PRIVATE ISLANDS INC.

DELMONTE ISLAND

ESCAMBIA BAY, FLORIDA

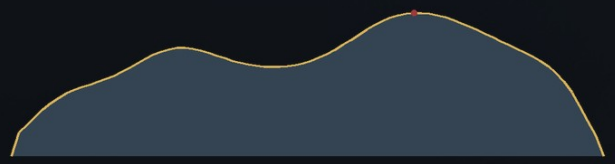


150 ACRES · FREEHOLD

20 ACRES OF UPLANDS

30.539°N 87.128°W

ELEVATION — SUMMIT 33 FT



THE ESTATE

At a Glance

LOCATION	Escambia Bay, Florida
TITLE	Freehold
LAND AREA	150 acres
UPLANDS	20 acres
DEVELOPMENT	Non-developed
SUMMIT	33 ft

ACRES OF UPLANDS

Twenty acres of forested upland, classified as suitable for development, set inside a 150-acre marsh island with water on every side.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
150 acres

TITLE
Freehold

SUMMIT
33 ft

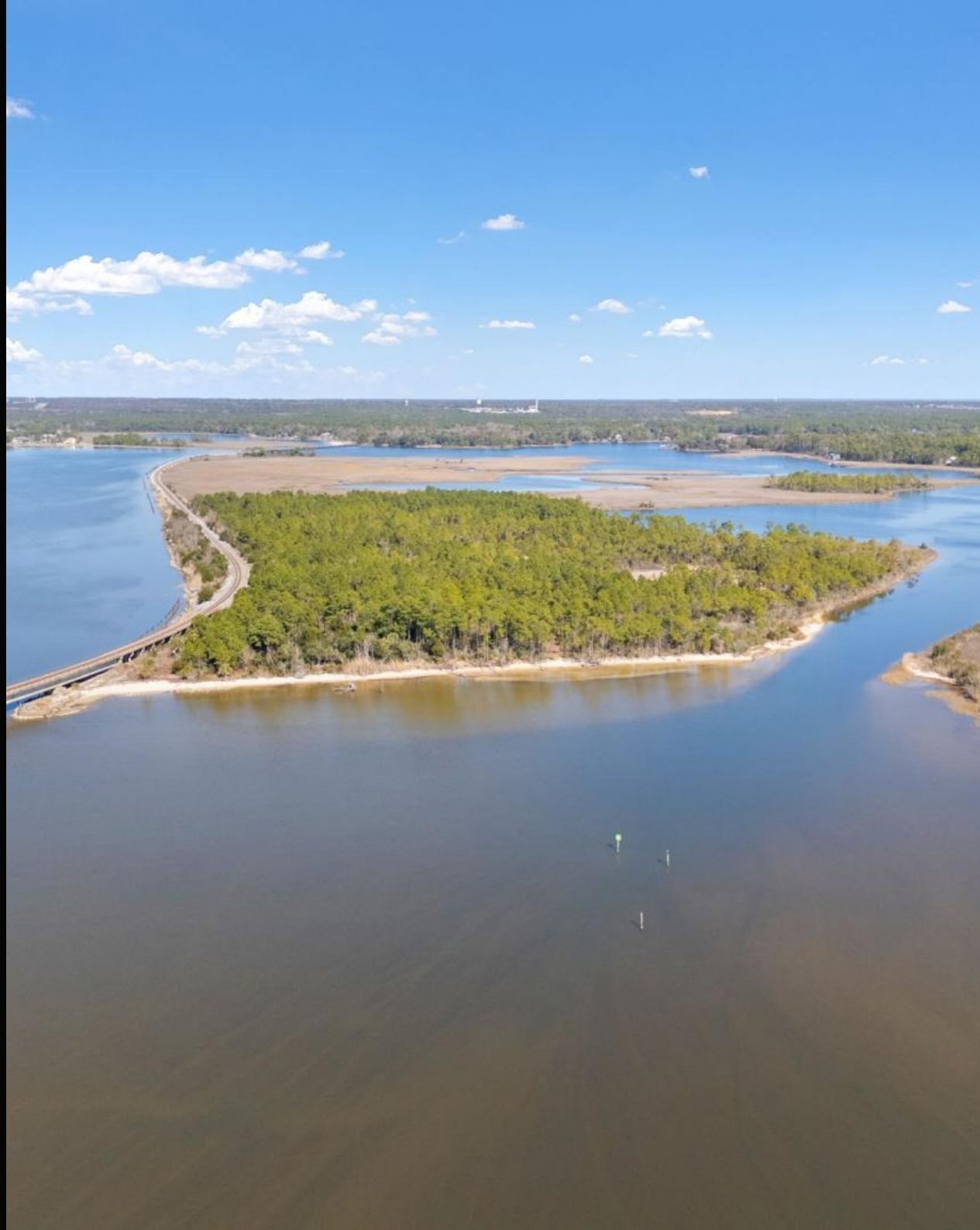
UPLANDS
20 acres

WATERS
Escambia Bay

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REGION — FLORIDA — THE PANHANDLE

Florida islands are held in freehold, or fee simple, under a transparent title system that makes ownership straightforward for buyers worldwide. The western Panhandle is the state's quiet Gulf shore: broad tidal bays, pine uplands and marsh islands, far from the resort coast.





THE ISLAND

Between Bay and Bayou

DelMonte Island is a 150-acre private island set between Escambia Bay and Mulat Bayou, with a substantial waterfront footprint on every side. Of its 150 acres, 20 are classified as uplands suitable for development; the rest is marsh, shore and open ground under wide Panhandle skies.

THE LAND

Forest Above the Marsh

The upland ground carries a stand of pine forest, the island's high and buildable core. Around it, marsh flats and tidal inlets shape the shoreline, giving the property a natural setting the listing calls ideal for camping and exploration.

WHAT IS POSSIBLE

A Blank Canvas at Scale

The island is non-developed, a blank canvas for custom architectural projects. Its scale allows flexible planning: a single expansive estate, a compound of multiple cabins, or recreational facilities, shaped entirely by the buyer's own design.

THE SETTING

Estate, Retreat or Eco-Tourism

The listing positions the island for diverse uses, from a private residential estate to an eco-tourism venture or short-term rental destination: a secluded retreat with sweeping water views, within easy reach of mainland conveniences.







