

Spring Warrior Cove

Strickland Landing Drive, Perry, Florida 32348

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PRELIMINARY PLAT / CONCEPTUAL PLAN

*Conceptual rendering. Amenities, improvements and uses shown are illustrative only and subject to final design, permitting, approvals and development by future ownership.





Sale Price

\$5,500,000

Offering Summary

Acreage:	243 Acres
Price / Acre:	\$22,634
State:	Florida
City:	Perry
County:	Taylor
Property Type:	Transitional, Hunting and Recreational Land, Timberland
Spring Warrior Cove Website:	Click Here

Property Overview

Spring Warrior Cove is a 243 ± acre residential development opportunity in Taylor County, Florida, featuring a preliminary plan for 65 clustered half-acre homesites. The residential component is concentrated on the northern portion of the property, allowing the southern acreage to remain as proposed HOA-managed open space and creating a low-density community centered around the property's natural landscape.

With 204 ± acres of uplands, approximately half a mile of frontage along Spring Warrior Creek, Echo Spring, and proximity to the Gulf of Mexico and Big Bend Wildlife Management Area, the property combines development potential with exceptional natural and recreational features. Spring Warrior Cove offers an opportunity to create a distinctive residential community that blends Gulf Coast living, outdoor recreation, and preserved open space.



Development Concept

The preliminary development concept for Spring Warrior Cove features 65 half-acre homesites within a low-density, outdoor-oriented residential community. The preliminary site plan clusters development along the northern portion of the property while proposing the southern acreage as HOA-managed open space. This approach creates a defined residential development area while preserving a substantial portion of the property for recreation, natural amenities, and community use.

The development concept is designed to accommodate Port Homes and other outdoor-lifestyle residences. Port Homes combine traditional residential living with covered RV storage, guest accommodations, outdoor living areas, and related recreational features, creating flexibility for buyers seeking a permanent or seasonal home base near Florida's Gulf Coast. RV-ready improvements and managed short-term rental opportunities are also contemplated, subject to final HOA requirements, county approvals, permitting, and community standards.

The proposed open-space component provides additional flexibility for trails, wildlife viewing, passive recreation, and other low-impact community amenities, allowing future development to capitalize on the property's natural character while differentiating Spring Warrior Cove from a conventional residential subdivision.

Natural Setting & Recreation

Spring Warrior Cove is positioned within Florida's Big Bend, an area defined by extensive conservation lands, abundant wildlife, and access to the Gulf Coast. Spring Warrior Creek forms the property's southern boundary, while Echo Spring and distinctive on-site geologic features create natural amenities within the property itself.

Nearby destinations include the Big Bend Wildlife Management Area and the 984,325-acre Big Bend Seagrasses Aquatic Preserve, with nearby boat ramps providing access to Spring Warrior Creek and the Gulf of Mexico. The surrounding area offers opportunities for fishing, scalloping, boating, kayaking, hunting, hiking, birding, and wildlife recreation.

The property's proposed open-space acreage further enhances its recreational potential, with opportunities for trails, wildlife habitat, passive recreation, and other low-impact amenities. Additional concepts identified for the property include a private recreational area, links-style golf feature, conservation opportunities, and potential qualification as a gopher tortoise recipient site, subject to applicable approvals and permitting.

