



**FOR SALE
LAND
\$995,000**

22 ± ACRES ON ECONFINA CREEK WITH HOME

6919 CAT CREEK ROAD, YOUNGSTOWN, FL 32466



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CLAY PATRICK
850.693.6610



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NORTH FLORIDA OFFICE
2860 HIGHWAY 71 N STE C
MARIANNA, FL 32446



OFFERING SUMMARY

Listing Price	\$995,000
Acres	21.74 Acres
Price Per Acre	\$45,768
County	Bay
Zoning	Residential
Utilities	Electric, private well & private septic tank.
Parcel IDs	05018-000-000
Coordinates	30.408599, -85.551087
Real Estate Taxes	\$2,853.00

PROPERTY OVERVIEW

Beautiful 3 Bed 2 Bath 1,740 SqFt home on Econfina Creek in Bay County, FL with 2,610LF on the creek. Bring the family and enjoy beautiful days on the creek swimming, kayaking, fishing and grilling out. Just 15 minutes to Panama City Beach & the prettiest white sand in the World on the Gulf of Mexico.

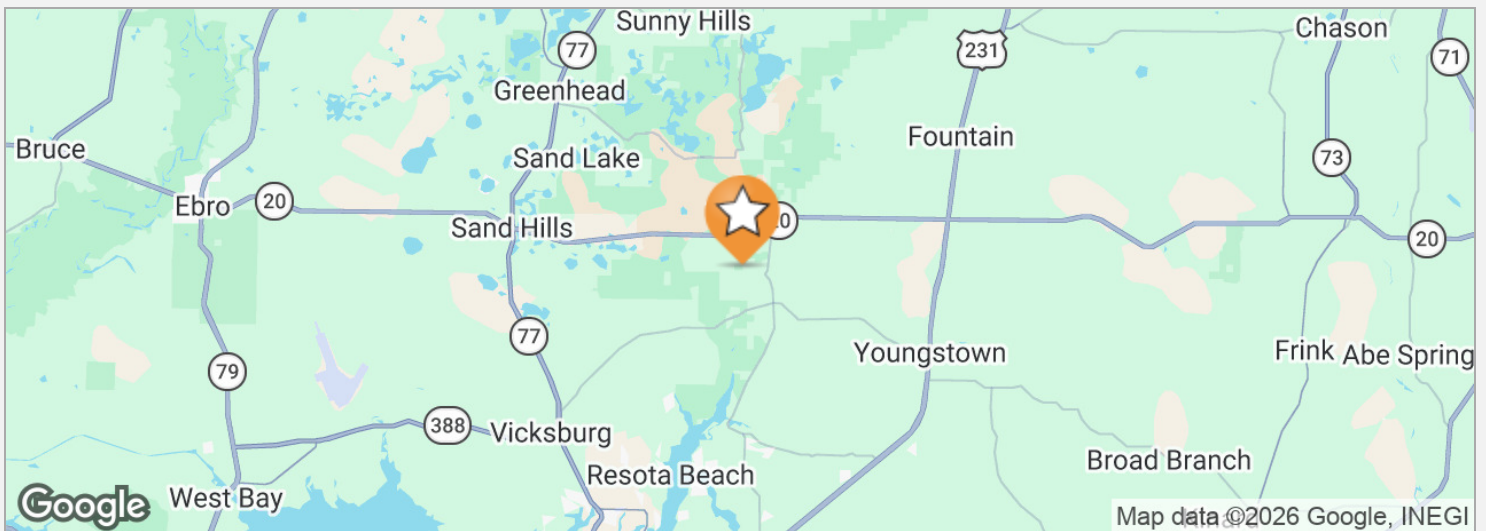
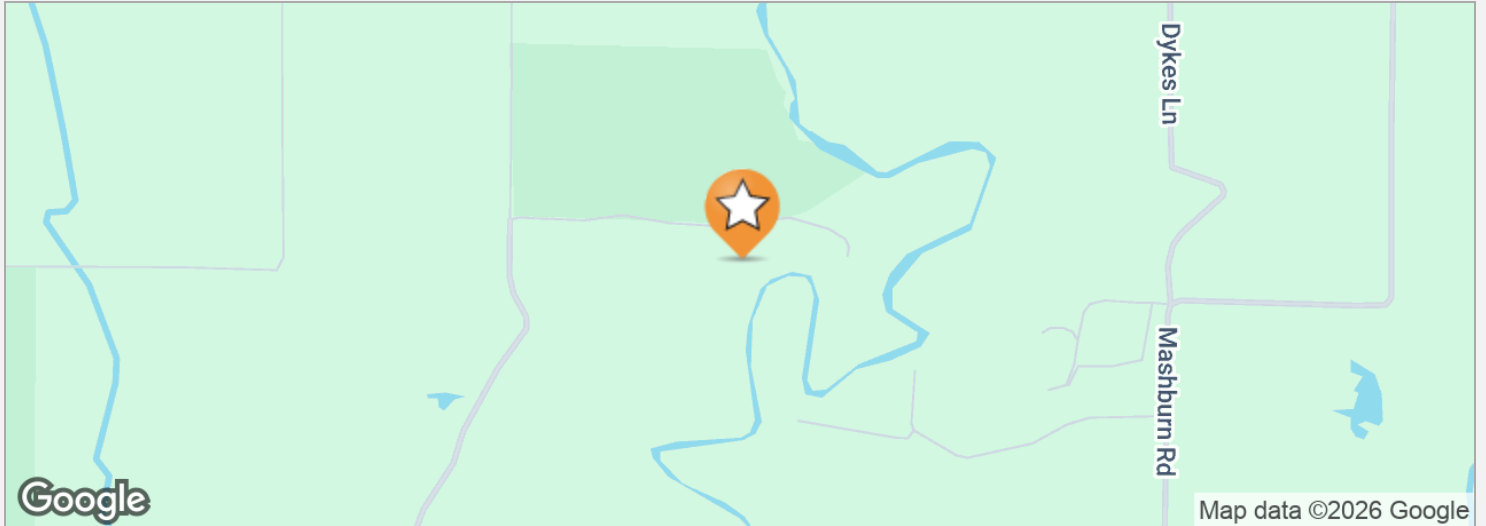
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	45	272	572
Total Population	121	733	1,570
Average HH Income	\$69,078	\$70,651	\$74,286





