

124 ACRES ON WEST BAY

Clara Avenue at Panama City Beach Parkway
Panama City Beach, Florida



Acreage: 124 Acres

Waterfront: Over 1,200 feet on West Bay

Zoning: P.U.D. & Conservation
City of Panama City Beach

Wetlands: +/- 43 Acres

Known as "The Oak Grove on West Bay", the +/-124 Acres on West Bay is the largest waterfront development site available for residential development in Panama City Beach. Located on the east-side of Colony Club and Trieste residential subdivisions, which wrap around the Holiday Golf Course. The property has over 1,200 feet on West Bay with expansive views across the Bay to the north. It is comprised of 3 parcels; "A" = 59 Acres on West Bay, "B" = 60 Acre interior parcel and "C" = +/-4.4 Acre parcel on West Bay and accessed via Moonlight Bay Drive. The two large tracts will have access via the Clara 3Avenue extension, which is a 100' right of way. The site has been annexed into the City of Panama City Beach and has P.U.D. Zoning. The highest-and-best use is residential development. A conceptual site plan, survey and locator maps are included in this flyer.

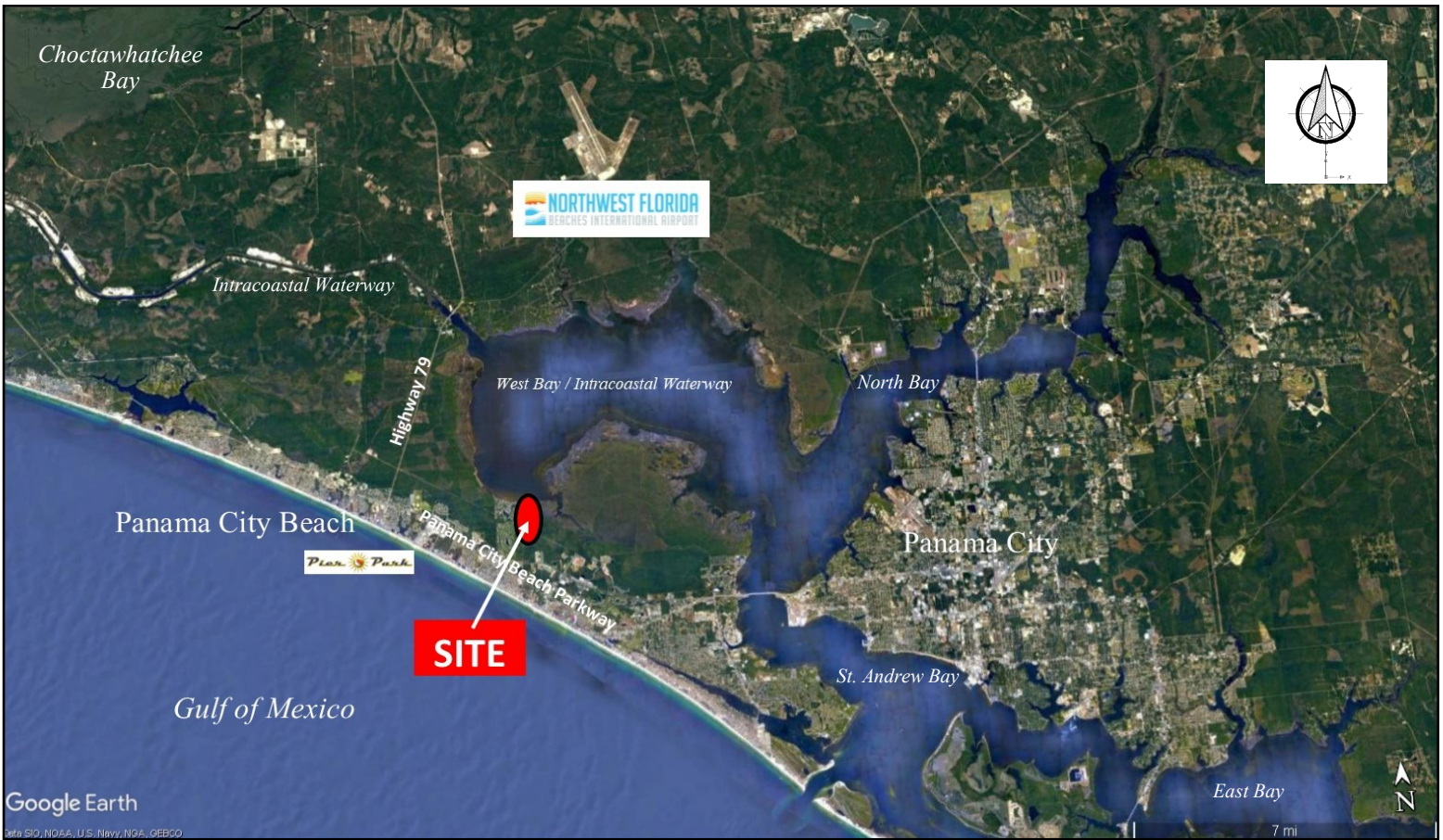
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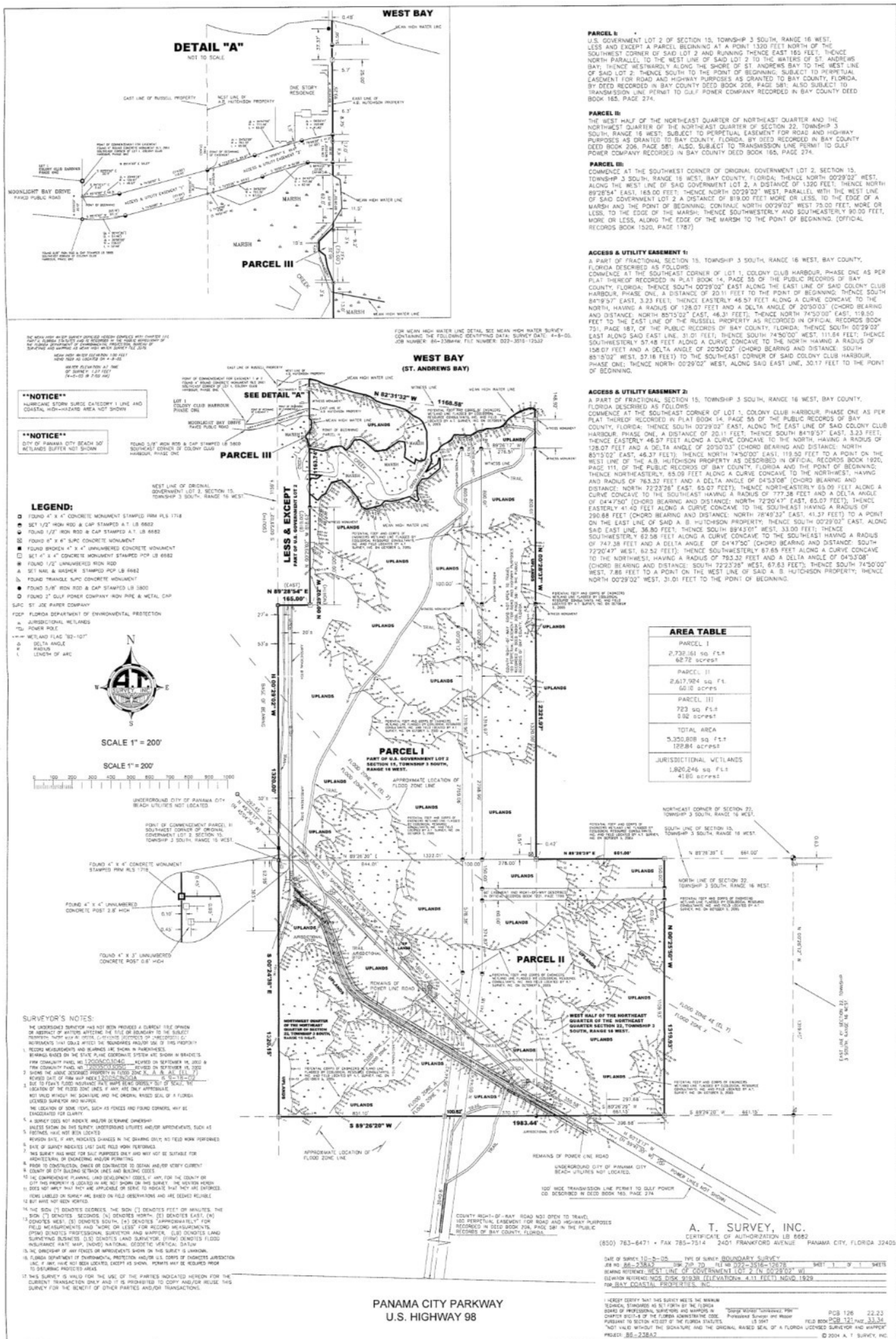


124 Acres on West Bay, Panama City Beach, Florida



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This proposed density is 49% less than the maximum permitted for the property.



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 **Dewberry**

203 Aberdeen Parkway
Panama City, FL 32405
850.522.0644

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION[illegible]

DATE SEPTEMBER 17, 2024

PRELIMINARY
SITE PLAN

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