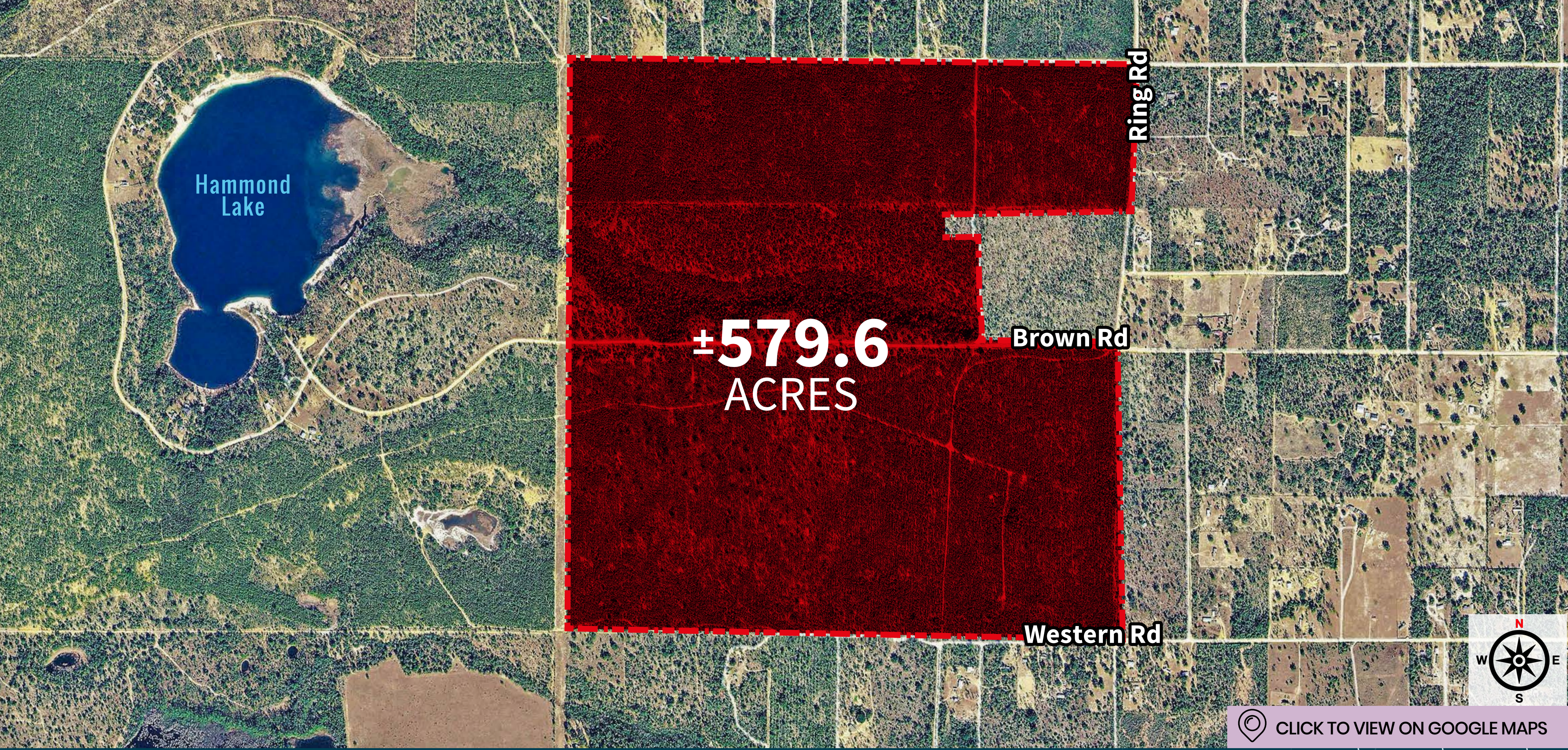


For Sale

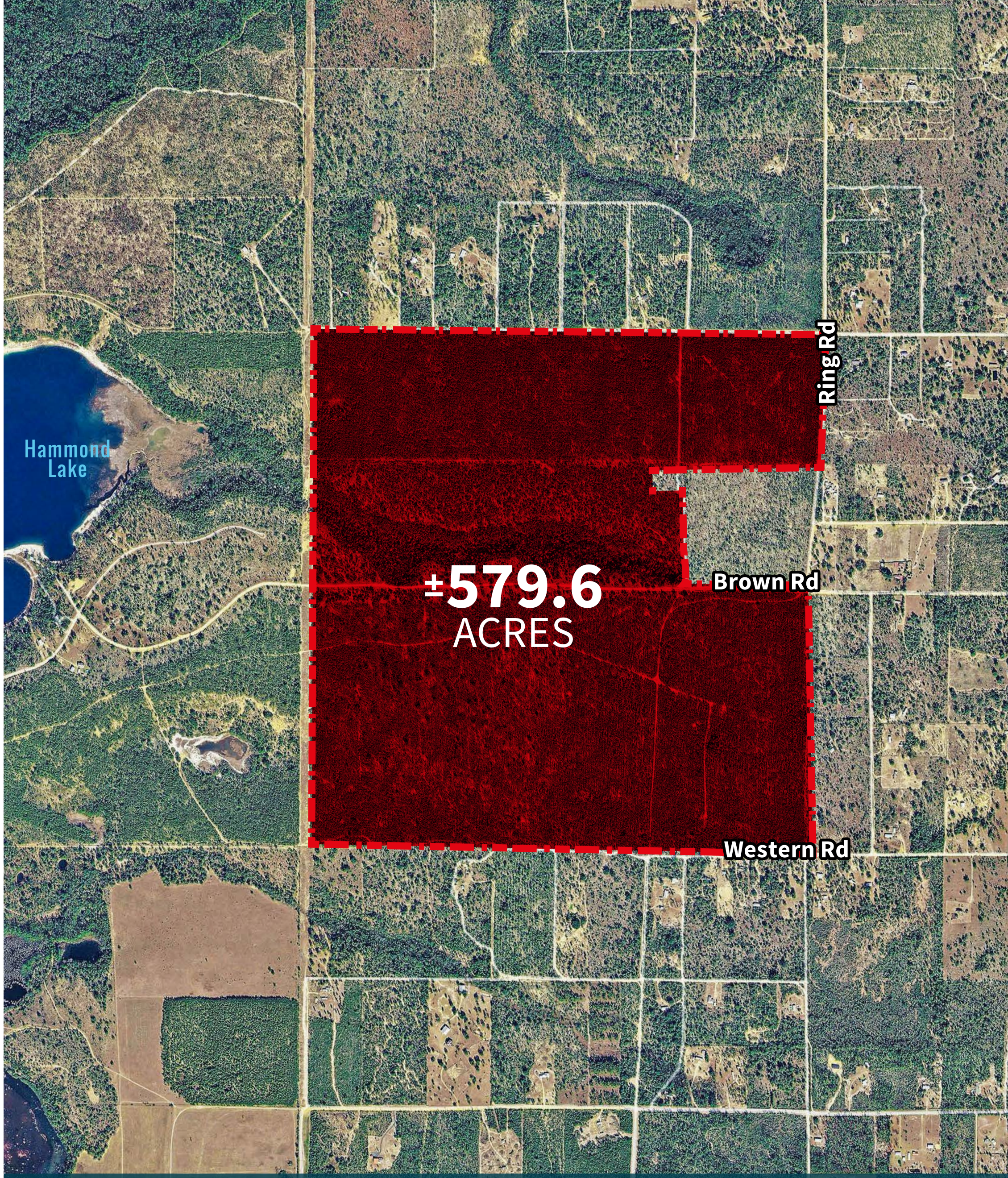
±579.6 Acres Available

Brown Road at Ring Road • St. Andrews Bay, FL 32438

JLL SEE A BRIGHTER WAY

Land Description & Physical Features

Land Area:	579.60 acres (25,247,376 s.f.)
Sales Price:	$3,250,000
Source of Land:	Survey/CAD
Primary Street Frontage:	
Street:	Wester Road
Frontage fee:	Approximately 2,500 feet
Paving:	None
Curbs:	None
Sidewalks:	None
Lanes:	1
Direction of Traffic:	East/West
Signals/Traffic Control:	None
Visibility:	Fair
Physical Features:	
Shape:	Irregular
Corner:	No
Topography:	Mostly level
