



**FOR SALE**  
**RECREATIONAL**  
**\$1,673,100**

340+/- ACRE RECREATIONAL/DEVELOPMENT LAND BAY  
COUNTY, FL

**00 WAVERLY ST, PANAMA CITY, FL 32404**



**CLAY@CROSBYDIRT.COM**  
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141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881





### PROPERTY DESCRIPTION

Experience the beauty of Bay County, Florida with this incredible timberland opportunity! With development potential and paved road access, it's a great investment for any aspiring landowner. The Owner has also made drivable roads on throughout the property. Take advantage of its location near Panama City - you won't want to miss out on this one-of-a-kind parcel!

### PROPERTY HIGHLIGHTS

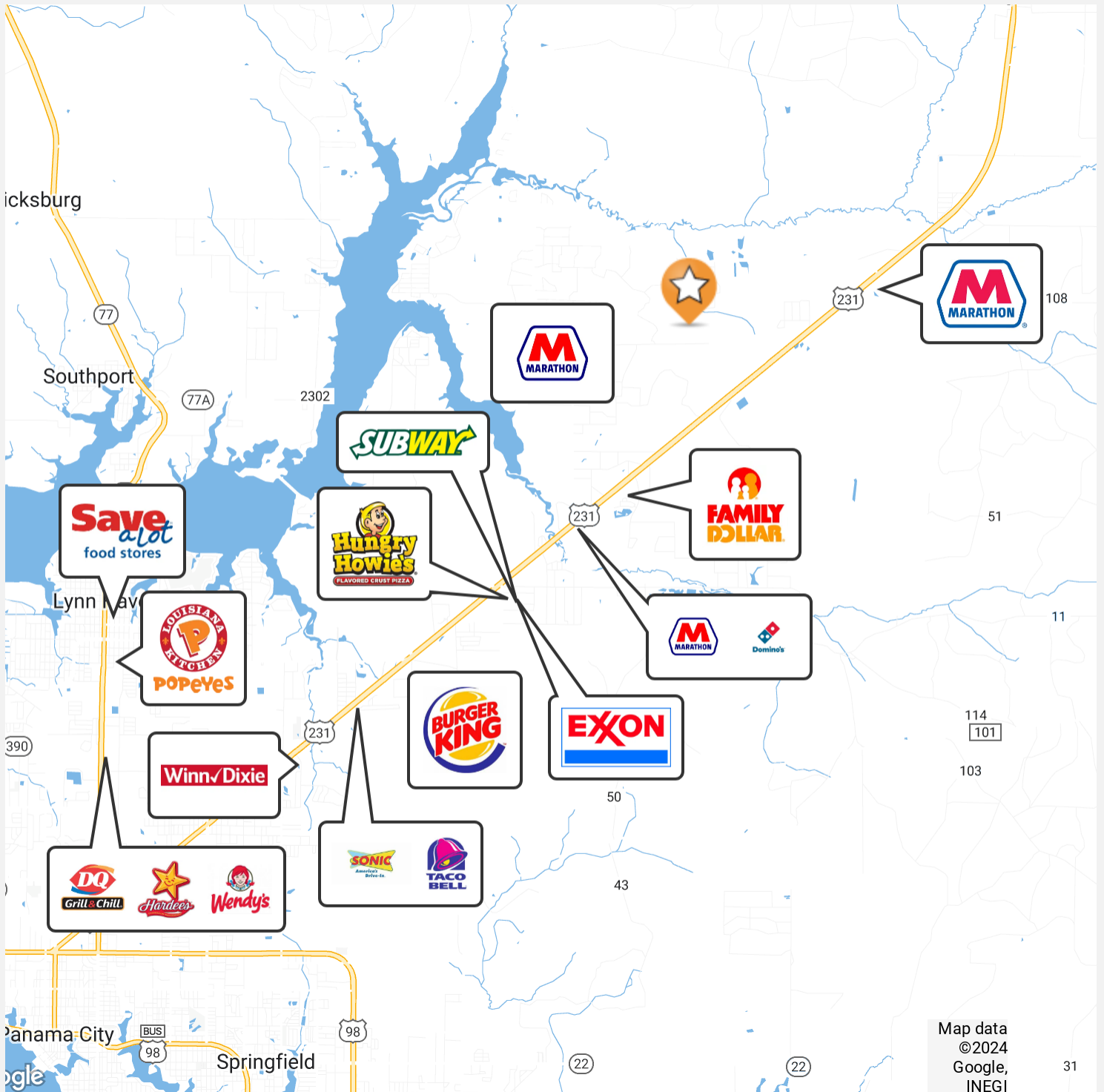
- Large Timber Tract
- 338 Acres
- Land For Sale Bay Co Florida
- Timberland For Sale In Fl
- Road Frontage
- Fl land for sale
- Development tract For Sale Fl
- Paved Rd Access