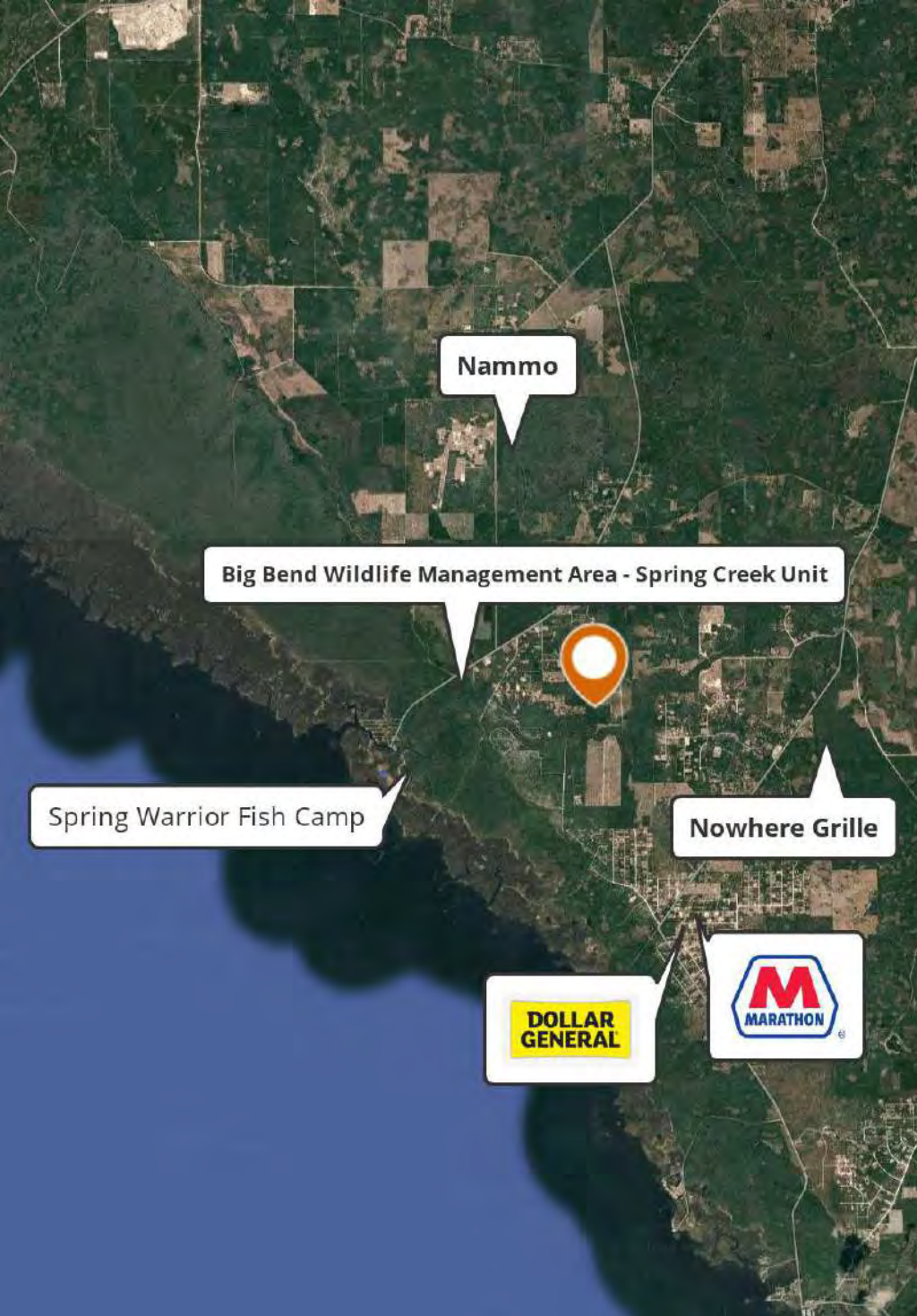
Together, the property's natural features, recreational access, and substantial proposed open space provide a setting capable of supporting a residential community built around the outdoor character of Florida's Big Bend Coast.





Specifications & Features

Uplands / Wetlands:	204 ± Upland Acres (84%) / 39 ± Wetland Acres (16%)
Soil Types:	Ortega Fine Sand & Melvina-Moriah-Lutterloh Complex
Taxes & Tax Year:	\$1,899.67 for 2025
Zoning / FLU:	Agricultural/Rural Residential - Base Density is 1 du/5 ac. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 60 percent.
Lake Frontage / Water Features:	1/2 ± Mile of Water Frontage along Spring Warrior Creek
Water Source & Utilities:	Well & Septic
Road Frontage:	Entrance on Strickland Road
Nearest Point of Interest:	Big Bend Wildlife Management Area - 1/3 ± Mile Nammo - 1.5 ± Miles Spring Warrior Fish Camp - 2 ± Miles Gulf of Mexico - 2 ± Miles Downtown Perry - 10 ± Miles
Current Use:	Timber & Recreation
Potential Recreational / Alt Uses:	65 Planned ±0.5-Acre Residential Lots with Proposed Open Space
Land Cover:	Hardwood Coniferous-Mixed (100 ± Ac); Coastal Scrub (90 ± Ac); Mixed Wetland Hardwoods (39 ± Ac); Upland Hardwood Forests (7 ± Ac); Upland Coniferous Forests (7 ± Ac)
Structures & Year Built:	None
Survey or Site Testing Reports:	Preliminary Site Plan Available