LAND AND WATER

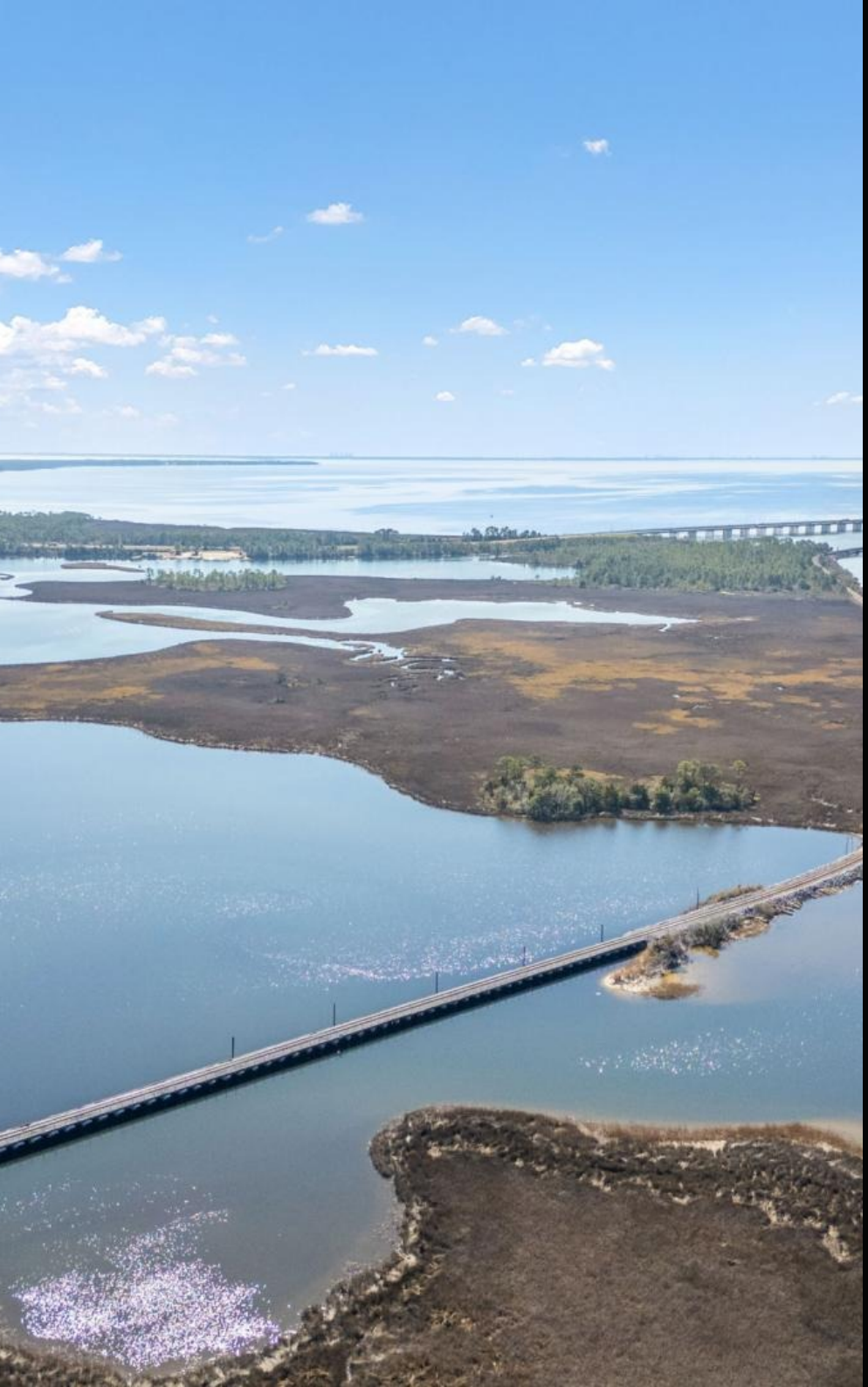
Sheltered Water, Open Bay

Mulat Bayou shelters the island's eastern and southern shores, while Escambia Bay opens to the west. The listing notes immediate access to sheltered waterways and prime fishing grounds, and terrain that supports a wide range of outdoor recreation, from paddling and camping to exploration on foot.

KNOWN FOR

150 freehold acres between Escambia Bay and Mulat Bayou, with 20 acres of forested uplands and boat-only access near Milton, Florida.

DAYTIME HIGH ±91°F · NIGHT LOW ±43°F



BY BOAT

A Short Run from the Ramp

Access is by boat, canoe or kayak from the nearby Archie Glover Boat Ramp, across the island's southern bayou: a short and convenient route to the mainland that keeps the island completely private. The ramp shore sits just south of the island, by the bay bridge corridor.

