

\$4,500,000 - 305 E Beach Drive, Panama City

MLS® #1006912

\$4,500,000

Bedroom, Bathroom,
Unimproved Land on 3.25 Acres

Pelican Pass, Panama City, FL

Pelican Pass at Massalina Bayou presents a rare opportunity to acquire an entitled waterfront development site in the heart of Panama City's waterfront district. The property consists of approximately 3.247 acres with 650 linear feet direct frontage on Massalina Bayou. Asking price of \$4,500,000. The property benefits from a recorded and assignable Development Agreement providing vested rights for residential and marina development. Multiple development paths are supported, including attached residential/townhomes, detached single-family residential, multifamily residential and marina-oriented waterfront development. Zoned Mixed-Use 3 (MU-3) within the City of Panama City. The sale includes Bay County Parcel ID # 19528-000-000. ALTA/topographic survey, development agreement, existing conditions, townhome concept plans, draft plat, marina layout, single-family lot concept, construction/utility exhibits, seawall proposal and marina proposal. This reduces uncertainty and allows a buyer to immediately evaluate the project as a partially assembled waterfront development opportunity, not raw land.



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Essential Information

MLS® #	1006912
Price	\$4,500,000
Acres	3.25

Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	305 E Beach Drive
Area	27 - Bay County
Subdivision	Pelican Pass
City	Panama City
County	Bay
State	FL
Zip Code	32401

Amenities

Utilities	Electric, Gas - Natural, Lift Station, Phone, Public Sewer, Public Water, Sewer Available, TV Cable, Gas Available
View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bayou
Water View	Bay, Bayou

Exterior

Lot Description	Addl Land Available, Cleared, Corner Lot, Irregular Lot, Soil Map, Survey Available
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School Information

Elementary	Cherry Street
Middle	Jinks
High	Bay

Additional Information

Zoning	City, Commercial, Resid Multi-Family, Resid Single Family
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Listing Details

Listing Office	Counts Real Estate Group Inc
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