Location & Driving Directions

Parcel: 06404-525 & 06404-500

GPS: 29.9340962, -83.6332813

Driving Directions: Contact Jeremiah Thompson

Showing Instructions: Contact Jeremiah Thompson

PRELIMINARY SITE PLAN OVERLAY MAP



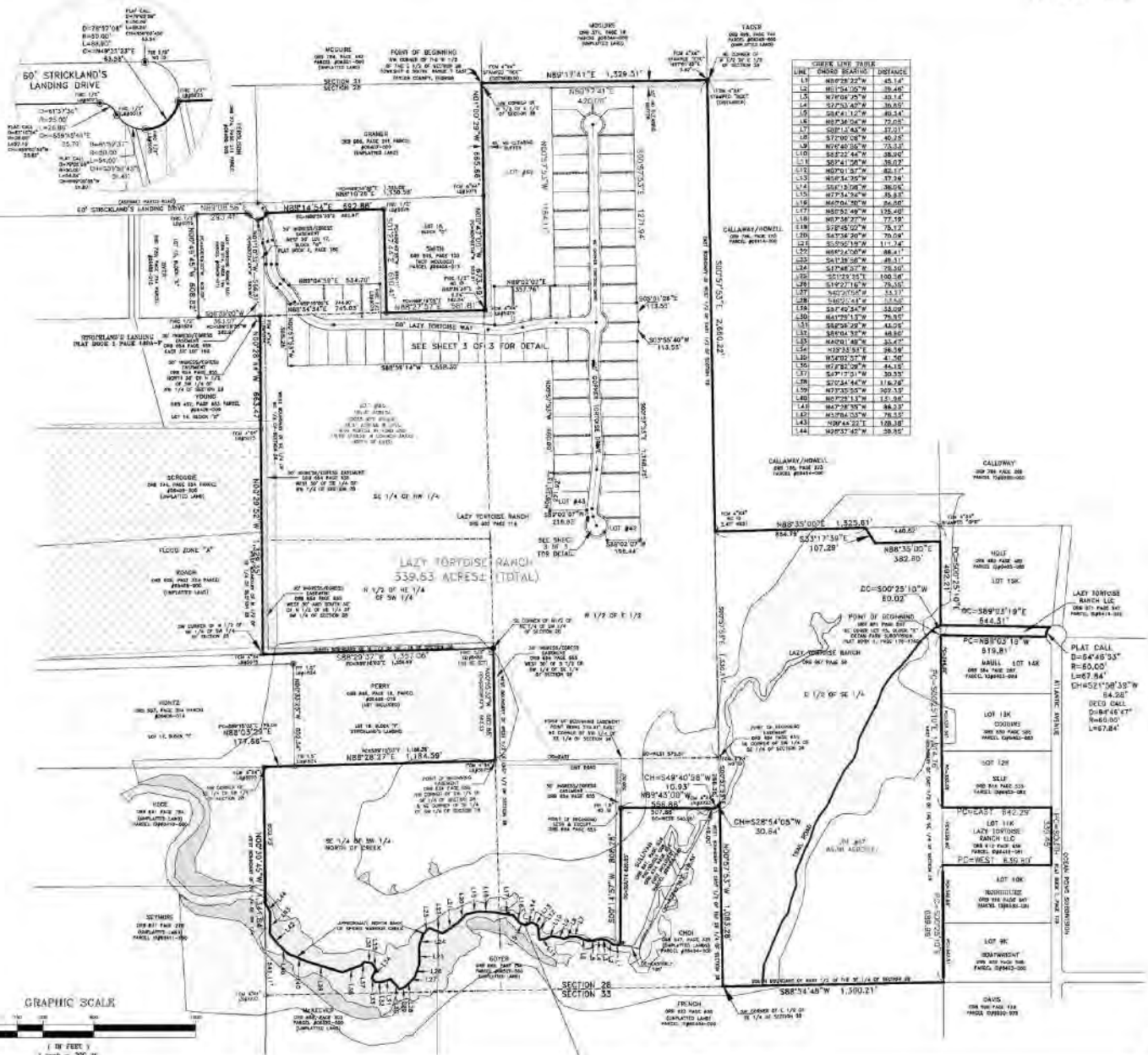
Spring Warrior Cove

Polygon



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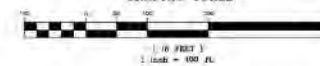
A SUBDIVISION LOCATED IN SECTIONS 27 & 28
TOWNSHIP 6 SOUTH, RANGE 7 EAST

TAYLOR COUNTY, FLORIDA

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PAGE 3 OF 3

GRAPHIC SCALE



UTILITY EASEMENTS

10' ALONG ALL ROADWAYS & CUL-DE-SACS
15' EACH SIDE OF LOT LINES AS SHOWN

SETBACKS FOR RESIDENTIAL SINGLE FAMILY/MOBILE HOME

FRONT 35 FEET
SIDES: 15 FEET (FOR EACH SIDE YARD)
REAR 15 FEET

LEGEND & ABBREVIATIONS

- CALCULATED CORNER (TO BE SET)
- FIRC FOUND IRON ROD & CAP
- FEM FOUND CONCRETE MONUMENT
- IRC IRON ROD & CAP PER PREVIOUS SURVEYOR
- IR IRON ROD PER PREVIOUS SURVEYOR
- IRF IRON PIPE & PREVIOUS SURVEYOR
- RLS REGISTERED LAND SURVEYOR
- PCS PROFESSIONAL LAND SURVEYOR
- LS LICENSED SURVEYOR
- LB LICENSED BUSINESS
- ORB OPTICAL RECORDS BOOK
- DC DEED CALL
- DB DEED BOOK
- PC FLAT CALL
- R/W RIGHT-OF-WAY
- NOT TO SCALE
- CENTLINE

CURVE TABLE										
CURVE	BLK/FT	SPD/10	SPD/20	SPD/30	SPD/40	SPD/50	SPD/60	SPD/70	SPD/80	SPD/90
C1	10.00 0.02	62.100	144.60	204.84 1.72	19.41	130	81.950	50.00	22.29	0.59 39.58 5.16
C2	47.54 1.34	62.100	144.60	204.84 1.72	19.41	130	81.954 20	50.03	22.33	0.60 39.58 5.18
C3	95.08 2.68	62.100	144.60	204.84 1.72	19.41	130	81.958 40	50.06	22.37	0.61 39.58 5.20
C4	142.62 4.02	62.100	144.60	204.84 1.72	19.41	130	81.962 60	50.09	22.41	0.62 39.58 5.22
C5	190.16 5.36	62.100	144.60	204.84 1.72	19.41	130	81.966 80	50.12	22.45	0.63 39.58 5.24
C6	237.70 6.70	62.100	144.60	204.84 1.72	19.41	130	81.970 100	50.15	22.49	0.64 39.58 5.26