THE MAINLAND

Pace, Milton and Pensacola

Pace and Milton, the island's Santa Rosa County mainland towns, lie a few miles north and east in straight-line terms, and Pensacola International Airport serves the wider Panhandle from the bay's western shore.

DISTANCES — STRAIGHT LINE

Pace 5 mi · Pensacola Int'l Airport 6 mi · Milton 8 mi

150 ACRES • FREEHOLD • 20 ACRES OF UPLANDS

LOCATION

On the Map

ESCAMBIA BAY • FLORIDA PANHANDLE



GALLERY

The Estate in Frames



The marsh shore and the rail shore, from above



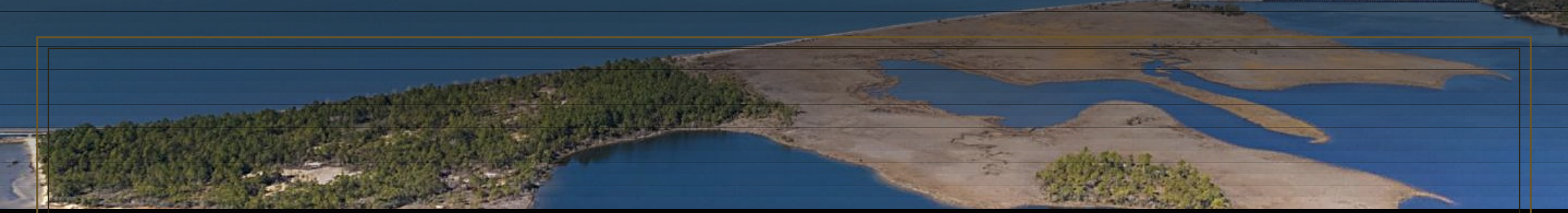
Tidal ponds inside the marsh flat



The forested upland shoreline



A tidal inlet cutting the marsh



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

DELMONTE ISLAND

ESCAMBIA BAY, FLORIDA

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

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