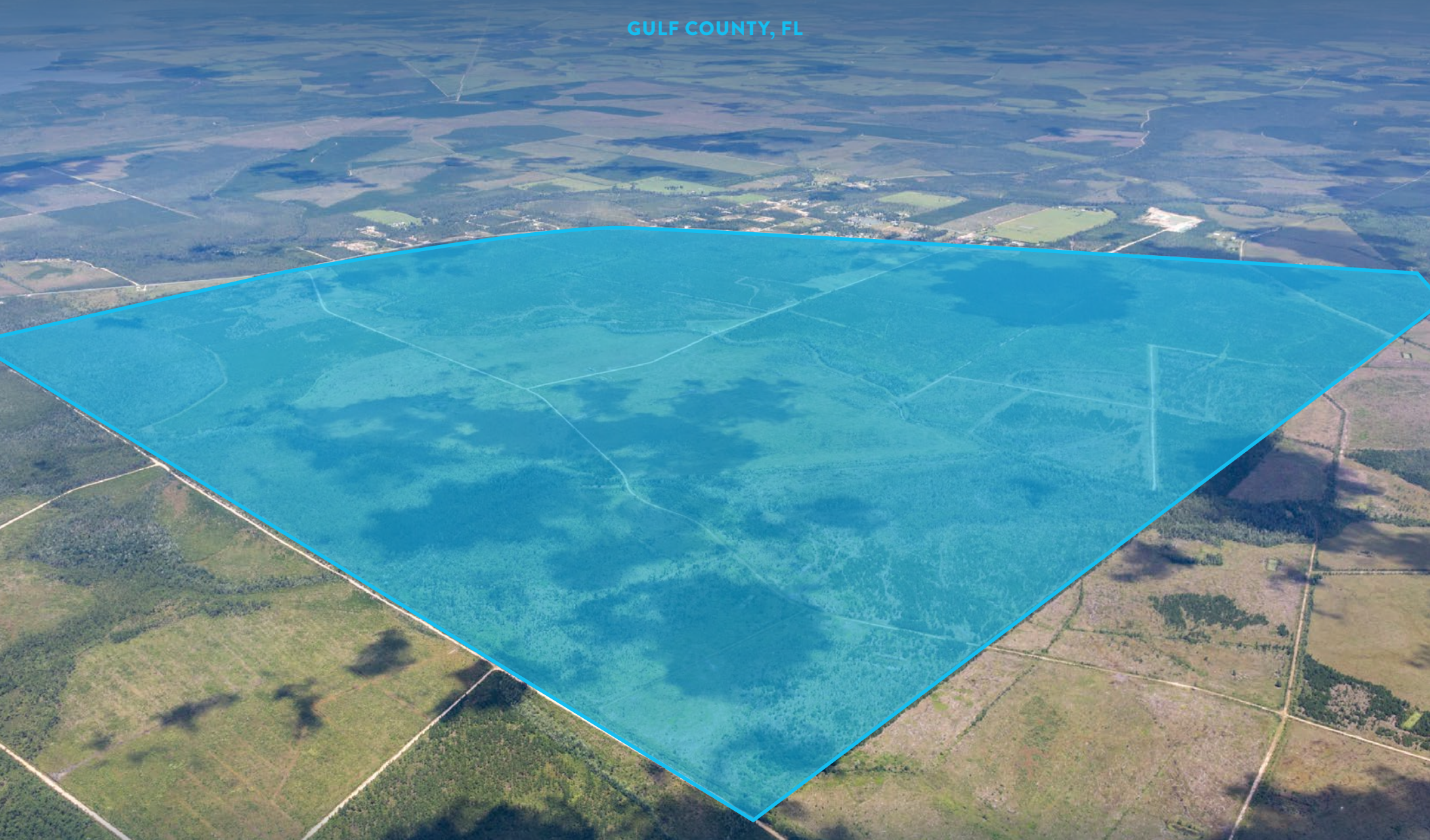


MEXICO BEACH - 3,385 ACRES HIGHWAY 386

GULF COUNTY, FL



WALKER & DUNLOP

MEXICO BEACH - 3,385 ACRES

HIGHWAY 386

GULF COUNTY, FL

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Tower Place 200

3348 Peachtree Road, Suite 900

Atlanta, GA 30326

SUBJECT PROPERTY

The subject property is a 3,385-acre site lying in Gulf County Florida, approximately 7 miles north of the Gulf of Mexico & Mexico Beach proper.

