

# NEIL RYDER REALTY, INC.

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## 615 LAUREL STREET PANAMA CITY BEACH, FLORIDA

**LEGAL DESCRIPTION:** 27 3S 16W -117- 38A3 BEG 75' S OF NE COR ORIG  
GOVT LOT 3 TH S 520' W 163.8' N 520 E 163.8' TO POB ORB  
1768 P 1583 ORB 1768 P 1571

**PRICE:** \$4,445,000., \$3.6 million

This price includes engineering and conceptual architectural costs paid to date, but no unpaid balances for incomplete or unfinished work. Qualified buyer(s) may step-in and finish the architectural design & change civil engineering to their specifications.

**NUMBER OF UNITS:** An 88-unit condo tower, 15-18 stories with attached or underneath parking garage(s) is possible under the current zoning. Panhandle Engineering has completed the civil engineering for a Development Order, which we now have in hand. However, our Development Order is for a lesser density.

**CONDO DESCRIPTION:** We envision 1,000-1,200 square foot units, 2-bedroom/2½-bath. All units will have beach and city views with front and rear exposures.

**AMMENITIES:** Gated, landscaped (with full irrigation) and fully fenced community. There will be a pool/hot tub with a pool house, sundeck & barbecues, tennis courts and ample parking.

**ZONING:** T-3

**COMMISSION:** 3% to Selling Office

**Disclosure:** Information is believed correct, but not guaranteed; and subject to change.  
**Disclosure:** Real Estate Broker Among Owners