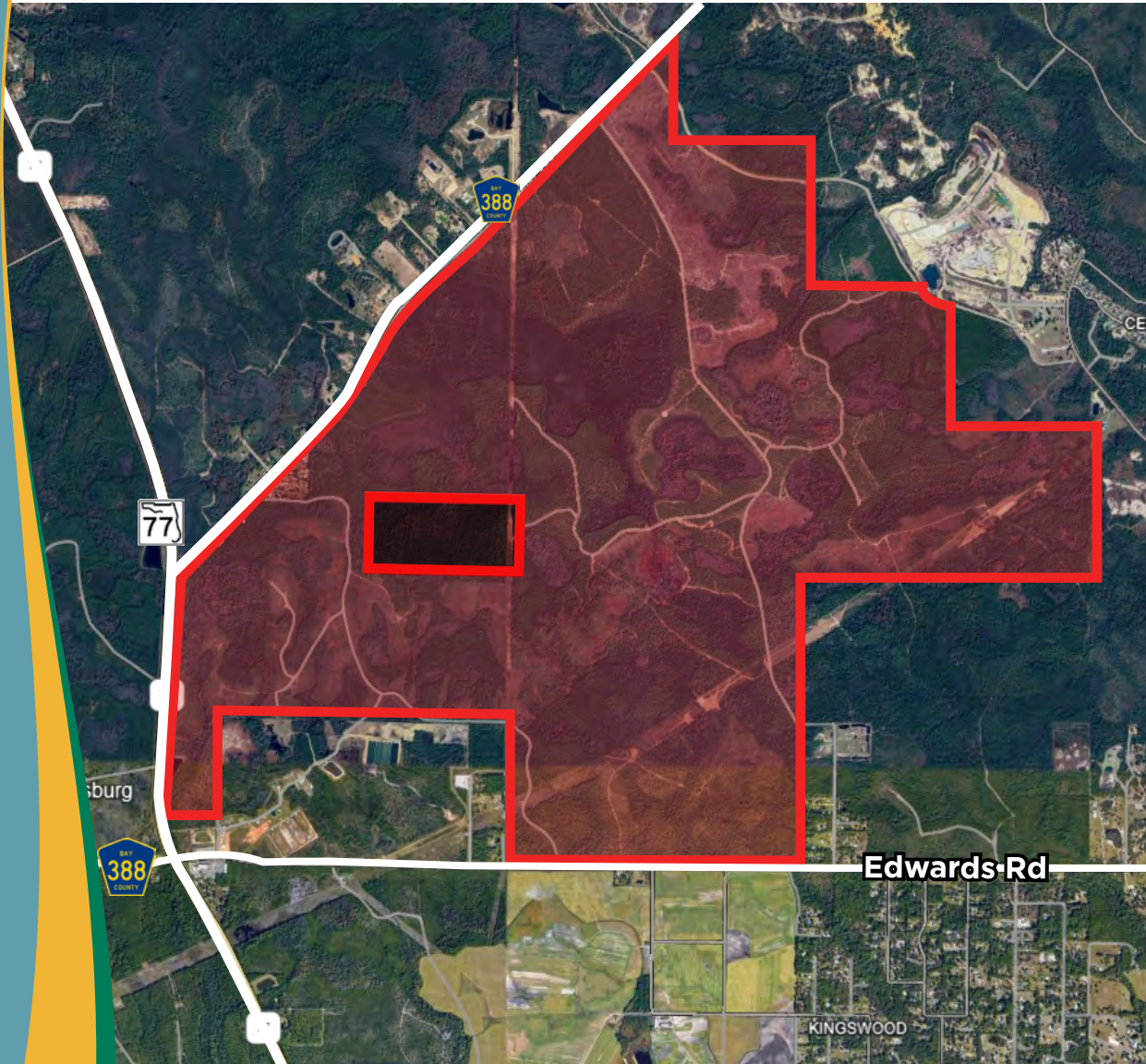


2,800+ acre MPC Opportunity: Bay County, FL

ZONED FOR 4,000+ UNITS



PROPERTY OVERVIEW



LOCATION

Northeast corner of Highway 77 and SR 388,
Panama City MSA, Bay County, Florida

MUNICIPALITY

Unincorporated Bay County

FUTURE LAND USE

in place for 4,000+ units (RES Residential, MIXU
Mixed Use, and GCOM General Commercial)