Mexico Beach is the eastern most 'end' of the gulf coast mainland white sand beaches before the state bends south into the Port St Joe & Apalachicola areas, which are mostly bay and mangrove coastlines, with sandy barrier islands off the mainland.

The subject land has a good deal of upland/dry land, and the site is actively managed very well from a timber & drainage standpoint with a good internal road network.

Mexico Beach was ravaged by a hurricane 5 years ago, but it has had an impressive rebound & rebuild. The new 'fresh' Mexico Beach look is actually an improvement from the older buildings that were prevalent in the Mexico Beach for many years.

Besides tourism & retiree relocation, the Tyndall Air Force base is also a massive employment driver, and it is just 10 miles west of this property.

This tract is well suited for master planned development, reintroduction of timber or ranching production, or long-term hold for conservation or other use.

Unique: Nearly 80,000 acres of contiguous land surrounding the subject property is owned by the Deseret Ranches, a holding company of the Mormon Church of Latter-Day Saints, who are long term ranching and timber production landowners. In effect, this is the only large acreage contiguous tract available in this area and should be for many years to come.



THE PROPERTY

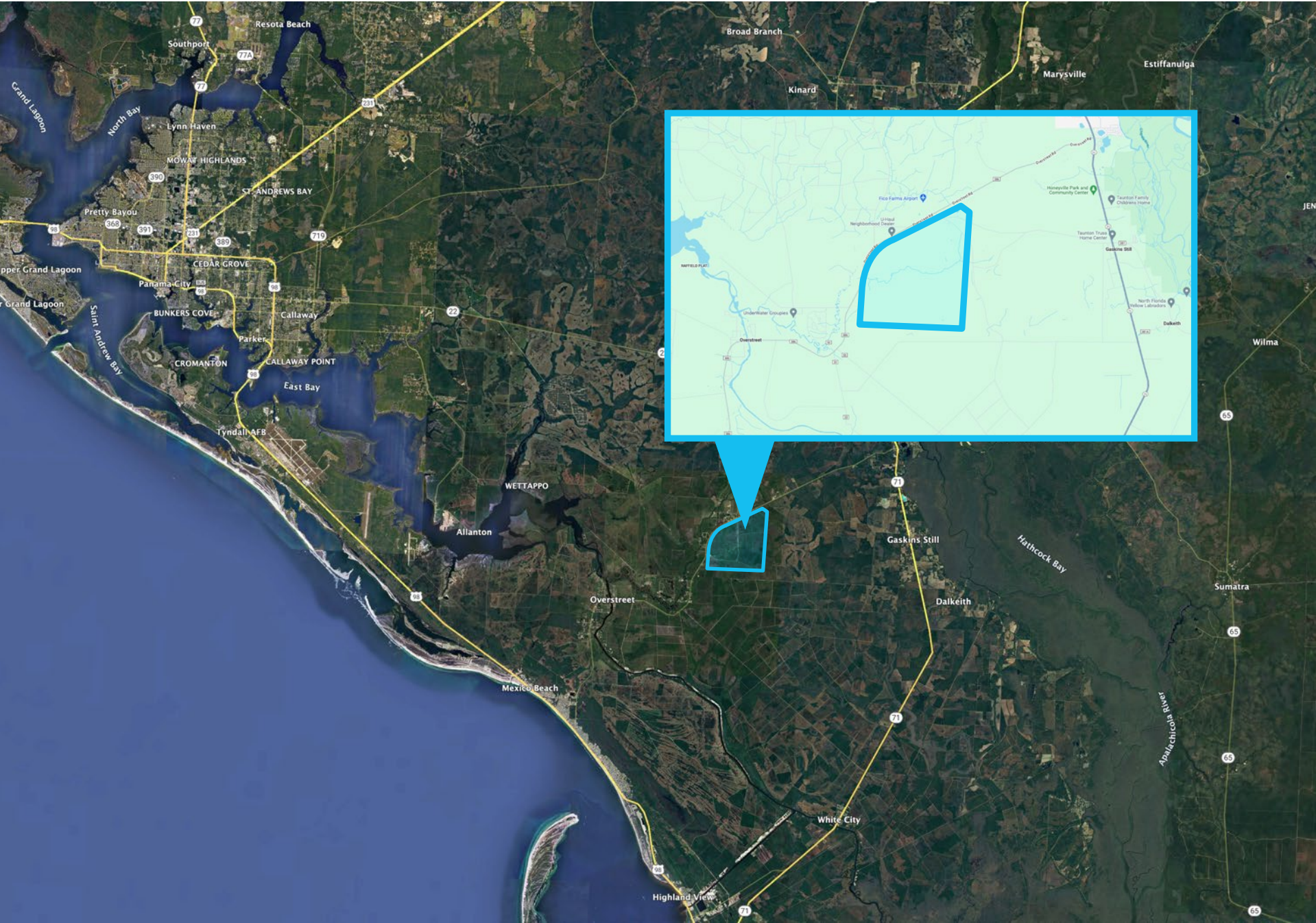
Zoning: The property has been successfully rezoned to allow up to 6 units per dry acre if there is public utility (water & sewer) brought to the site. While it may not be feasible to build 6 UPA on a site this size, nor would that be the product type that this area would support, but effectively there is a ‘build what you want’ entitlement on the site, which is very valuable.