Drainage:	No problem reported or observed
Drainage:	No problem reported or observed
Environmental Hazards:	No problem reported or observed
Ground Stability:	No problem reported or observed
Flood Area Panel Number:	12005C0013J
Date:	October 24, 2024
Zone:	X, A
Utilities:	
Septic:	Required



SURROUNDING **5-Minutes Demographics**

151 TOTAL POPULATION

45 TOTAL HOUSEHOLDS

$96,036 AVERAGE HH INCOME

Market Aerial Overview

CLICK TO VIEW ON GOOGLE MAPS

Market Highlights

Recent Growth:
The population grew by 3.8% between 2023 and 2024, reflecting a rebound in popularity and rapid development.

Panama City MSA has had 1.6% growth from 2020 census to the 2025 report.

- Projected growth rate of Panama City MSA will be 0.8% per year from 2025 - 2030.
- Bay County growth rate will be 0.9% per year from 2025-2030.

Long-Term Trend:
Between 2010 and 2022, the county grew by 9.4%, despite a temporary dip between 2018 and 2019.

The Panama City-Panama City Beach metro area ranks second in the country for percentage growth from 2023 to 2024, according to the most recent available U.S. Census data.

Contact

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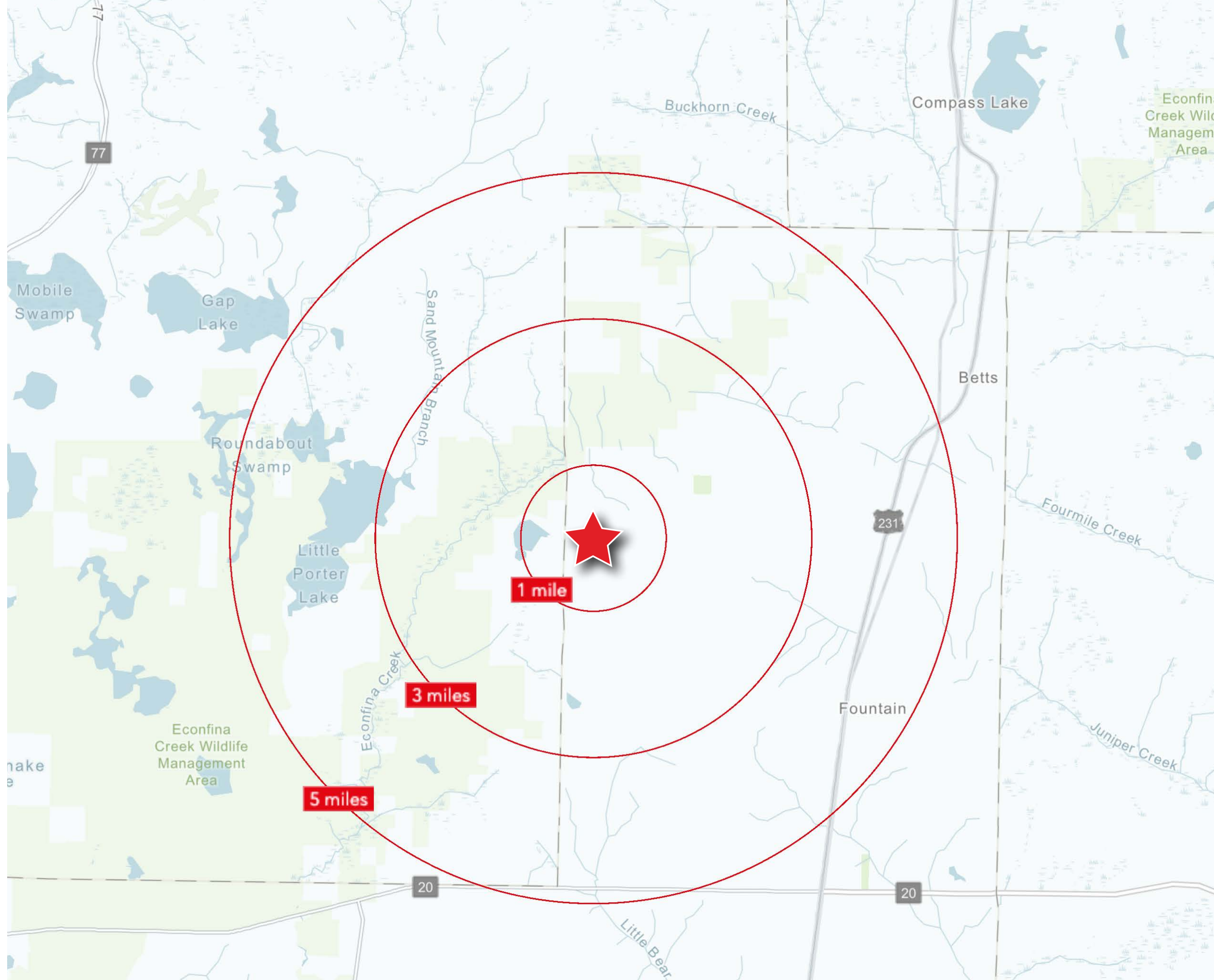


