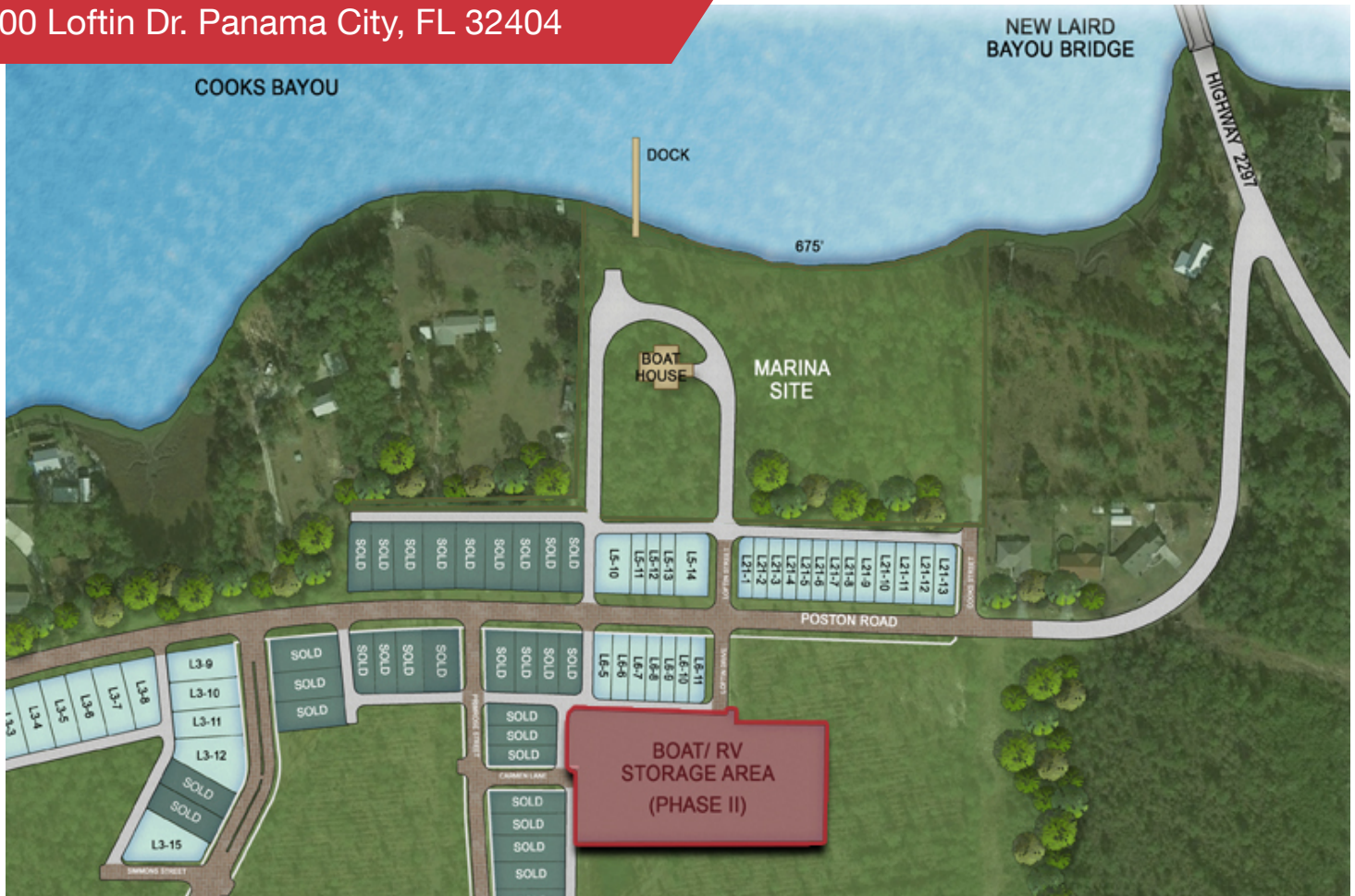


# FOR SALE

00 Loftin Dr. Panama City, FL 32404

# NAI TALCOR



## Land | 2.72 Acres

- +/- 2.72 acre RV/Boat storage site supported by 6 acre marina site
- Located on Cook's Bayou with deep-water access to St. Andrew's Bay, Intracoastal Waterway, and the Gulf of Mexico
- Within minutes drive distance to shopping centers and Tyndall Air Force Base.

