

# \$2,485,000 - 8307 FI-22, PANAMA CITY

MLS® #943980

## \$2,485,000

Bedroom, Bathroom, 197,327 sqft  
Commercial Sales on 5 Acres

N/A, PANAMA CITY, FL

Callaway Cove" Apartments is in Callaway, between Panama City and Tyndall Airforce Base. "Shovel Ready". Land is owned with no debt, 70% cleared and all 3rd party engineering reports and Phase 1 Environmental are complete. The "DO" (Development Order) is in place which was updated in May 2023 and allows for immediate horizontal construction. The "Market Demand" studies (MFA and HUD) show a demand of about 500 housing units in the Callaway submarket alone, due to strong core job growth and the depletion of housing units due to Hurricane Michael in 2018. Tyndall Airforce base, 6 miles away has four new F35 jet squadrons groups as well as the Drone division at the base, all needing housing.



## Essential Information

MLS® #	943980
Price	\$2,485,000
Square Footage	197,327
Acres	4.53
Type	Commercial Sales
Status	Active

## Community Information

Address	8307 FI-22
Area	Bay County
Subdivision	N/A



City	PANAMA CITY
County	BAY
State	FL
Zip Code	32404

**Additional Information**

Days on Website	81
Zoning	Commercial

**Listing Details**

Listing Office	Inlet Beach Real Estate
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