

# FOR SALE

1025 Hwy 2297 Panama City, FL 32404

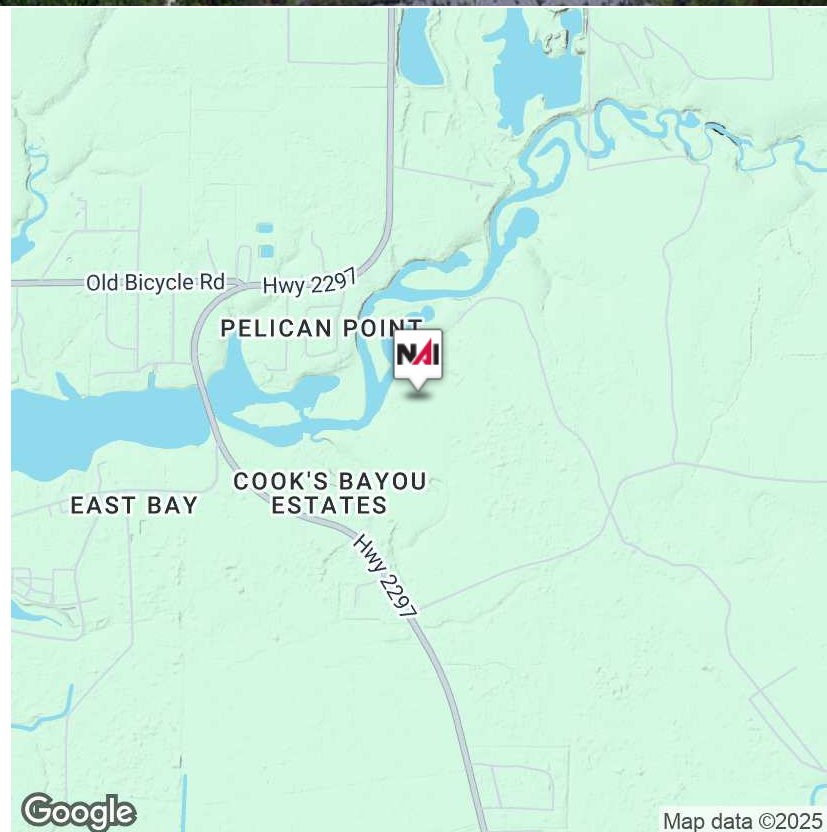
# NAI TALCOR



## Developmental Land | +/-283 Acres

- +/- 5,604 FF on navigable Cook's Bayou
- Municipal Water and Sewer Available
- Current zoning allows for 2 units per acre
- Direct access to the Gulf of Mexico
- Wetland Estimate available
- Waterfront elevations outside the FEMA flood zone

**Sale Price: \$12,000,000**



✉ **Brent Faison**  
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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17216 Panama City Beach Pkwy  
talcor.com

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VIDEO

## PROPERTY DESCRIPTION

Waterfront Development opportunity with access to East Bay and the Gulf of Mexico. With over 5,600' on Cook's Bayou the property has a mixture of Oaks, Magnolia and Pines. +/- 150 acres is uplands 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 with a density of 2 units per acre or 514 units. An upland cut marina with slips, residential docks and dredging could be entitled as part of the development. Located near Eastern Shipbuilding and Tyndall AFB in rapidly growing Eastern Bay County.

## LOCATION DESCRIPTION

From Hwy 22 and Hwy 2297 go South on Hwy 2297 to just past the Cook's Bayou bridge. Subject property is on the East side of Hwy 2297.

