

FOR SALE

Timber Island Carrabelle, FL 32322

NAI TALCOR

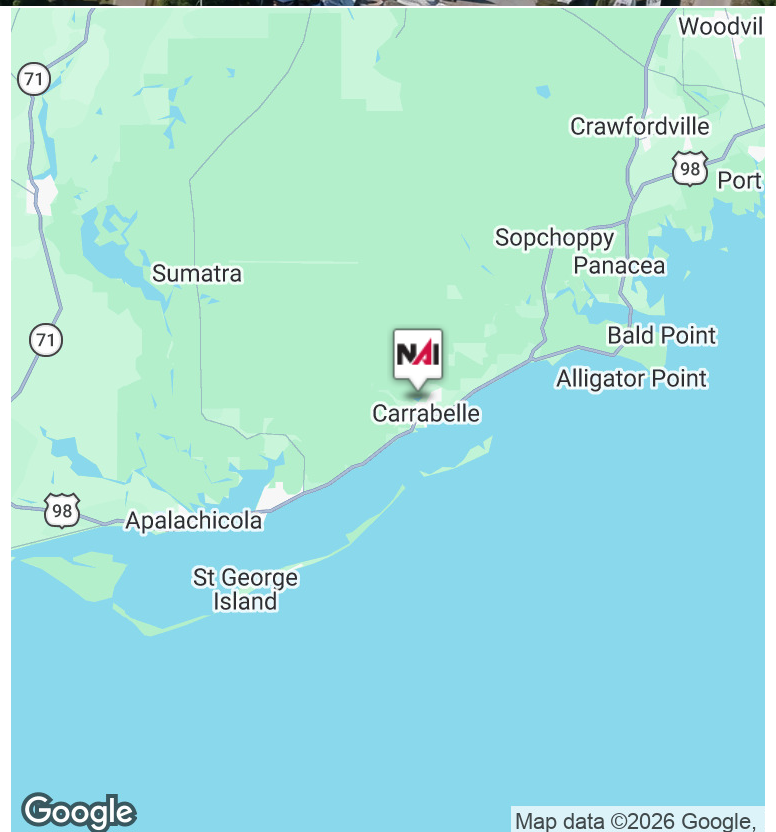


Land | 35+ Acres

35+ Acre peninsula offered for sale on Florida's gulf coast. This offering creates a unique coastal development opportunity located within the city of Carrabelle Florida.

- Located in the Carrabelle area
- 35+ Acres
- Currently divided into 46 lots
- Scenic Timber Island location
- Close proximity to amenities
- Potential for residential development
- Beautiful natural surroundings
- Close to outdoor recreational activities

Sale Price: \$2,500,000



✉ **John W. McNeill, SIOR**
+1 850 251 5504
jmcneill@talcort.com

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.



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1018 Thomasville Road, Suite 200A
naitalcor.com

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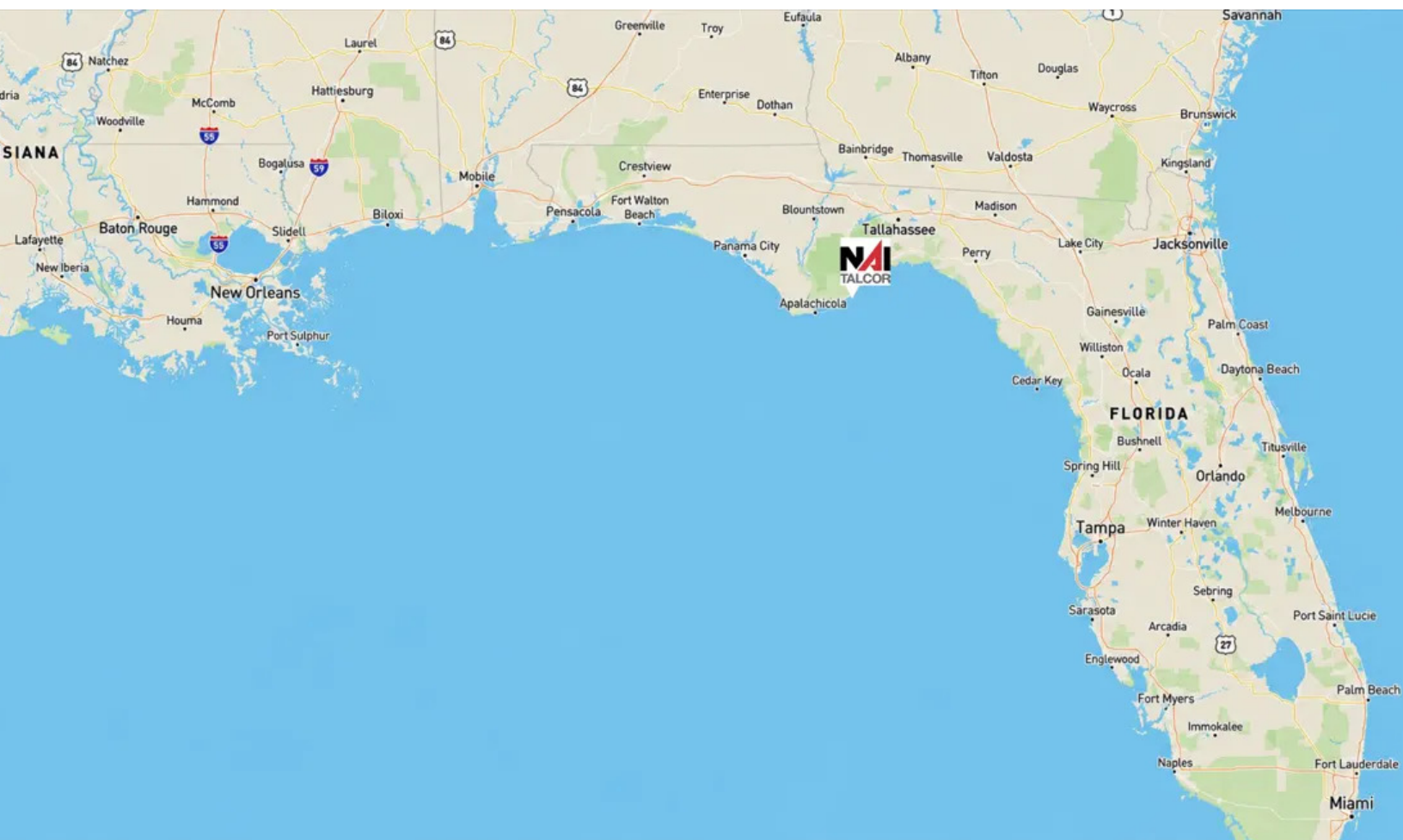
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NATLALCOR