In our in-person meeting with Gulf County Planning & Zoning, we learned the following. Regarding site plan approval, the site currently allows 2 UPA, but again once public utility is available, the site is allowed for 4 UPA. When calculating gross acreage (wet vs dry) only 20% of gross acreage can be calculated in with gross acreage. A developer would apply for a preliminary plat, which is read at Board of Commissioners hearing, but not open for public comment or participation. No attached town homes are permitted, but we do not feel that product is desired in this location anyways.

Utilities: Public Water & Sewer are not available to this site, at this time. There is a path to bring water to the site, but a private/on-site sewer system will need to be built if a master planned subdivision is the desired use. The project is of a size and scale to support such an infrastructure investment.



LOCATION



CONCEPTUAL PLAN

Legend

	Apartments -	720 Units
	20' x 90-100' Towns -	896 Lots
	50' x 120' Lots -	4,232 Lots
	65' x 120' Lots -	842 Lots
	Estate Lots -	312 Lots
	Total Residential -	7,002 Units
	Commercial -	230,000 SF
	Stormwater	
	Openspace	
	Floodzone and Existing Ditches	
	Wetlands	
	Trails	

Concept plan is subject to entitlements, infrastructure, environmental permitting and final engineering not yet performed or completed.



MARKET ACTIVITY



NEARBY POINTS OF INTEREST



TYNDALL AIR FORCE BASE



HOME
TO MORE THAN 2,200
CIVILIANS/ACTIVE MILITARY

38 MIN /
27.7 MILES
FROM THE SITE

30,000
ACRES

\$1.01B
ECONOMIC IMPACT

DESERET RANCHES

(Almost all of property surrounding subject site is owned by Deseret Ranches, subsidiary of the Church of Latter-Day Saints)

