

West Bay



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WEST BAY DEVELOPMENT PLANS

West Bay is not only one of the best economic development opportunities in Florida today, but also America. At 75,000 acres, it is also one of the largest mixed-use, planned communities in the United States. The plans for West Bay include:

- A new state-of-the-art international airport to replace the existing facilities
- Commercial, office, and industrial entitlements that total approximately 4.4 million square feet
- Preservation of West Bay's shore line and its tributary creeks
- Marinas and other recreational areas
- Residential communities with approximately 5,480 dwelling units



Relocation of the Panama City/Bay County International Airport is the first step in developing the West Bay area. The planned airport will be one of only three greenfield airport sites in the nation and will initially



be developed at approximately 1,400 acres. This will include airfield and support facilities, a primary runway of 8,400 feet, and a crosswind runway of 5,000 feet.

The Airport Authority has begun construction on the new facilities and anticipates flight operations in the beginning of 2010.

The master plan for the site allows for future expansion of the airport operation including expanding the initially constructed primary runway to 12,000 feet and construction of an additional 9,000 foot parallel runway.



In addition to the airport, there is also a planned regional employment center and a business center. The regional employment center has approximately 3,000 acres set aside for development with initial plans for three million square feet of commercial development. The business center has approximately 850 acres set aside with initial plans for 750,000 square feet of commercial development. For more information on the airport relocation project, go to: <http://pcairport.pbsjis.com/>.

WEST BAY CONVENIENT LOCATION

West Bay is centrally located in the center of northwest Florida, roughly half way between Pensacola and Tallahassee. Its location provides opportunities for business with great access to large markets including New Orleans, Atlanta, Orlando, Birmingham, Jacksonville, and Tampa.

The aviation and defense industry will also be served by West Bay's convenient location between Tyndall and Eglin Air Force Bases. With the number of military retirees in northwest Florida comparable to San Diego, the area continues to gain importance to the defense industry. The relocated Panama City airport is outside the military airspace control of both Eglin and Tyndall and is not threatened by expanded activity at either base.

Businesses located within West Bay will enjoy access to all major modes of transportation enabling them to connect to markets and suppliers via air, land, and sea. Located near major US and Interstate highways, business will be in proximity to Interstate 10, SR77 and SR79, US Highway 98, and US Highway 231.



Deepwater Seaport Access is provided by Port Panama City, the northernmost port in the Gulf of Mexico. Port facilities include:

- Six deepwater berths
- Barge facilities
- Warehousing space
- Modern loading and unloading facilities
- Access to the Intracoastal Waterway
- Planned barged facilities adjacent to West Bay

Port Panama City is also served by the Bay Line railroad, which offers five-day-a-week freight service connecting Port Panama City to:

- CSX in Cottondale, Florida and Dothan, Alabama
- Norfolk Southern in Dothan, Alabama

West Bay not only provides a unique set of competitive advantages for business, but it is surrounded by communities that work to support economic development and provide a wonderful quality of life.



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