

# REO - DEEP WATERFRONT LAND FOR SALE

## 37 Acres on Newman Bayou

Southport (Panama City), Florida



**Location:** “The Midlands at Fanning Bayou” is part of a master planned waterfront community known as *Fanning Bayou* in Southport, Florida. The deep-water bayou provides direct access to North Bay and the Gulf of Mexico. One of the very few fully-entitled, deep-waterfront properties near the new Airport.

**Size:** +/- 37 Acres

**Land Use:** Conservation Habitation within the Fanning Bayou Planned Unit Development

**Utilities:** New 1.4 mile access road (Fanning Bayou Drive), new concrete bridge, public water and sewer lines are stubbed out to the property. In order to hook-up to public water and sewer, lines need to be installed along County Road 2300 (a/k/a “Powerplant Road”), from Fanning Bayou Drive to Highway 77.

**Lots:** 111 Single-Family Lots  
Average lot size measures 50’ Wide x 150’ Deep

**Wetlands:** All DEP and ACOE permits are in the process of being renewed.

**Price:** **\$1,600,000**

**Chris McCall**  
850.249.3623  
[chris1.mccall@countsrealestate.com](mailto:chris1.mccall@countsrealestate.com)

**Raleigh Sale**  
850.248.3641  
[raleigh.sale@countsrealestate.com](mailto:raleigh.sale@countsrealestate.com)

Panama City Beach

Panama City

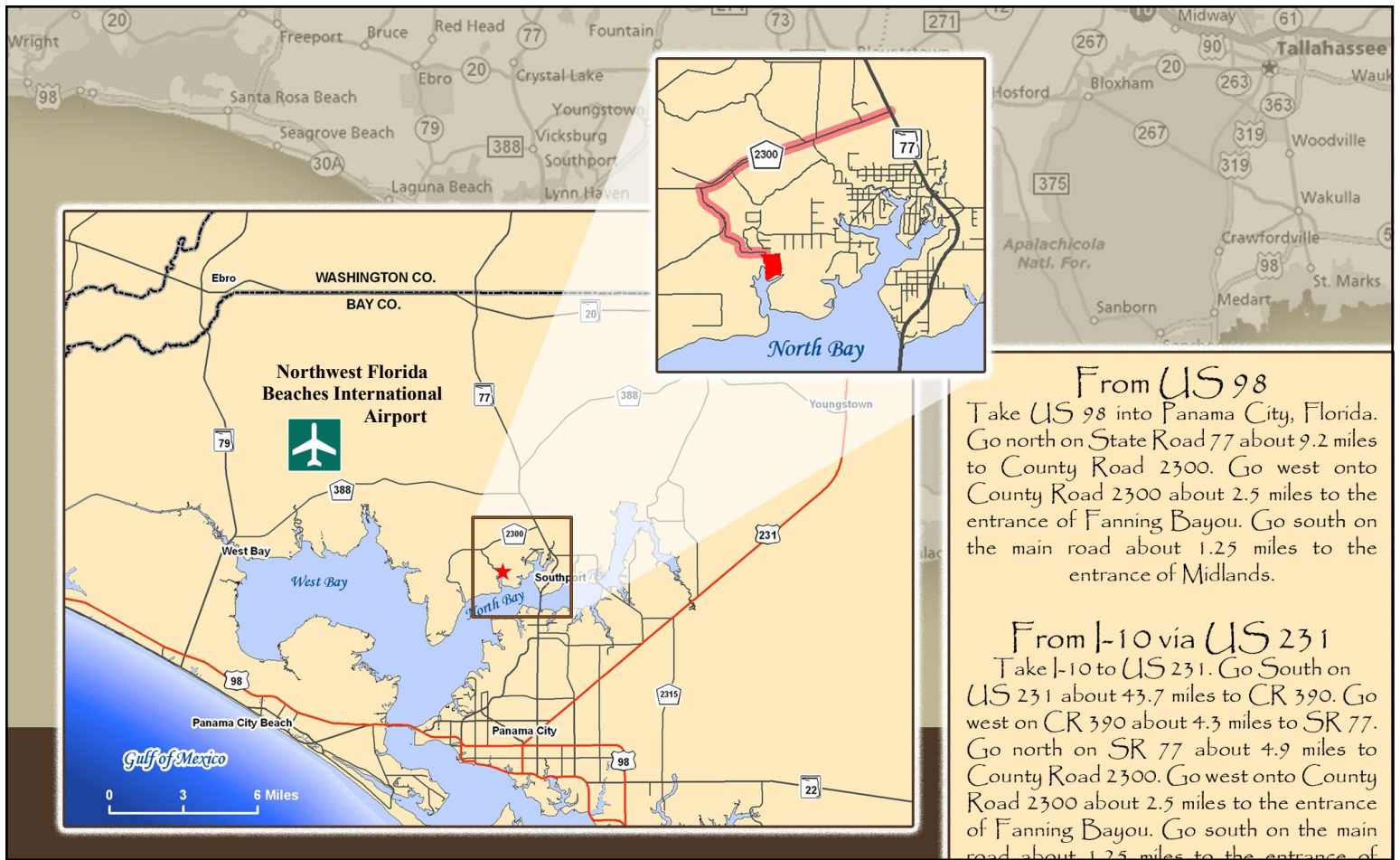
Pier Park

Inlet Beach

Destin

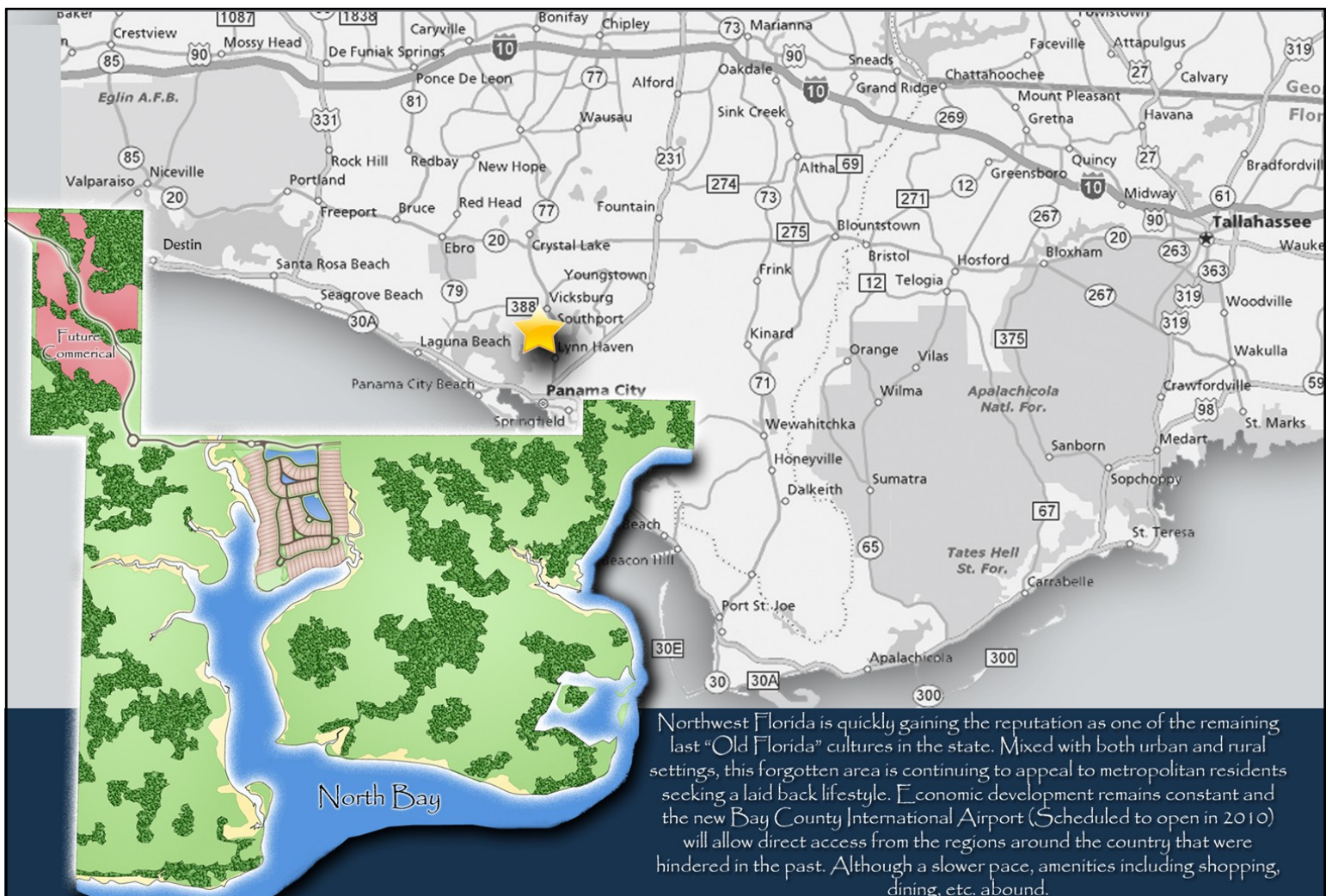
INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED OR GUARANTEED AND SHOULD BE INDEPENDANTLY VERIFIED.