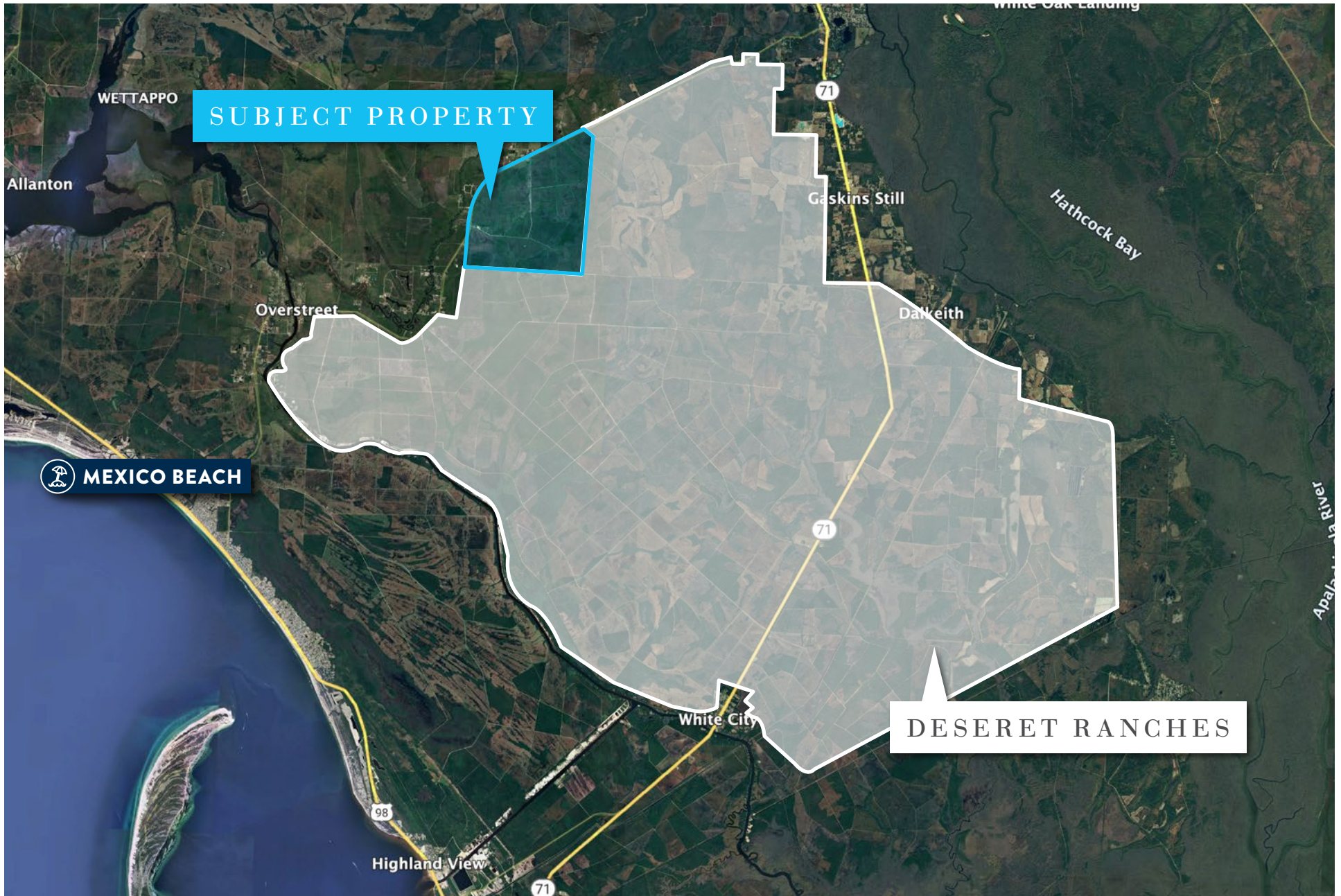
Deseret Ranch was founded in 1950. For more than six decades, Deseret has been part of Central Florida's rich history and has helped preserve much of what we all love about this part of the country. Deseret Ranches has been part of Central Florida since 1950, and we value our role as a community partner and environmental steward. The Ranch sets and follows lofty standards and places importance on family, community, and tradition. We strive to be world-class in all

we do, from cattle production to environmental protection to treatment of our employees. The Ranch buys, sells, and hires locally whenever possible. The Deseret Ranches reaches out to support community initiatives. The Ranch collaborates with local governments and water management districts on water projects and environmental issues, like Taylor Creek Reservoir and the Jug Island retention area. They actively manage a county-sized landscape of rich natural resources, and we look to the future and support long-range planning initiatives.



