

\$8,000,000 - 1025 Hwy 2297, Panama City

MLS® #750855

\$8,000,000

0 Bedroom, 0.00 Bathroom,
Land on 257 Acres

No Named Subdivision, Panama City, FL

Waterfront Development opportunity with access to East Bay and the Gulf of Mexico. With over 5,600 FF on Cook's Bayou, the property has a mixture of Oaks, Magnolia and Pines. +/- 150 upland acres located on a bluff along the waterfront. The majority of the uplands is Zone X or outside of the 500 year flood zone. The property is zoned Conservation Habitation at 2 units per acre or 514 units. Cook's Bayou Bridge has been raised to 9'6". An upland cut marina with slips, docks and dredging could be entitled as part of the development. Located near Eastern Shipbuilding recently awarded a \$10.5B US Coast Guard contract, 20 minutes from Tyndall AFB which is being rebuilt post hurricane with an expanded mission resulting in an additional 4,000 jobs.

Essential Information

MLS® #	750855
Price	\$8,000,000
Bathrooms	0.00
Acres	257.00
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	1025 Hwy 2297
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Area	05 - Bay County - East
Subdivision	No Named Subdivision
City	Panama City
County	Bay
State	FL
Zip Code	32404

Amenities

Utilities	Electricity Available, High Speed Internet Available, Sewer Available
Features	Waterfront
View	Bayou
Is Waterfront	Yes
Waterfront	Bayou, Bay Front, Gulf Access, Shoreline - Natural, Waterfront

Exterior

Lot Description	Waterfront
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School Information

Elementary	Callaway
Middle	Everitt
High	Rutherford

Additional Information

Date Listed	December 1st, 2023
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Listing Details

Listing Office	NAI TALCOR
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Information Source: Bay County Association Of REALTORS® Multiple Listing Service