Demographics
(ESRI 2026)

TOTAL POPULATION	
1 Mile	126
3 Miles	1,447
5 Miles	4,428

DAYTIME POPULATION	
1 Mile	73
3 Miles	913
5 Miles	2,624

AVERAGE HH INCOME	
1 Mile	$87,936
3 Miles	$75,618
5 Miles	$69,329

MEDIAN AGE	
1 Mile	42.2
3 Miles	42.8
5 Miles	43.5

Who Lives Here...

SCENIC BYWAYS: Self-reliant rural families living off the beaten path with DIY lifestyles

Median Age: 43.7
Median HH Size: 2.84
Median HH Income: $48,428
LifeMode Group: Countryscapes

Socioeconomic Traits: Scenic Byways consists of individualists in remote areas who drive American pickups, rely on satellite connectivity, and are skilled DIY enthusiasts who enjoy hunting and fishing in quiet, beautiful locations.

TOP TIER: Highly educated professionals in affluent suburbs

Median Age: 45.4
Median HH Size: 2.84
Median HH Income: $209,720
LifeMode Group: Premier Estates

Socioeconomic Traits: Top Tier has the highest net worth among all LifeMode groups. They tend to shop at upscale retailers, frequent at fine dining restaurants and hire personal services like financial planners, gardeners and personal trainers.

PROFESSIONAL PRIDE: High-income households in tech, engineering and management roles in the South and West

Median Age: 38.6
Median HH Size: 3.20
Median HH Income: $187,750
LifeMode Group: Premier Estates

Socioeconomic Traits: Professional Pride earns top salaries and often works from home in newly-constructed suburban communities. These dual-income households shop at large retailers, buy organic foods, prioritize fitness and recreational activities, and frequently dine at fast-casual restaurants.

SAVVY SUBURBANITES: Dual-income households in well-established and newly-developed areas

Median Age: 44.0
Median HH Size: 2.72
Median HH Income: $139,696
LifeMode Group: Premier Estates

Socioeconomic Traits: Savvy Suburbanites work in professional fields such as management and finance, living comfortably in upper income tiers. They gravitate toward new and highly-reputed communities, and invest heavily in their homes and landscaping.

About Panama City MSA

Coined as the **Emerald Coast**, the **Panama City MSA** is a coastal metropolitan area in Northwest Florida's Panhandle with approximately 221,000 residents.