DESERET RANCHES OWNERSHIP

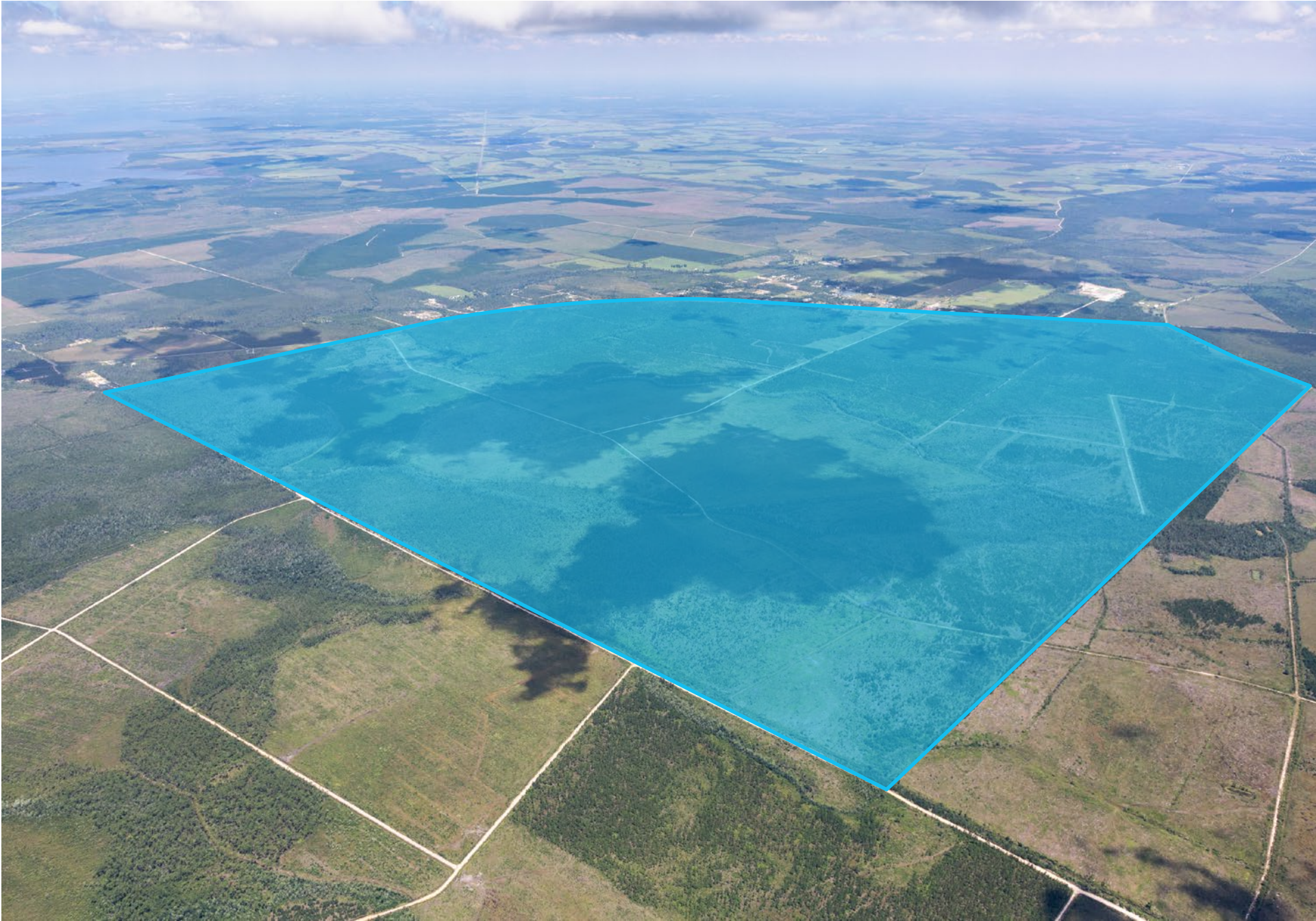
ESTIMATED JUST OVER 80,000 CONTINUOUS ACRES