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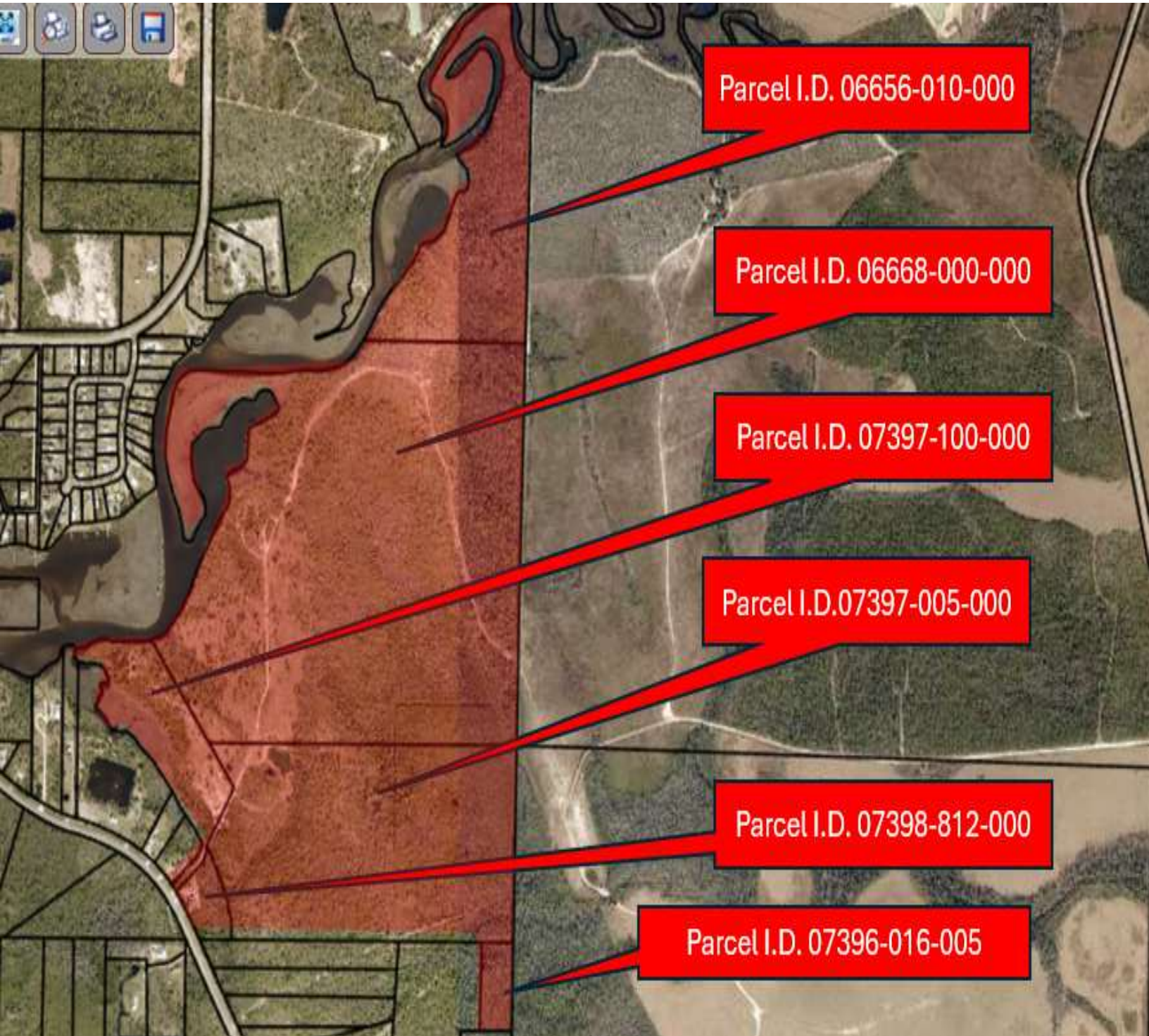
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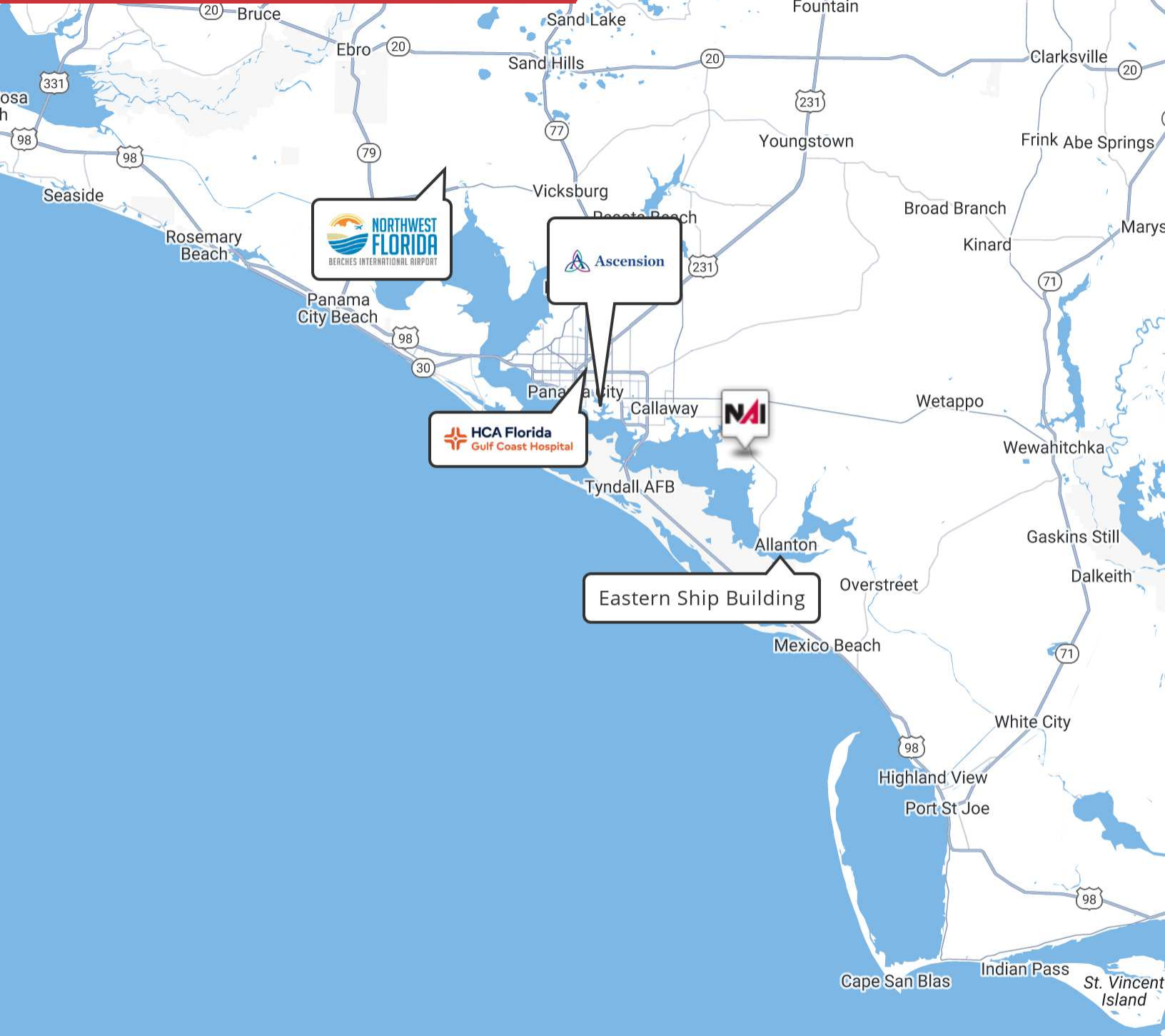
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