C7	285.24 8.04	62.100	144.60	204.84 1.72	19.41	130	81.974 120	50.18	22.53	0.65 39.58 5.28
C8	332.78 9.38	62.100	144.60	204.84 1.72	19.41	130	81.978 140	50.21	22.57	0.66 39.58 5.30
C9	380.32 10.72	62.100	144.60	204.84 1.72	19.41	130	81.982 160	50.24	22.61	0.67 39.58 5.32
C10	427.86 12.06	62.100	144.60	204.84 1.72	19.41	130	81.986 180	50.27	22.65	0.68 39.58 5.34
C11	475.40 13.40	62.100	144.60	204.84 1.72	19.41	130	81.990 200	50.30	22.69	0.69 39.58 5.36
C12	522.94 14.74	62.100	144.60	204.84 1.72	19.41	130	81.994 220	50.33	22.73	0.70 39.58 5.38
C13	570.48 16.08	62.100	144.60	204.84 1.72	19.41	130	81.998 240	50.36	22.77	0.71 39.58 5.40
C14	618.02 17.42	62.100	144.60	204.84 1.72	19.41	130	82.002 260	50.39	22.81	0.72 39.58 5.42
C15	665.56 18.76	62.100	144.60	204.84 1.72	19.41	130	82.006 280	50.42	22.85	0.73 39.58 5.44
C16	713.10 20.10	62.100	144.60	204.84 1.72	19.41	130	82.010 300	50.45	22.89	0.74 39.58 5.46
C17	760.64 21.44	62.100	144.60	204.84 1.72	19.41	130	82.014 320	50.48	22.93	0.75 39.58 5.48
C18	808.18 22.78	62.100	144.60	204.84 1.72	19.41	130	82.018 340	50.51	22.97	0.76 39.58 5.50
C19	855.72 24.12	62.100	144.60	204.84 1.72	19.41	130	82.022 360	50.54	23.01	0.77 39.58 5.52
C20	903.26 25.46	62.100	144.60	204.84 1.72	19.41	130	82.026 380	50.57	23.05	0.78 39.58 5.54
C21	950.80 26.80	62.100	144.60	204.84 1.72	19.41	130	82.030 400	50.60	23.09	0.79 39.58 5.56
C22	998.34 28.14	62.100	144.60	204.84 1.72	19.41	130	82.034 420	50.63	23.13	0.80 39.58 5.58
C23	1045.88 29.48	62.100	144.60	204.84 1.72	19.41	130	82.038 440	50.66	23.17	0.81 39.58 5.60
C24	1093.42 30.82	62.100	144.60	204.84 1.72	19.41	130	82.042 460	50.69	23.21	0.82 39.58 5.62
C25	1140.96 32.16	62.100	144.60	204.84 1.72	19.41	130	82.046 480	50.72	23.25	0.83 39.58 5.64
C26	1188.50 33.50	62.100	144.60	204.84 1.72	19.41	130	82.050 500	50.75	23.29	0.84