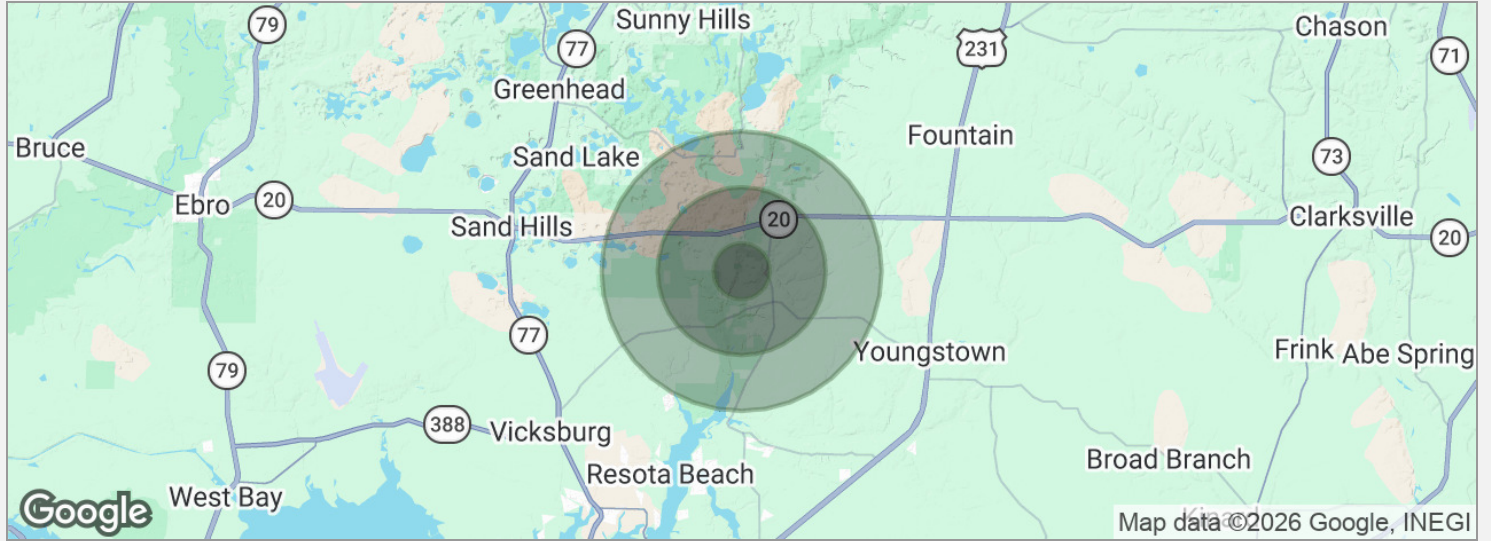




DRIVE TIMES

From Panama City 20 minutes.

DRIVING DIRECTIONS



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	121	733	1,570
Median age	43	43	42
Median age (male)	43	43	42
Median age (Female)	43	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	45	272	572
# of persons per HH	2.7	2.7	2.7
Average HH income	\$69,078	\$70,651	\$74,286
Average house value	\$171,401	\$181,617	\$208,508

* Demographic data derived from 2020 ACS - US Census

CLAY PATRICK

Broker Associate



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PROFESSIONAL BACKGROUND

Clay was raised on a cattle farm in Jackson County, Florida. He has more than 30 years of experience in the real estate industry, specializing in investment properties, row crop/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. Clay resides in Bascom, Florida with his wife Gina Patrick.

EDUCATION

Accredited Land Consultant designation (ALC)
Chipola College (Studied Business)
Pensacola State College (Studied Forestry)

MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute
APEX Award 2023
APEX Award 2022
Member, Central Panhandle Association of Realtors
Served 6 years on the Jackson County, FL Planning Commission
Recipient of the Summit Bronze Award 2016
Recipient of the Summit Silver Award 2017
Recipient of the Summit Bronze Award 2018
Recipient of the President's Award 2019
Recipient of the Summit Award 2020
Recipient of the Summit Silver Award 2021