Client Copy 675647	6394 TYNDALL Parkway, Panama City, FL 32404	Commercial Land-Active $7,000,000

List Price:	$7,000,000	**Sub-Type:**	Land/Acres
List Type:	Development	**Business Name:**	None
Area:	02 - Bay County - Central	**Acres:**	0
		Is Subject Leased:	No
		HOA Fee:	No
Sub Area:	0202 - Bay - Central SE		
County:	Bay		
Community/Resort:	None		
Elementary School:	Tyndall		
Middle School:	Everitt		
High School:	Rutherford		
Parcel ID:	26216-005-000		
Subdivision:	No Named Subdivision		
Named Exception:	n		

Directions: Tyndall Parkway/US 98 towards the bridge, Property is on the right

Legal Description: 25 4S 14W -30.2- 120A BEG 135' SELY & 385.76' SLY OF SE COR LOT 2 LONG PT PARK 1ST ADD TH S 593.4' NWLY 857.2' TO WATER NELY 1175' SELY 700' M/L TO W R/W TYNDALL PKWY SWLY 300 M/L SELY 275' M/L TO POB LYING W OF TYNDALL PKWY **LESS -30.2A- & -30.2B-** SUBJ TO CONS ESMT ORB 3764 P 2073

Remarks: Opportunity is knocking! Fantastic waterfront development property close to Tyndall Air Force Base boasts 4 parcels with approximately 14 acres. The property boasts tons of highway frontage as well as water frontage and is located right before the bridge. Close by is a park, hotels, popular restaurants, and shopping. The site has high visibility, great access, and tons of potential. Follow the growth to Bay County Florida!

Office Remarks:

Financing: None

TransportationAccess: 4 - Lane
Utilities: Community Sewer; Community Water
Waterfront Type: Bay w/ Gulf Access

Named Exception: n **Is Subject Leased:** No

List Type: Development

Provided as a courtesy of:
Thomas E. Williams
Sand Dunes Real Estate, LLC
sanddunesre@gmail.com
850-258-8670
327 S Cnty Hwy 393
202
Santa Rosa Beach, FL 32459

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