CENTERLINE CURVE TABLE

WAVE	DEPTH	RADIUS	LENGTH	CHORD	
001	19.925724	397.00	134.85	509.02157 W	184.50
002	19.930301	150.00	131.34	520.46461 T	127.80
003	22.957007	340.29	155.81	598.92291 W	154.79
004	46.952466	290.00	258.09	600.90124 E	268.00
005	72.951501	2015.00	307.07	600.90124 E	911.23
006	187.97247	300.00	307.07	589.97123 E	261.12
007	192.97437	300.00	307.08	589.97123 E	261.12
008	676.97638	200.00	241.19	589.93410 W	26.00
009	798.9748	250.00	140.08	601.90124 E	160.20
010	2631.974	100.00	46.87	503.95029 E	46.87

LOT #66

MATCH LINE

MATCH LINE



24-08
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Spring Warrior Cove

 Subject Site



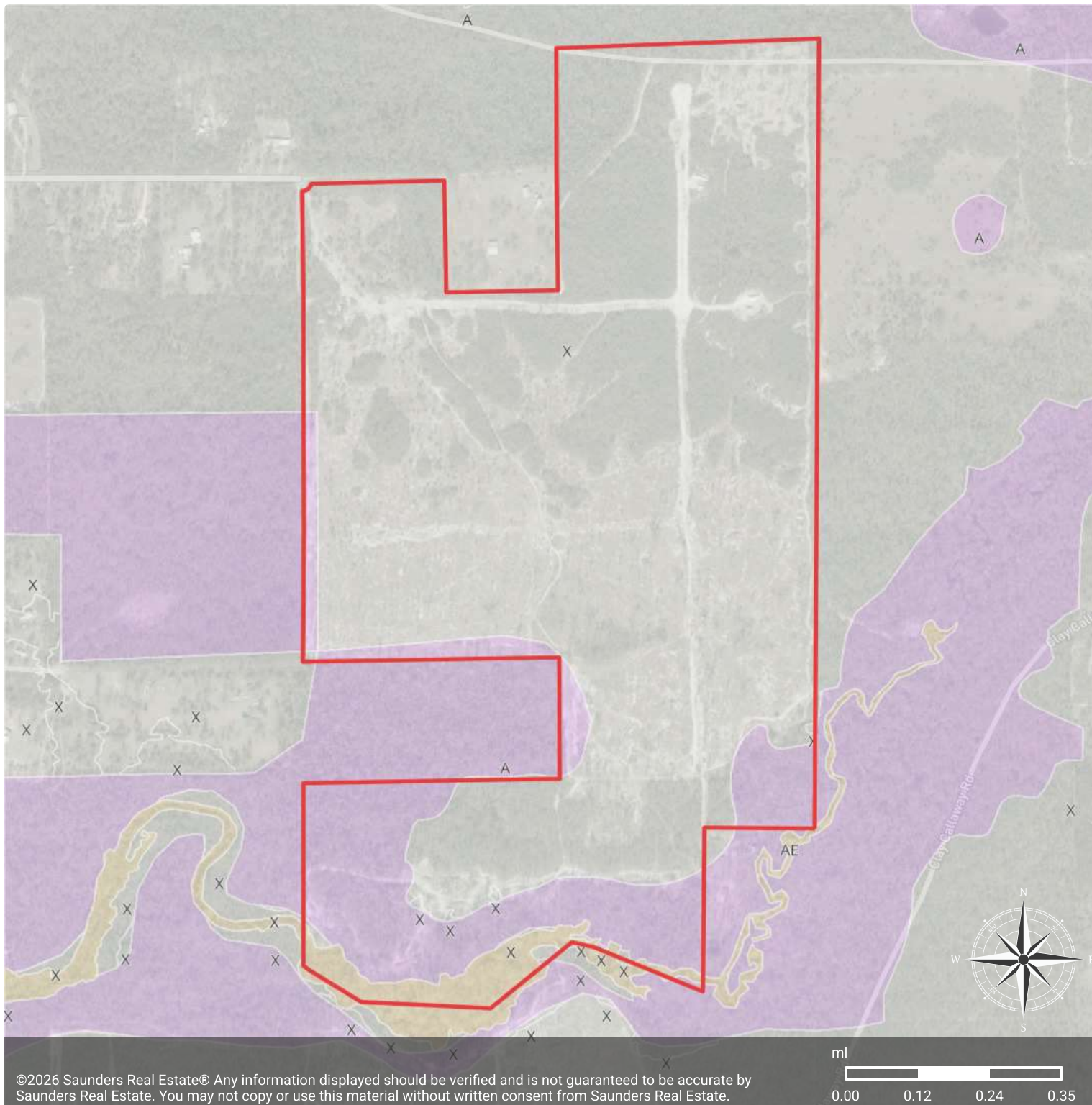
Wetlands

-  Subject Site
-  Wetlands 2023: Wetland Hardwood Forests
-  Wetlands 2023: Reservoirs



