

\$20,000,000

SUNWEST HARBOURTOWNE

GULF ACCESS MARINA

MARINA DEVELOPMENT SITE
All County utilities available
for development.

500 SLIPS
150 Wet
350 Dry

EXISTING CHANNEL
100 ft wide
10+ ft deep

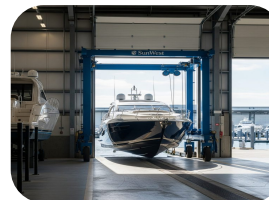
MARINA + RETAIL + SUN WEST WAKEBOARD PARK +MULTI RINK ICE ARENA + AUTO CLUB 200 LUXURY GARAGES & TRACK + RV RESORT + 2500 RESIDENTIAL HOMES
ALL OVERLOOKING THOUSANDS OF ACRES OF GULF FRONT PRESERVATION LANDS

THE OPPORTUNITY

The Rare opportunity to develop one of the finest Marinas in a World Class Florida Resort. Sun West Marina will be the first scale Marina to be developed along the Nature Coast in over 50 years. It may be another 50 years before this opportunity comes along again.

INVESTMENT HIGHLIGHTS

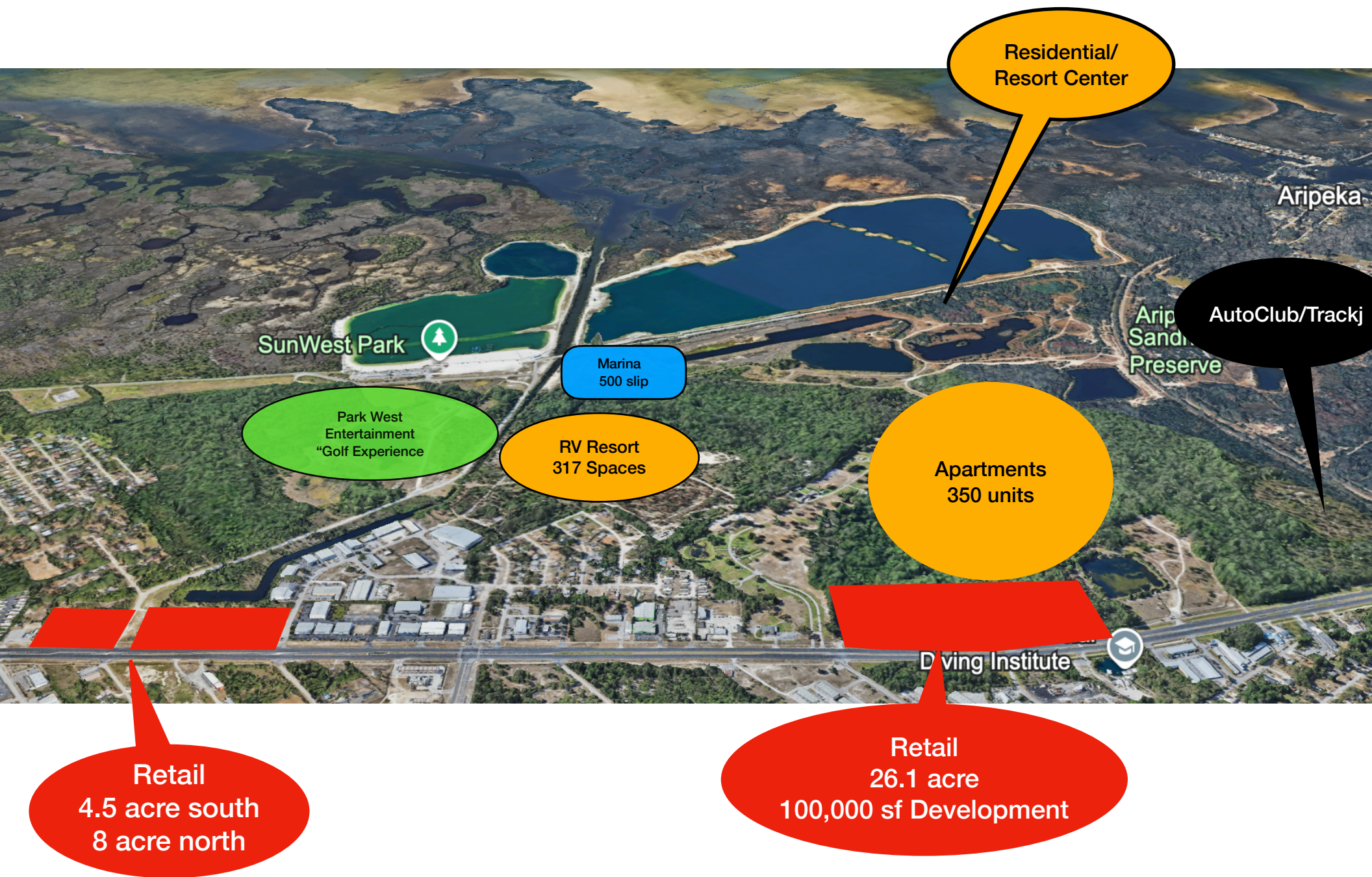
- First Marina Development Opportunity in recent history
- 500 planned slips: 350 dry + 150 wet
- 100-foot-wide, 10-foot-plus-deep channel
- Full service facility with restaurants & shops



Sun West Channel - Existing

The Sun West Channel was originally dug to allow barges to transport limerock from the Sun West Mine in the 1950's. The channel travels through Fillmans Bayou to the Gulf, approximately 1.75 miles.

Retail Map



Facing East

US Hwy 19

Sun West Park

Sun West Channel



Sun West Harbortowne
Facing South West

US Hwy 19

Aripeka Rd