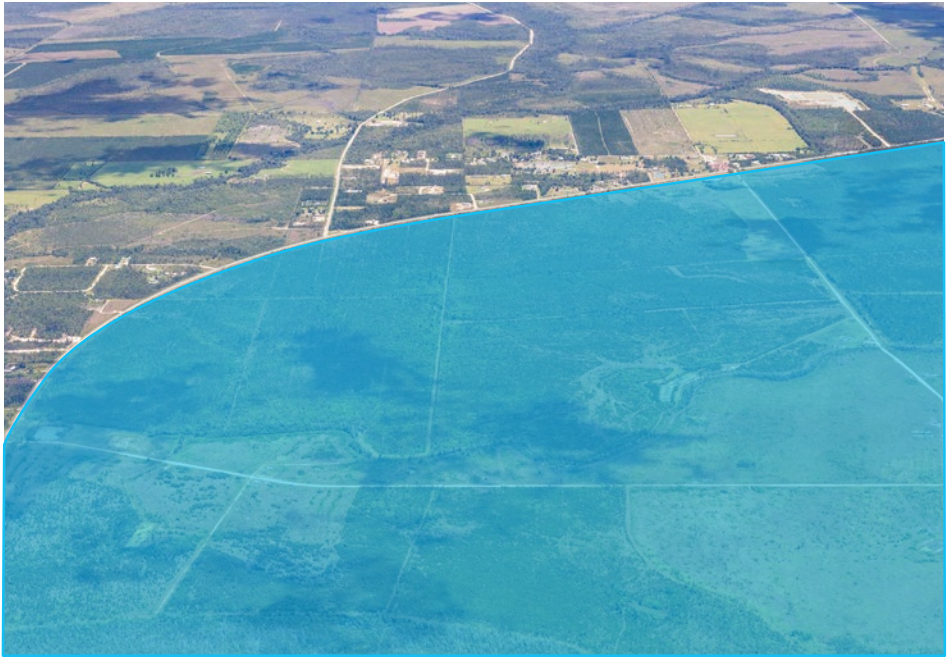
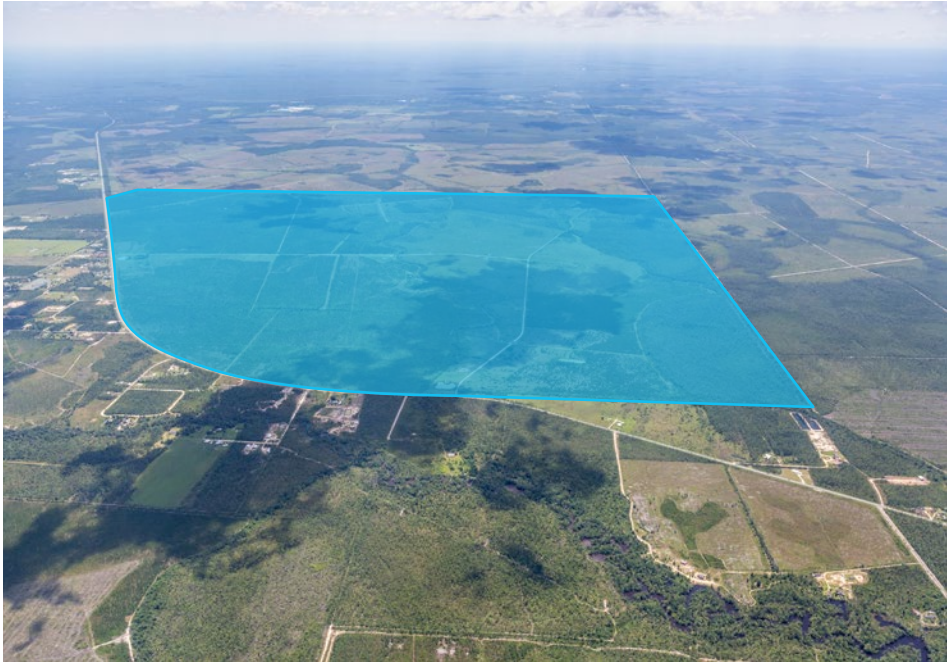
SITE AERIAL