### OFFERING SUMMARY

Sale Price:	\$1,673,100
Lot Size:	338 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	465	2,319	3,998
Total Population	1,076	5,638	9,990
Average HH Income	\$57,054	\$69,431	\$75,316

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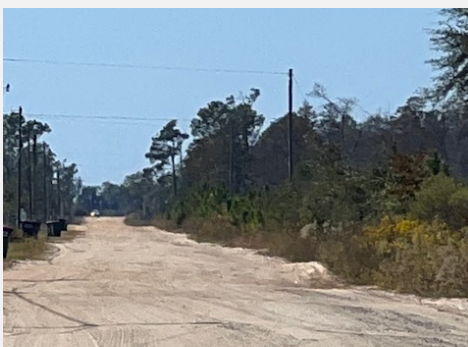


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## Additional Photos

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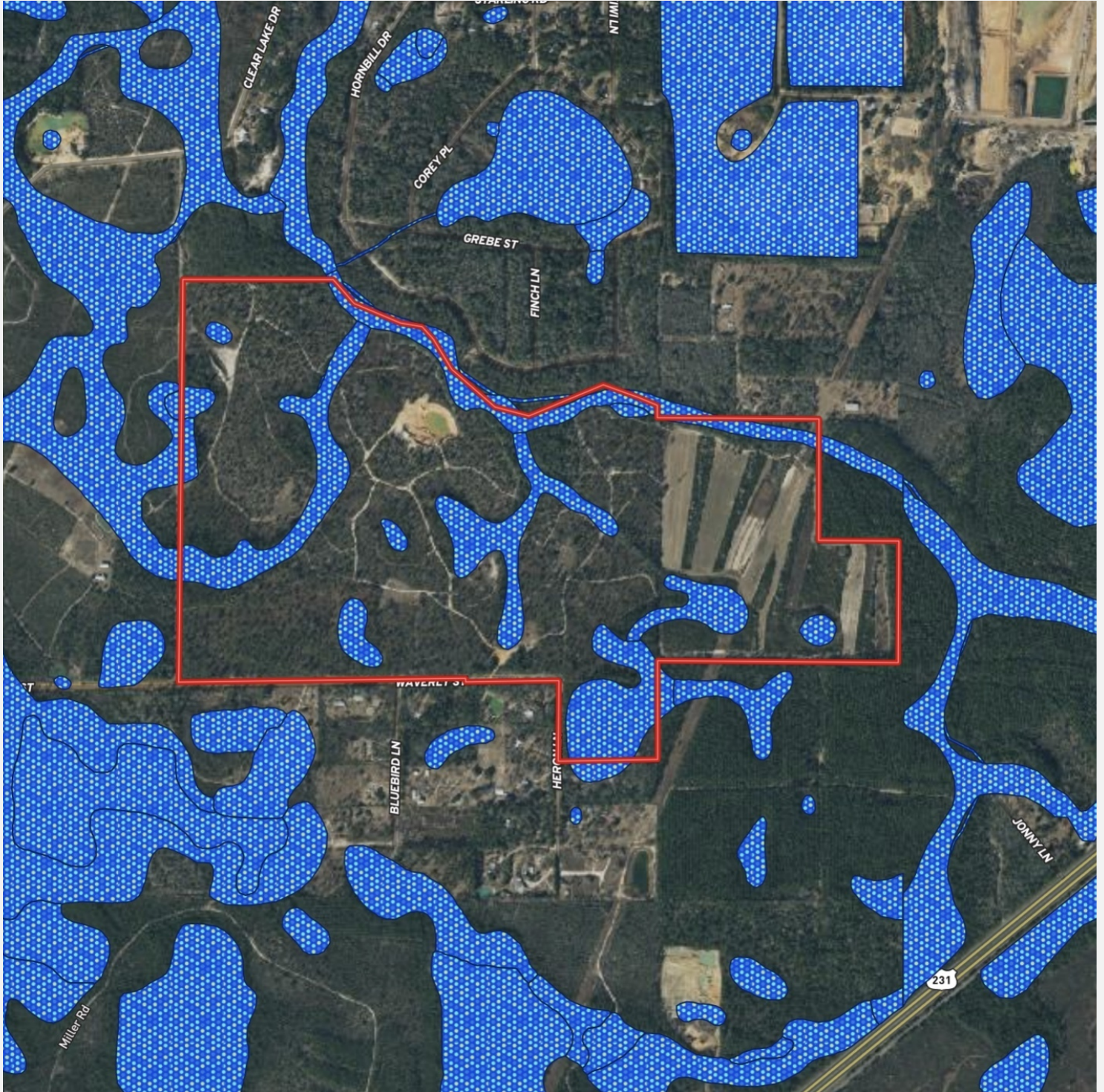
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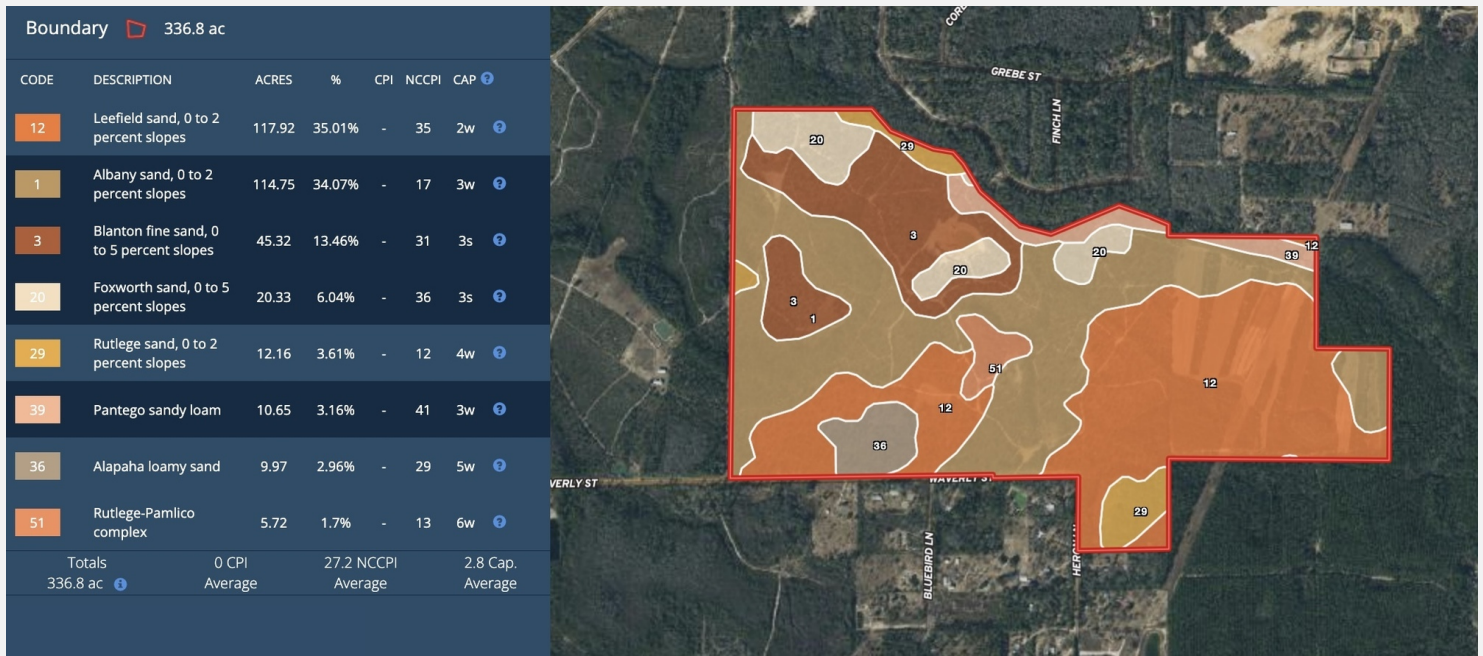
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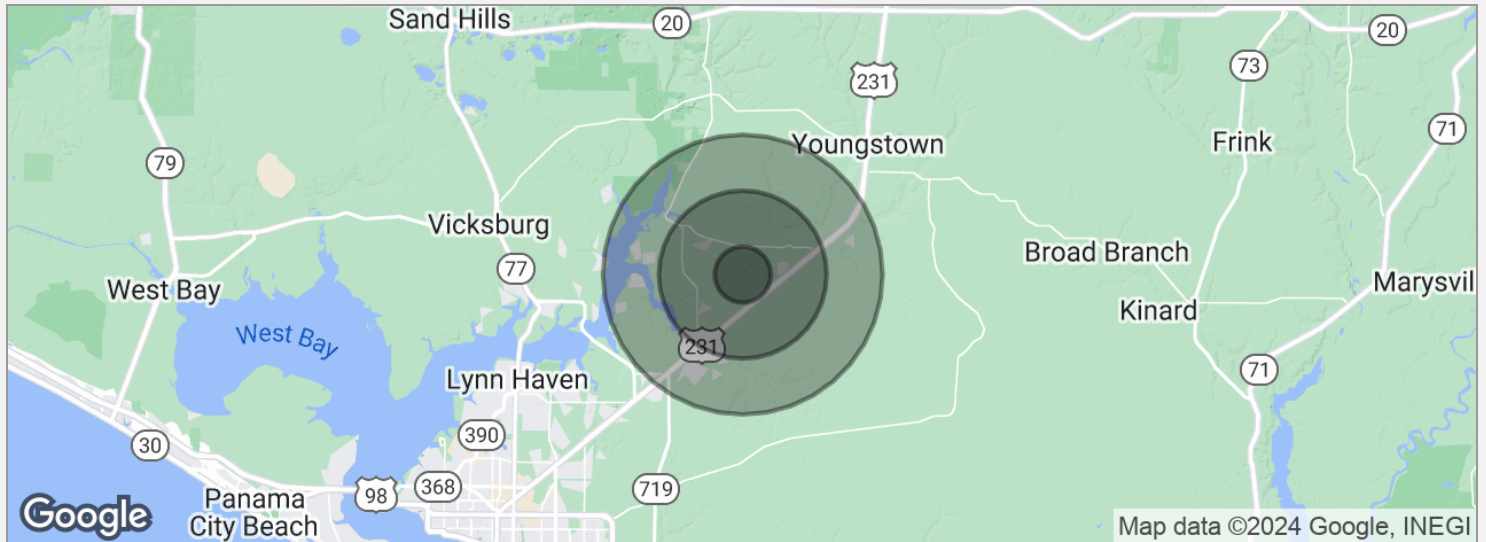






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#### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,076	5,638	9,990
Median age	40.6	39.4	38.9
Median age (male)	41.0	39.4	39.6
Median age (Female)	43.8	40.6	38.8

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	465	2,319	3,998
# of persons per HH	2.3	2.4	2.5
Average HH income	\$57,054	\$69,431	\$75,316
Average house value	\$113,516	\$148,017	\$167,608

\* Demographic data derived from 2020 ACS - US Census

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