Key Characteristics

Economic Drivers: The economy centers on Tyndall Air Force Base (major employer undergoing billions in facility modernization and over 16,300 individuals), beach tourism attracting millions of annual visitors to 27 miles of sugar-white sand beaches, healthcare via Bay Medical Sacred Heart (over 600 employees) and the logistics/construction industries.

Real Estate Profile: Market includes permanent residential housing, vacation rentals, tourism-driven commercial retail and hospitality properties, and limited office/industrial space. Infrastructure investments have created ongoing development activity across multiple sectors.

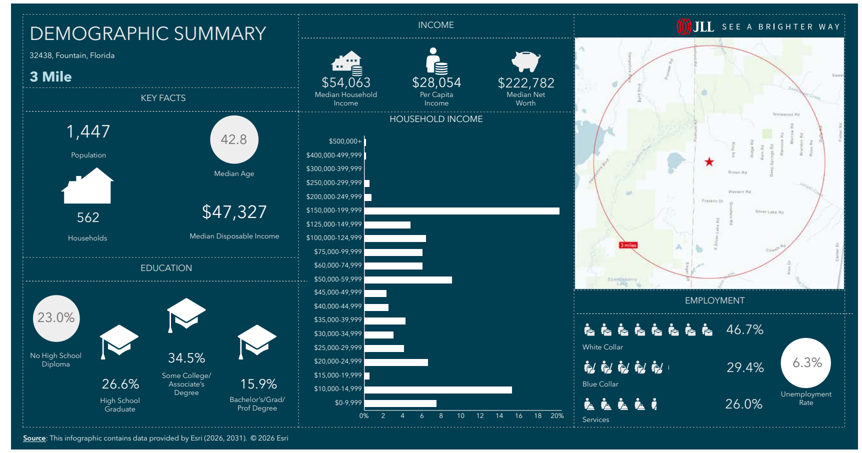
Market Position: Coastal market with strong tourism seasonality ($3.1B in direct vistor spending annually), stable military presence at Tyndall AFB (12 miles from the Gulf of Mexico) and commands air, land and sea logistics with the Northwest Florida Beaches Intnl Airport (ECP), highway access (I-10, US-98/231, SR-20/22/77/79), the Bay Line Railroad (CSX and Norfolk Southern)and Port Panama City. The area serves as a regional hub for the Florida Panhandle.

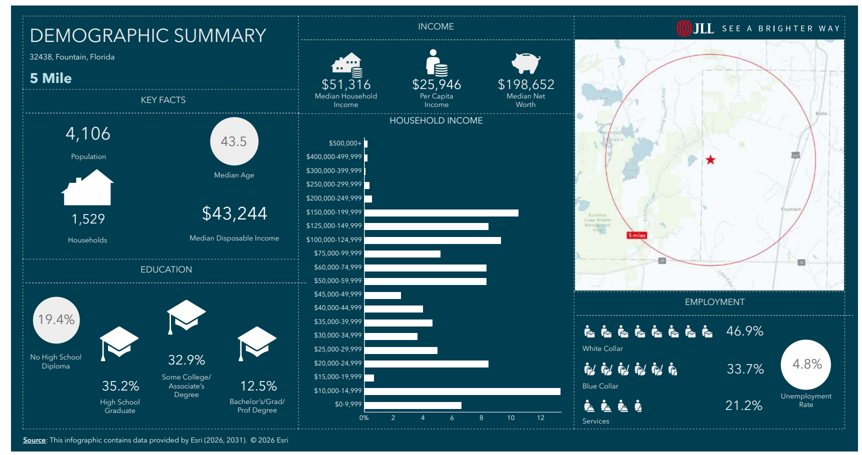
Growth Context: The MSA benefits from sustained federal investments in Tyndall AFB and private sector development driving current economic activity and positioning the Emerald Coast for continued expansion.