ZONING

in place for 4,000+ units (R-1 Single Family, MLU
Mixed Land Use, and C-3 General Commercial)

SIZE

+/- 2,835 gross acres (+/- 1,418 upland, per wetland
estimate available in OM)

ACCESS

Frontage on SR 77, SR 388, and Edwards Road

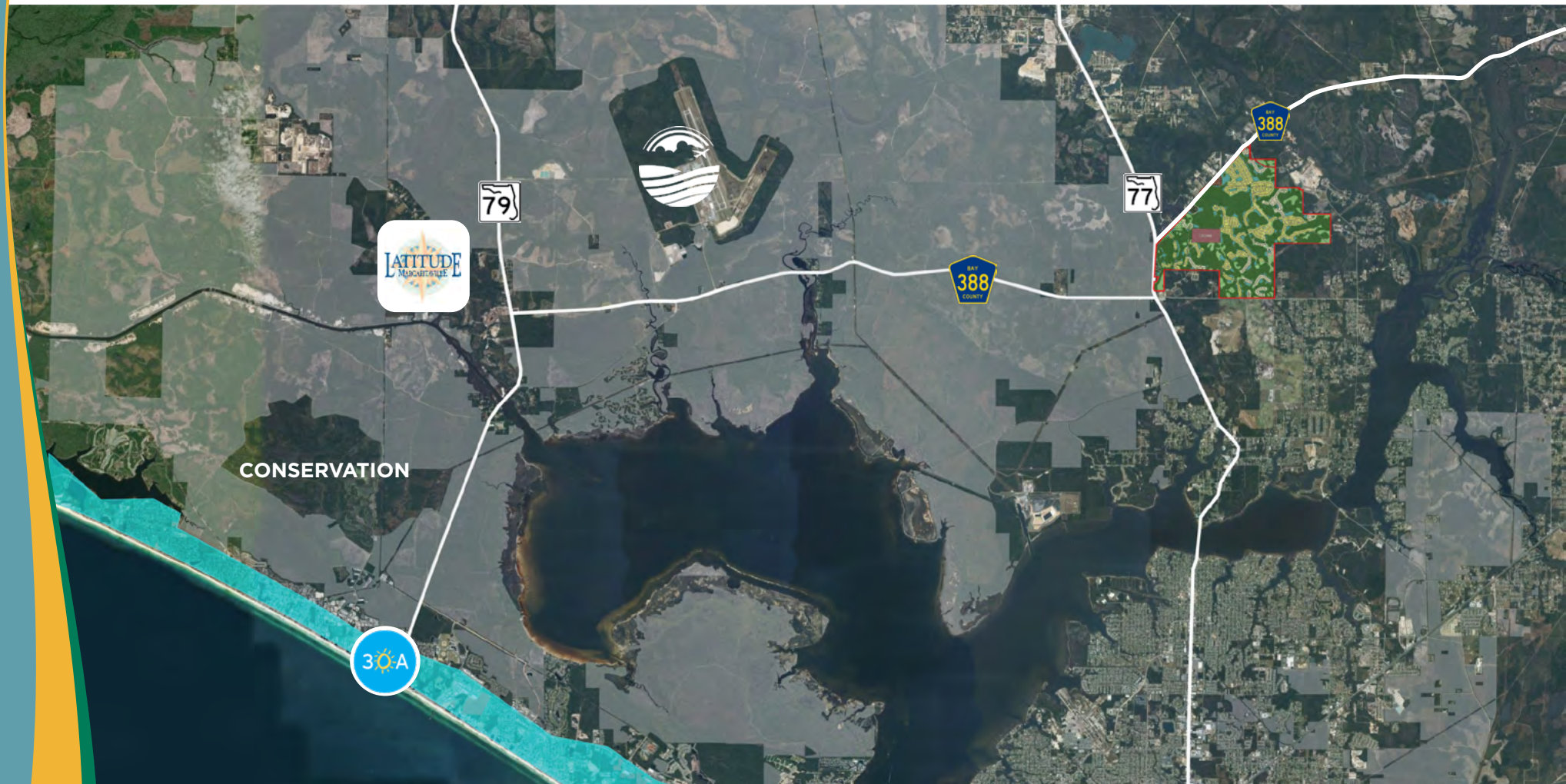
UTILITIES

Water and Sewer Mains along western boundary of
property.

