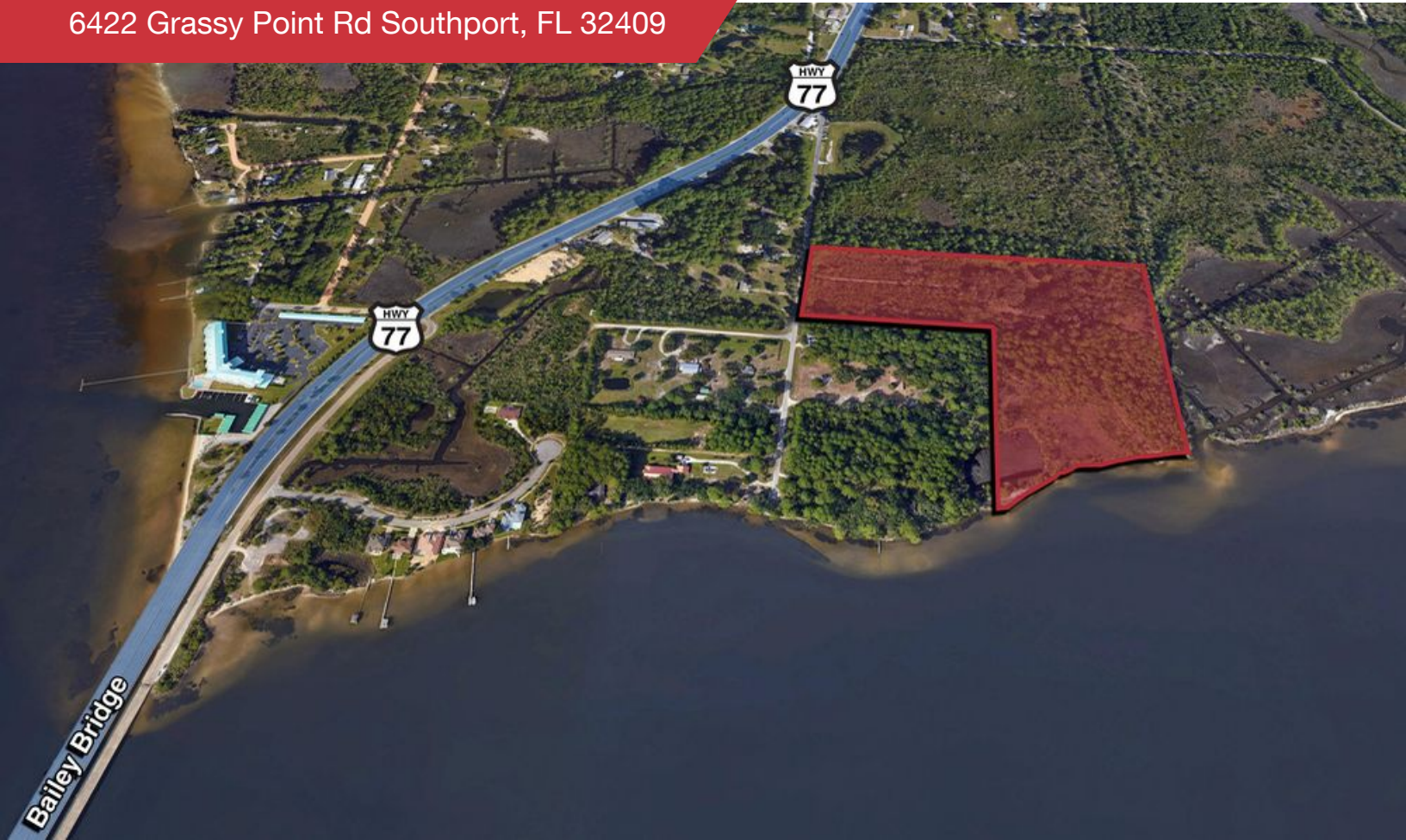


FOR SALE

6422 Grassy Point Rd Southport, FL 32409

NAI TALCOR



RV Resort Opportunity | 21.83 Acres

- 128 RV Lot Prime Waterfront RV Park Development on +/- 21.83 acres
- Located on North Bay fronting +/- 735' of waterfront with 20 covered boat slips, full marina and docks
- Property also offers a resort style pool and clubhouse with white sandy beach
- Voted as the number 3 spot of Southern Living Best Beach Towns to visit is Panama City Beach
- 7 Florida State Parks and 5 natural springs to explore located within less than a two hour drive

Sale Price: \$4,400,000



✉ Patrick Jones, SIOR ✉ Tammy Huston
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR

17216 Panama City Beach Pkwy
talcor.com

FOR SALE

6422 Grassy Point Rd Southport, FL 32409



PROPERTY DESCRIPTION

Prime Investment Opportunity on 21.83 Acre parcel approved for a Luxury RV Resort (RVP) consisting of 128 RV sites, 20 covered boat slips, resort style pool and clubhouse with white sandy beaches. The RV Park is centered in the middle of Bay County located in the Panhandle of Florida, within minutes of major tourist destinations such as the 27 miles of white sandy beaches of Panama City Beach, the crystal clear sandy bottomed springs of Econfina Springs, and the rare coastal dune lakes that dot the coast of Walton County. These are just a few of the favorite places of locals and tourist in the area and yet there are so many more places to explore on foot, kayak, or boat. The property boasts amazing sunsets in the evening and a bay to explore during the day if you feel like staying on the property.

According to a study conducted by the RV Industry Association (RVIA) in Florida, RV camping has the largest economic impact of all outdoor activities, generating \$646 billion in direct spending, \$39 billion in federal taxes and another \$39 billion in state and local revenues. 40 million people stayed in an RV park or campground last year nationwide with approximately 6 million campers staying in Florida resorts spending over \$5 billion on camping and related activities. Campers come to Florida from every state in the US however, the number #1 source is Canada, primarily from Quebec and Ontario with the Florida Panhandle and Central Florida the top two destinations.

LOCATION DESCRIPTION

Take Hwy 77 north from Lynn Haven, across Bailey Bridge for +/-0.55mi, turn right on Grassy Point Rd. and travel for 0.2mi, property is on right.

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