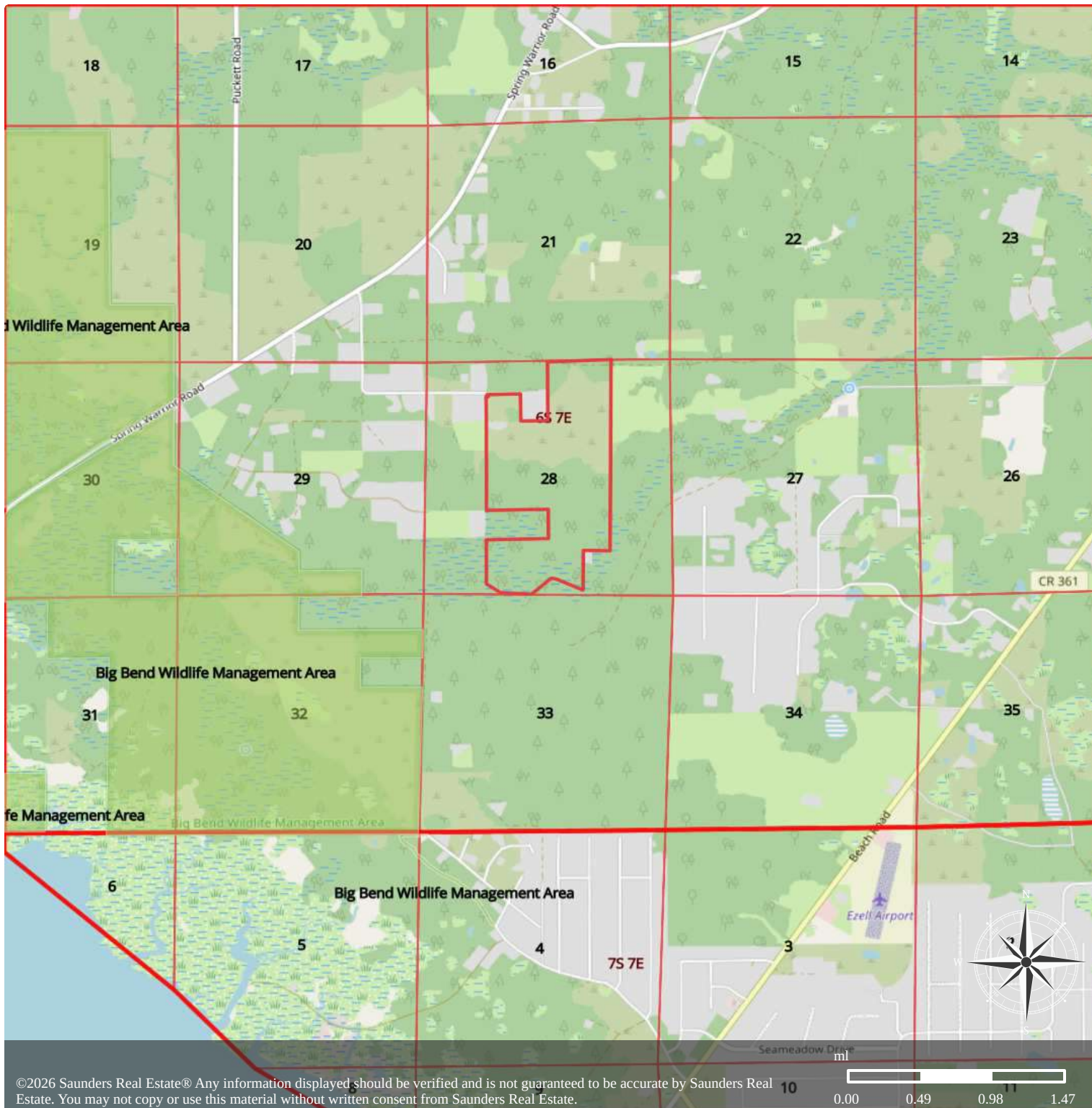
Flood Zone

-  Subject Site
-  FEMA Flood Zones DFIRM: Outside any floodplains
-  FEMA Flood Zones DFIRM: 100 year, BFE no
-  FEMA Flood Zones DFIRM: 100 year, BFE yes



Vicinity

- Subject Site
- Conservation Lands (FLMA): State
- Section
- Township/Range











ADVISOR BIOGRAPHY



Jeremiah Thompson, ALC

Senior Advisor

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Cell: 352-255-3670

Professional Background

Jeremiah Thompson is a Senior Advisor at Saunders Real Estate, specializing in large-acreage, agricultural, recreational, transitional, and conservation land transactions throughout Florida.

Jeremiah focuses on helping landowners navigate complex conservation and agricultural land deals, with particular expertise in structuring conservation easements that balance financial return with long-term land stewardship. He is known for providing practical, straightforward guidance and aligning each transaction with his client's operational and financial goals.

A fourth-generation Floridian, Jeremiah earned a bachelor's degree in Political Science and Geography from Florida State University, where he also played football for the Seminoles.

Prior to entering private brokerage, Jeremiah served as a Senior Acquisition Agent with the Florida Division of State Lands. In that role, he negotiated transactions that placed thousands of acres into conservation across the state. His experience spans a wide range of property types, from smaller tracts to large-scale conservation easements, providing him with a working knowledge of state acquisition programs and regulatory processes.

Jeremiah has over a decade of experience in real estate and holds a Florida Real Estate Broker's License. He remains actively involved in conservation efforts across the state and works closely with landowners, agencies, and industry professionals to protect Florida's working lands and natural resources.

Specialty:

- Agricultural Land
- Conservation Easements
- Mitigation Banks
- Ranchland, Recreational Land, Pastureland
- Springs
- Timberland
- Waterfront Properties



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