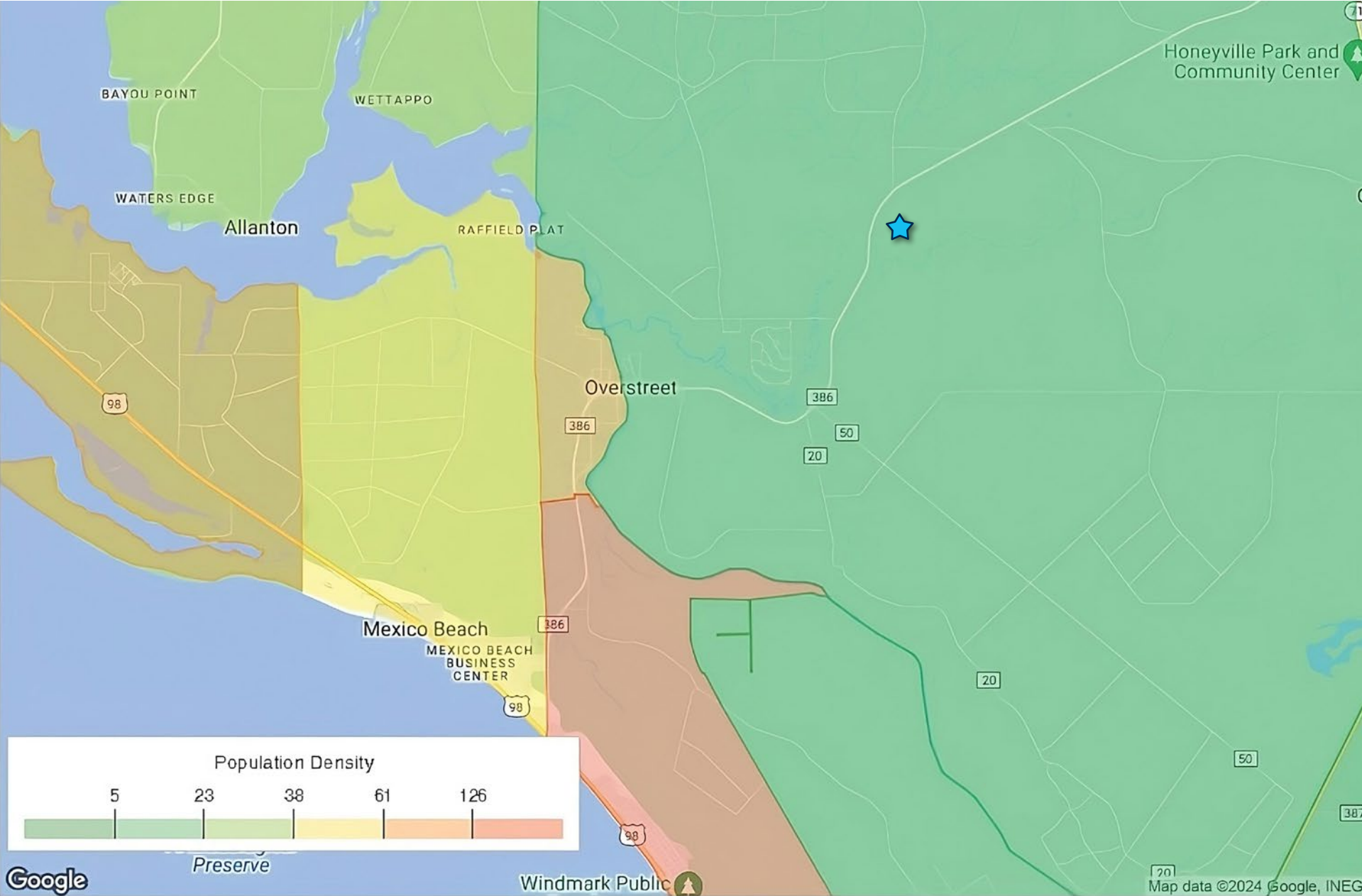
SITE AERIAL



SITE AERIAL



POPULATION DENSITY MAP



Google

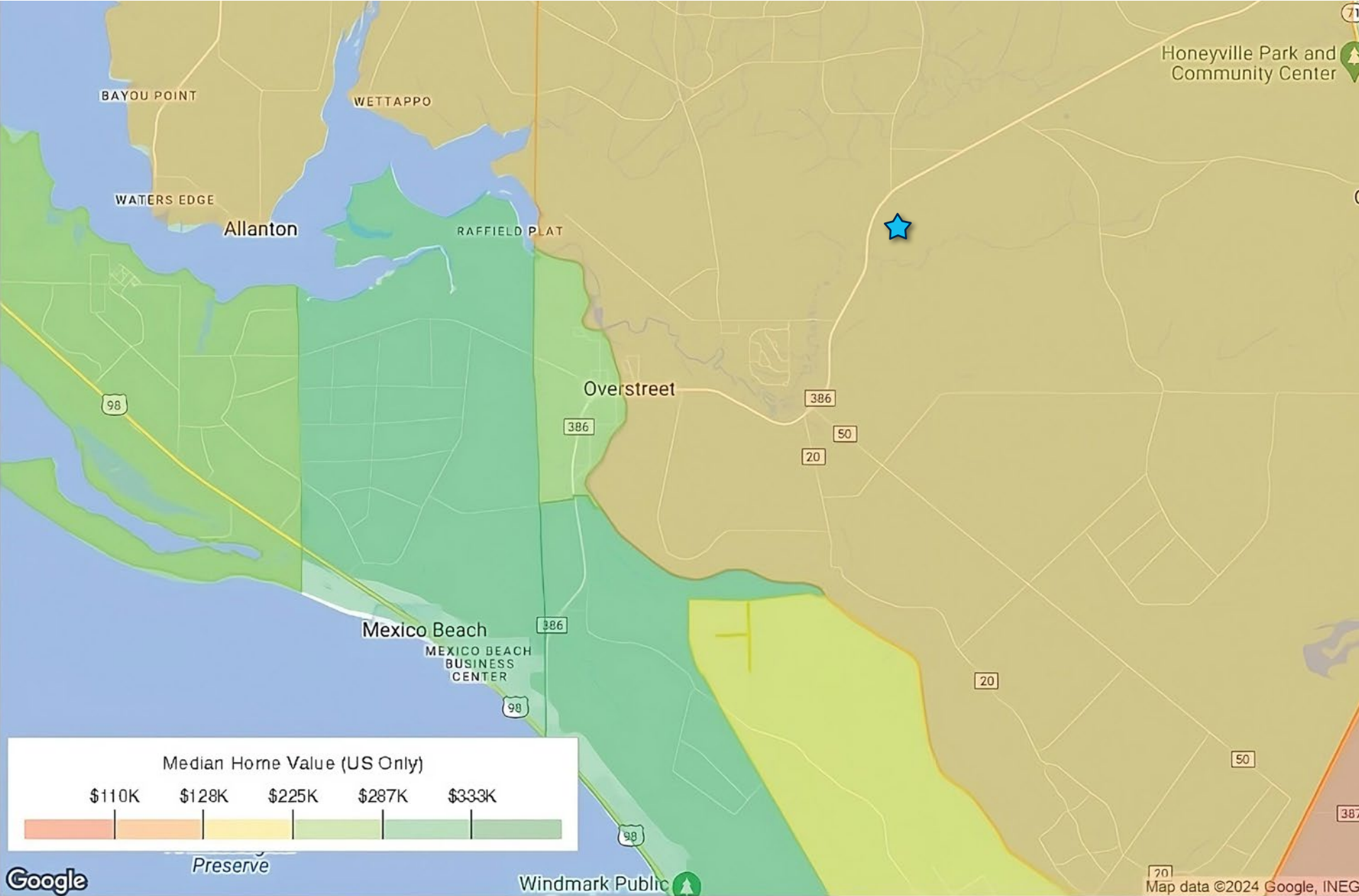
Preserve

Windmark Public

Map data ©2024 Google, INEG



MEDIAN HOME VALUE MAP



Google

Preserve

Windmark Public

Map data ©2024 Google, INEG





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