**From US 98**  
 Take US 98 into Panama City, Florida. Go north on State Road 77 about 9.2 miles to County Road 2300. Go west onto County Road 2300 about 2.5 miles to the entrance of Fanning Bayou. Go south on the main road about 1.25 miles to the entrance of Midlands.

**From I-10 via US 231**  
 Take I-10 to US 231. Go South on US 231 about 43.7 miles to CR 390. Go west on CR 390 about 4.3 miles to SR 77. Go north on SR 77 about 4.9 miles to County Road 2300. Go west onto County Road 2300 about 2.5 miles to the entrance of Fanning Bayou. Go south on the main road about 1.25 miles to the entrance of



Northwest Florida is quickly gaining the reputation as one of the remaining last "Old Florida" cultures in the state. Mixed with both urban and rural settings, this forgotten area is continuing to appeal to metropolitan residents seeking a laid back lifestyle. Economic development remains constant and the new Bay County International Airport (Scheduled to open in 2010) will allow direct access from the regions around the country that were hindered in the past. Although a slower pace, amenities including shopping, dining, etc. abound.



Fanning Bayou Drive (new road)



Conceptual Community Amenity Area on the point.



The Midlands community offers 111 "Old Florida" style homesites. Surrounded by water on three sides of the community, residents have ample access to St. Andrew's Bay via 28 community boat slips. Tucked in among the beautiful oaks and magnolias, Midlands offers residents access to the bayside amenity center.

## Master Site Plan





The Midlands at Fanning Bayou comprises 37 Acres of gorgeous deep-waterfront property on Newman Bayou. The property is located within a Conservation Habitation Land-use district within the "Fanning Bayou Planned Unit Development". The County had approved 111 single-family lots as "The Midlands" subdivision within the Fanning Bayou PUD. Ashwood Development, the master developer of Fanning Bayou, has completed the new access road and bridges from Highway 2300 to Fanning Bayou. This is one of the few developable deep-waterfront sites within close proximity of the new Airport. Ideal for future development, buy-and-hold, private estate, or subdivide the property into larger waterfront estate-sized home sites.



**Call for further details, site plans, permits, pictures, aerial pictures and to setup a tour.**



**Exclusively Offered by the Commercial  
Division of Counts Real Estate Group**  
2104 Thomas Drive, Panama City Beach, FL 32408

**Bay County's #1 Commercial &  
Residential Broker**

**Chris McCall** 850.249.3623  
chris1.mccall@countsrealestate.com

**Raleigh Sale** 850.248.3641  
raleigh.sale@countsrealestate.com