VICINITY



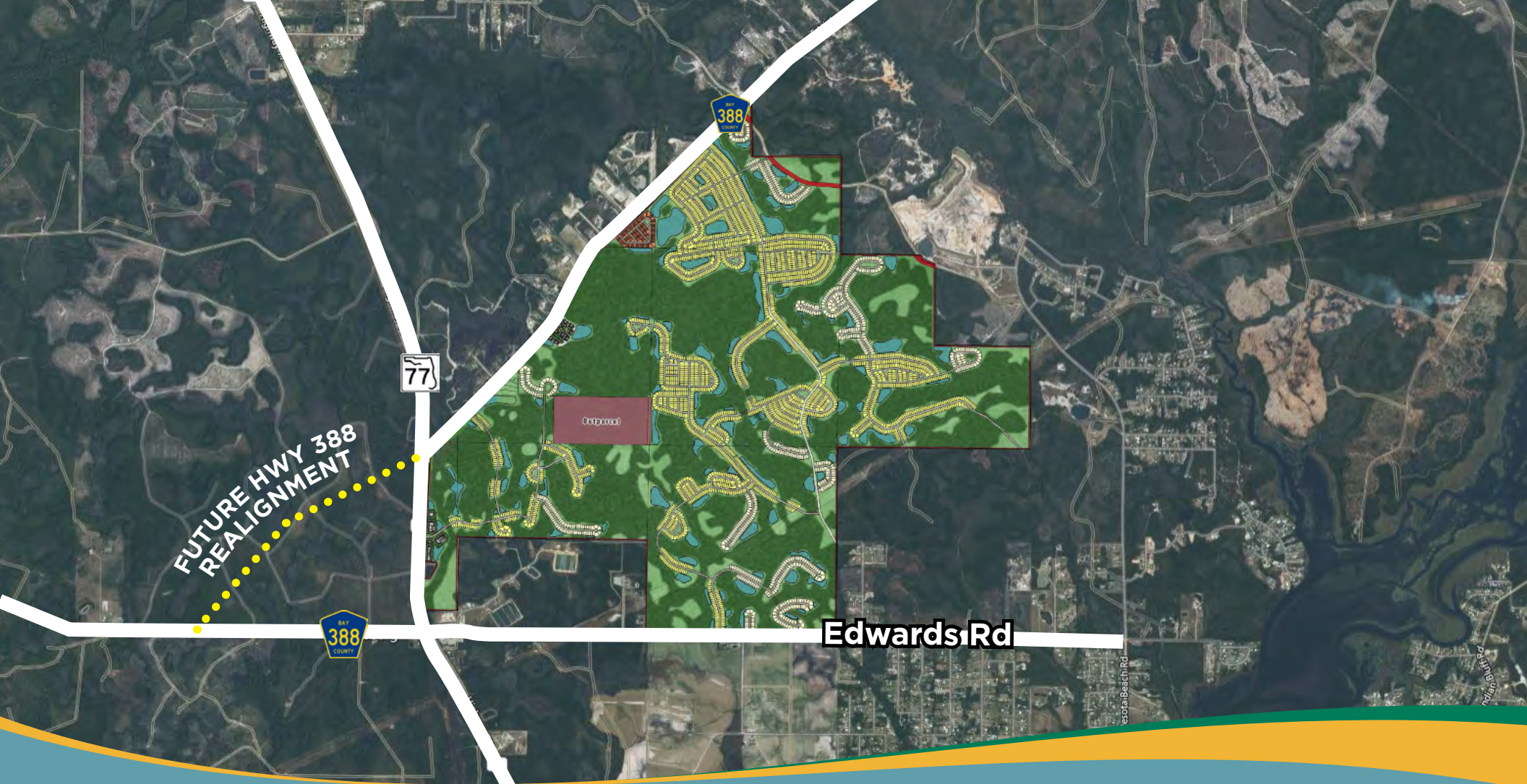
MARKET POSITION



ST. JOE TIMBERLAND CO

PROPERTY
LOCATION





**FUTURE HWY 388
REALIGNMENT**



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Verona Beach Rd

Verona Beach Rd

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