**Sale Price: \$150,000**



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**NAITACOR**

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## PROPERTY DESCRIPTION

Subject property is a 2.72 acre RV/Boat storage site within the East Bay Plat. It supports a 6 acre Marina site with a 3,300 SF Cypress Club House and a composite dock. Also available separately, East Bay is a 321 lot subdivision with 7 remaining finished lots in Phase 1 and 190 unfinished lots in Phase II. The development is located on Cook's Bayou with deepwater access to St. Andrew's Bay, the Intracoastal Waterway and the Gulf of Mexico and just 10 minutes drive to Super Walmart, 20 minutes to Tyndall Air Force Base. The City of Callaway is primed for growth over the next few years with Eastern Shipbuilding getting the largest Coast Guard Cutter building contract in Coast Guard history and expand missions for Tyndall AFB with over thousands of additional personnel.

The Gulf Coast Parkway will run just East of the subject property. This will be a Hwy 98 re-route to bypass Tyndall AFB.

## LOCATION DESCRIPTION

From the intersection of Hwy 98 or Tyndall Pkwy and Hwy 22 go East on Hwy 22 to right on CR 2297. Just past Cook's Bayou Bridge turn right onto Poston Drive. The Marina site and clubhouse are on the right with the bulk of the lots to the left or South of Poston Drive.

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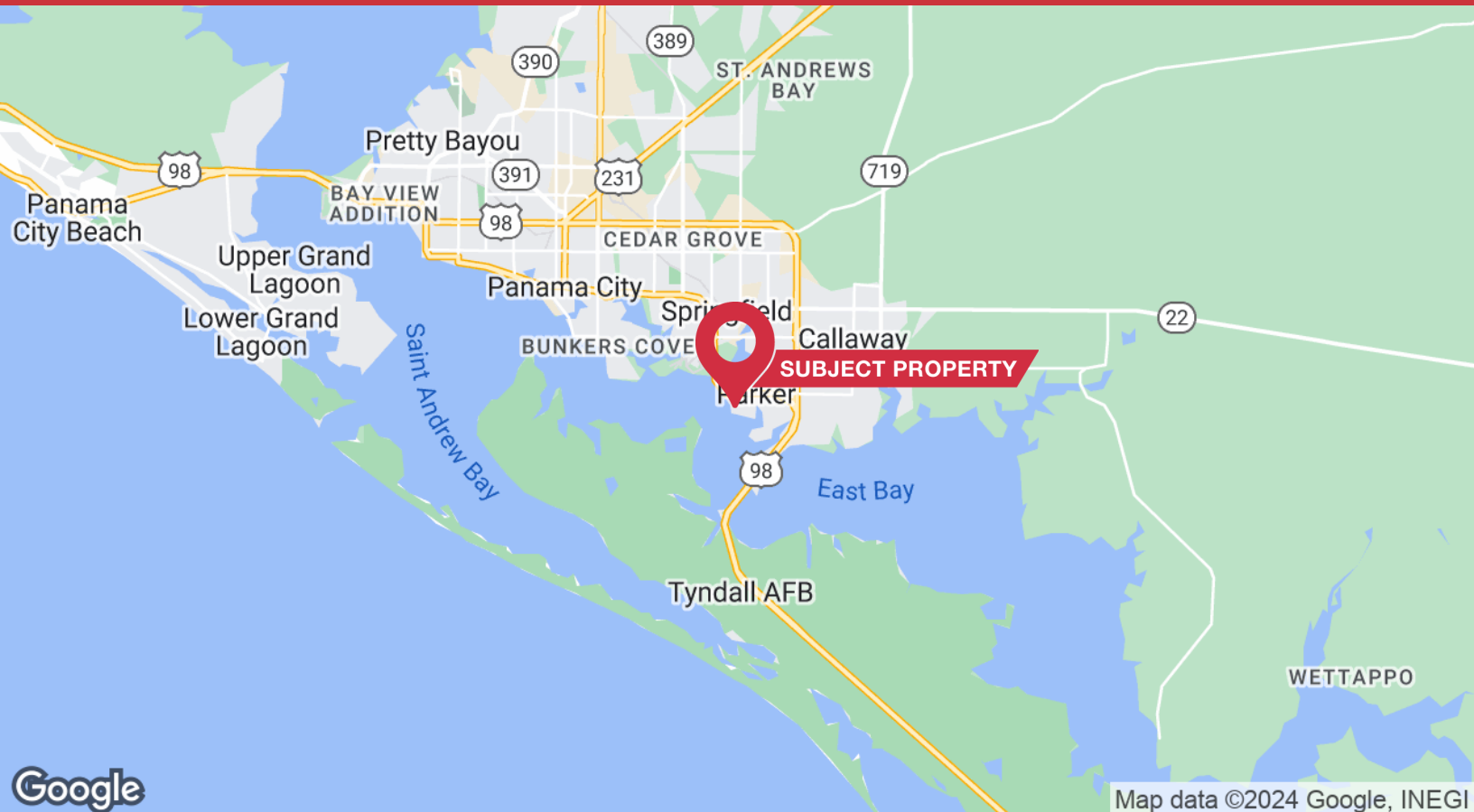
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