-acre property is easily accessible from I-10, just a short drive south on SR 71. Enjoy the convenience of being just 20 minutes from Port St Joe and Mexico Beach, 30 minutes from Panama City, and only an hour from Tallahassee. The property offers a private concrete boat ramp and dock for boating enthusiasts, providing easy access to the Apalachicola River and Dead Lakes. With ample paved road frontage on SR 71, this property presents a prime opportunity for an RV Park development. Private well and septic systems can be installed for essential utilities. Mexico Beach, known for its pristine beaches and seafood restaurants, is just minutes away. Whether you're an investor, developer, or nature enthusiast, this is a unique opportunity to own a piece of Gulf County paradise. Contact us today to learn more!

OFFERING SUMMARY

Sale Price:	\$7,500,000
Lot Size:	765 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	240	1,541	2,780
Total Population	431	2,862	5,829
Average HH Income	\$53,185	\$40,204	\$37,264

ID#: 1285105



Clay Patrick
clay@crosbydirt.com
850.693.6610

crosbydirt.com
2860 Highway 71 N ste C
Marianna, FL 32446
863.293.5600

Additional Photos

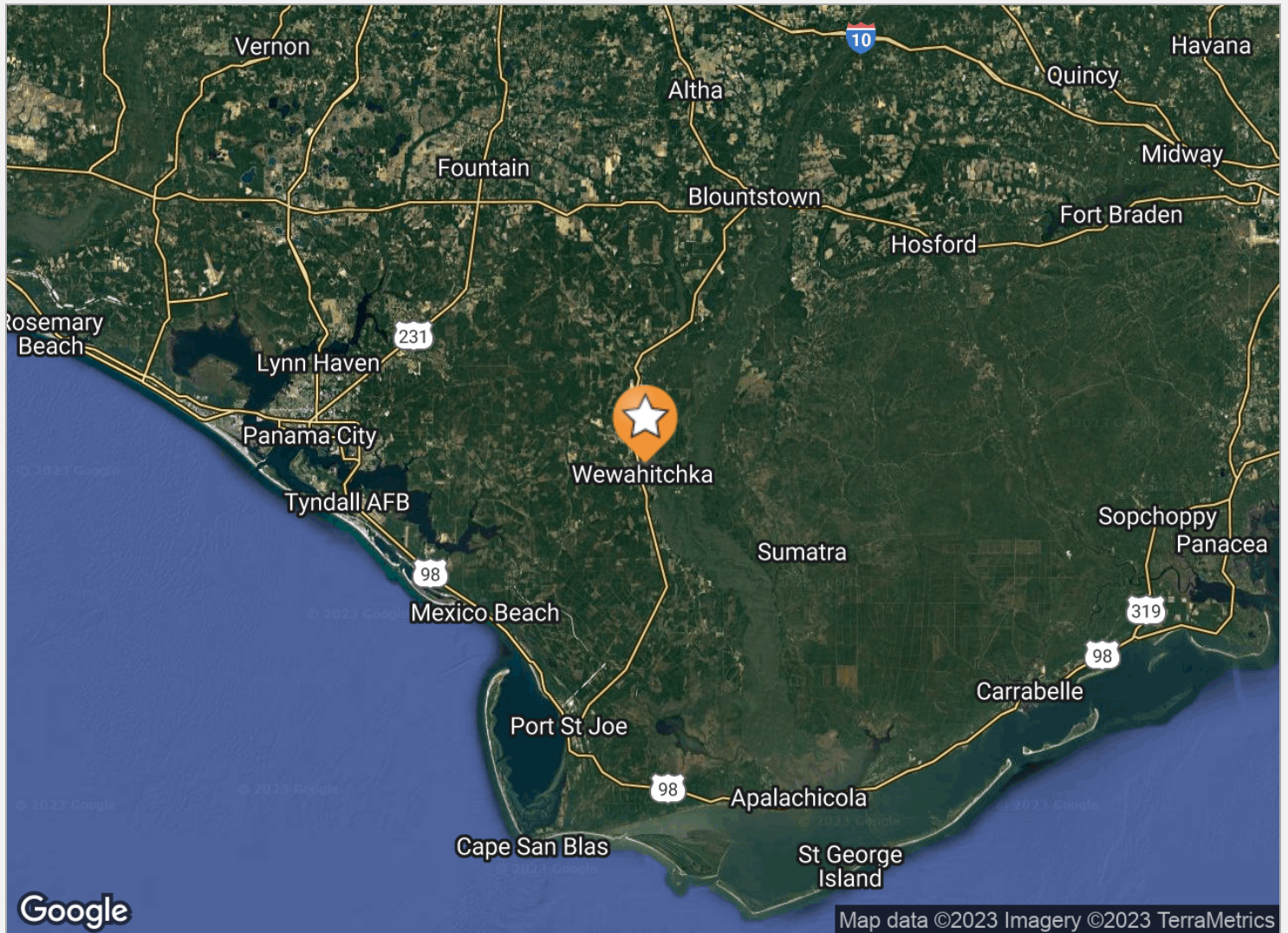


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DRIVE TIMES

From Port St Joe & Mexico Beach 20 minutes. From Panama City, FL. 30 minutes. From Tallahassee, FL. one hour.