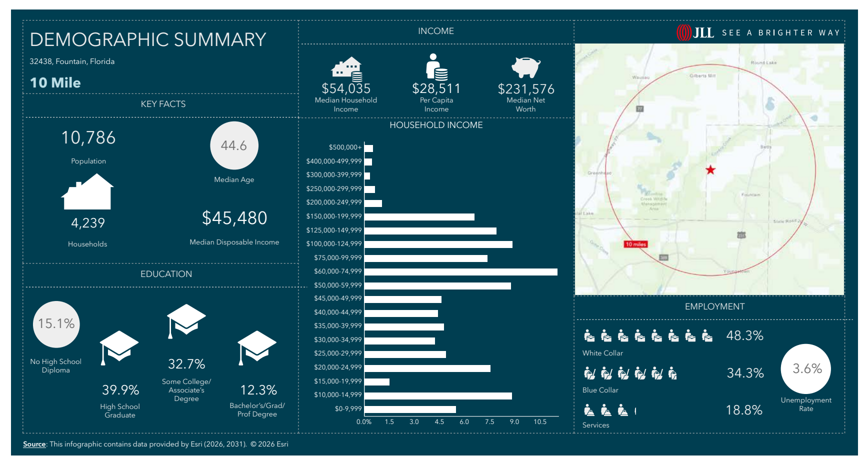
Demographics - 3, 5, 10 Miles

CLICK ON IMAGES FOR FULL DEMOS

	3 miles	5 miles	10 miles
Population Summary			
2000 Total Population	1,003	2,733	7,373
2010 Total Population	1,134	3,193	8,934
2026 Total Population	1,447	4,106	10,786
2031 Total Population	1,552	4,428	11,488
2019-2024 Annual Rate	1.41%	1.52%	1.27%
Total Households	562	1,529	4,239
Data for all businesses in area			
Total Daytime Population	913	2,624	6,966
Daytime Population: Workers	38	209	782
Daytime Population: Residents	875	2,415	6,184
Labor Force By Occupation - White Collar	44.6%	45.1%	46.9%
Labor Force By Occupation - Blue Collar	29.4%	33.7%	34.3%
Median Age			
2026 Median Age	42.8	43.5	44.6
Median Household Income			
2026 Median Household Income	$54,063	$51,316	$54,035
2031 Median Household Income	$61,789	$59,099	$61,799
2019-2024 Annual Rate	2.71%	2.86%	2.72%
Average Household Income			
2026 Average Household Income	$75,618	$69,329	$72,428
2031 Average Household Income	$84,265	$77,891	$82,362
2019-2024 Annual Rate	2.19%	2.36%	2.60%
Per Capita Income			
2026 Per Capita Income	$28,054	$25,946	$28,511
2031 Per Capita Income	$31,377	$29,451	$32,759
2019-2024 Annual Rate	2.26%	2.57%	2.82%
2026 Population 25+ by Educational Attainment			
Total	1,033	2,950	7,877
Less than 9th Grade	1.8%	2.3%	2.6%
9th - 12th Grade, No Diploma	21.2%	17.1%	12.5%
High School Graduate	18.9%	27.2%	31.0%
GED/Alternative Credential	7.7%	8.0%	8.9%
Some College, No Degree	17.3%	22.5%	22.7%
Associate Degree	17.1%	10.4%	10.0%
Bachelor's Degree	15.5%	10.0%	9.3%
Graduate/Professional Degree	0.4%	2.5%	3.0%
2026 Population by Sex			
Males	730	2,085	5,513
Females	717	2,021	5,273
2026 Population by Race/Ethnicity			
Total	1,447	4,107	10,786
White Alone	83.5%	84.1%	85.0%
Black Alone	0.8%	1.1%	2.5%
American Indian Alone	1.4%	1.5%	1.1%
Asian Alone	0.9%	0.7%	0.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.2%	2.0%	1.7%
Two or More Races	11.3%	10.7%	9.1%
Hispanic Origin	6.9%	6.8%	5.7%
Diversity Index	38.1	37.2	34.8







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