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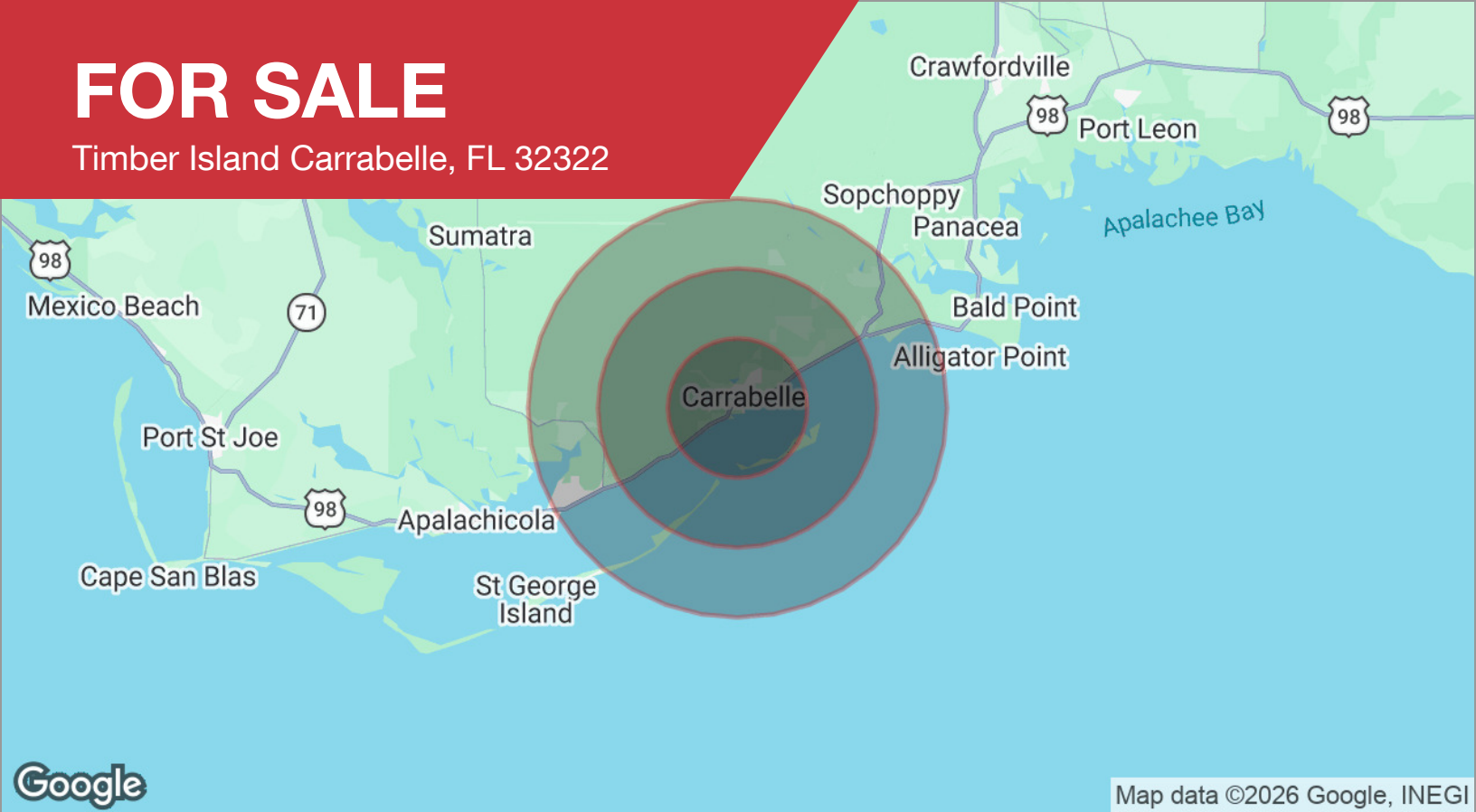
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DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	15 MILES
Total population	1,466	4,132	7,261
Median age	40.3	41.9	43.8
Median age (male)	39.3	40.5	41.8
Median age (Female)	49.1	50.2	50.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	384	1,201	2,494
# of persons per HH	3.8	3.4	2.9
Average HH income	\$85,596	\$87,553	\$86,541
Average house value	\$216,096	\$270,486	\$290,348

* Demographic data derived from 2020 ACS - US Census