DRIVING DIRECTIONS

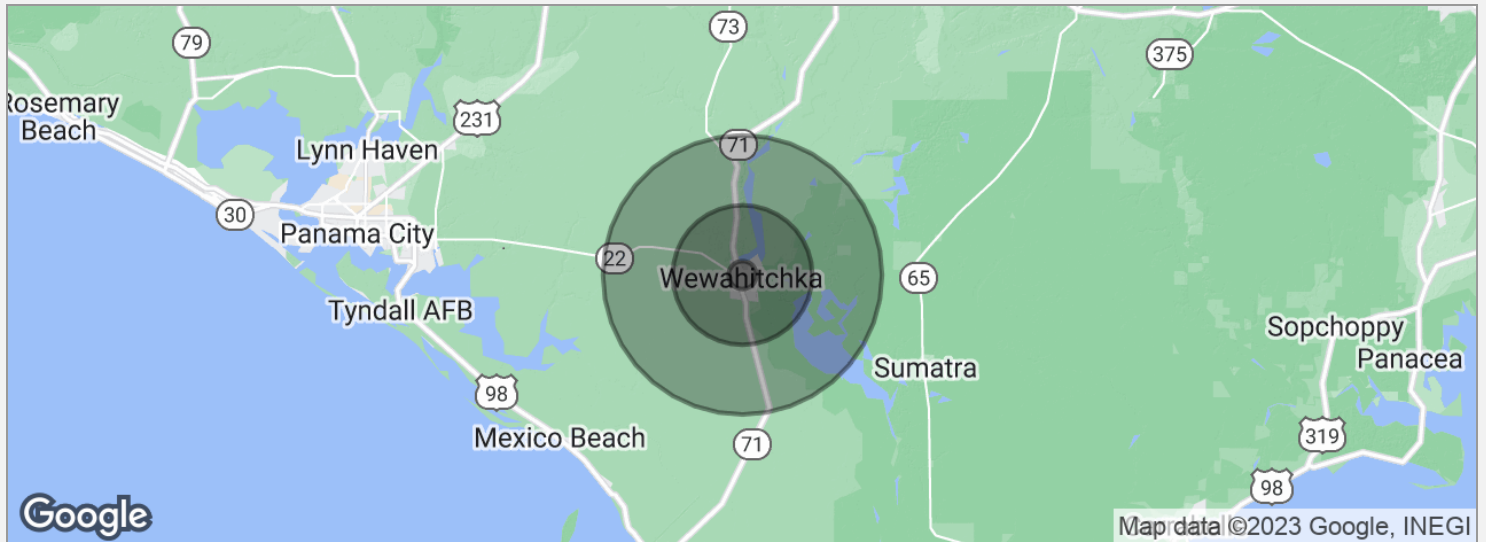
From I-10 in Marianna, FL. go south on SR 71 to Gulf County. Property is located on the northeast corner of SR 71 & Gaskin Side Camp Road.

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	431	2,862	5,829
Median age	43.2	44.6	44.5
Median age (male)	41.1	43.3	43.5
Median age (Female)	44.6	43.4	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	240	1,541	2,780
# of persons per HH	1.8	1.9	2.1
Average HH income	\$53,185	\$40,204	\$37,264
Average house value	\$118,195	\$126,228	\$132,537

* Demographic data derived from 2020 ACS - US Census

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CLAY PATRICK

Broker Associate



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PROFESSIONAL BACKGROUND

Clay was raised on a cattle farm in Jackson County, Florida. He has more than 30 years of experience in the real estate industry, specializing in investment properties, row crop/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. Clay resides in Bascom, Florida with his son Tyler who is a senior at Malone High School.

EDUCATION

Accredited Land Consultant designation (ALC)
Chipola College (Studied Business)
Pensacola State College (Studied Forestry)

MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute
Member, Central Panhandle Association of Realtors
Member, Southeast Alabama Association of Realtors
Recipient of the Summit Bronze Award 2016
Recipient of the Summit Silver Award 2017
Recipient of the Summit Bronze Award 2018
Recipient of the President's Award 2019
Recipient of the Summit Award 2020
Recipient of the Summit Silver Award 2021

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