RESIDENTIAL DEVELOPMENT

Fanning Bayou Dr, Southport, FL 32409

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For Sale: $5,000,000

Availability: ± 36.7 Acres

Parcel ID: 08426-030-000

AVERAGE HOME VALUE (5 MINS)
$395,109

Waterfront development opportunity with R-2 zoning already in place, allowing for up to 89 units

Property offers deepwater access via Newman Bayou and North Bay, providing an ideal setting for waterfront living

Conveniently located just 30 minutes from Panama City and Panama City Beach

Panama City Beach is experiencing unprecedented growth and recognition, forecasted by CNN's Money Magazine as the nation's fastest-growing city and ranked as one of the Top 3 Beaches in the U.S. by TripAdvisor

Readily available utilities and completed curb cuts for seamless roadway access

ZONING
R-2

WATERFRONT DEVELOPMENT

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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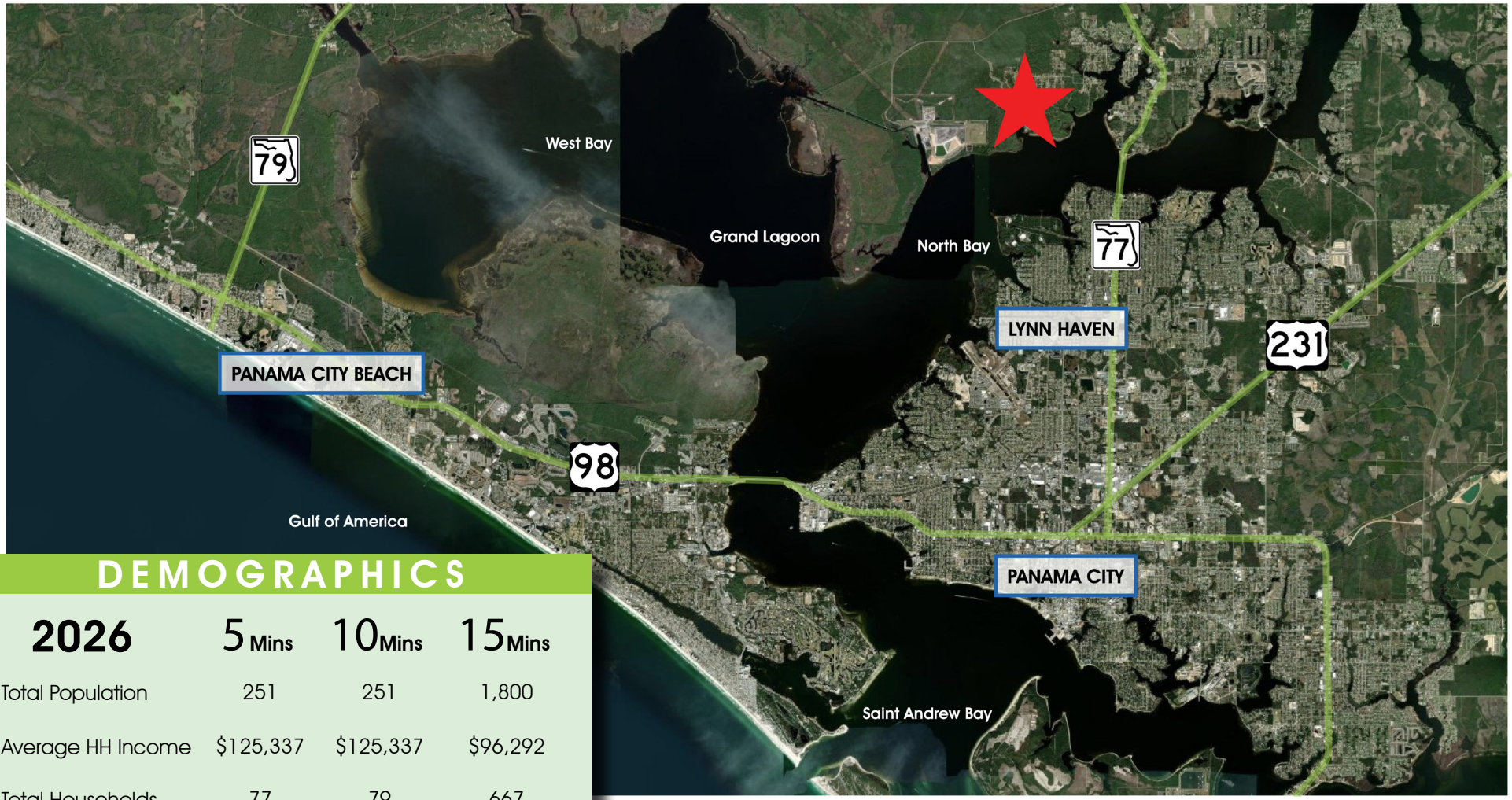
NEIGHBORHOOD MAP



DEMOGRAPHICS

2026	5 Mins	10 Mins	15 Mins
Total Population	251	251	1,800
Average HH Income	$125,337	$125,337	$96,292
Total Households	77	79	667

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FIRST CAPITAL Property Group
Commercial Real Estate Services

PANAMA CITY BEACH

A GROWING DESTINATION

Nestled along Florida's Emerald Coast, Panama City Beach is a vibrant coastal community known for its sugar-white sands, crystal-clear Gulf waters, and welcoming small-town charm. Originally a quiet fishing village, the area blossomed after World War II into one of the state's most sought-after beach destinations. Its rich history blends Southern hospitality with a relaxed coastal lifestyle, creating a place where generations have come to live, vacation, and invest.

Beyond its 27 miles of stunning shoreline, Panama City Beach continues to experience strong residential and commercial growth, fueled by tourism, redevelopment, and a thriving local economy. Families and retirees alike are drawn to its excellent schools, modern infrastructure, and outdoor amenities, from boating and fishing to dining, shopping, and festivals year-round. With continued investment in infrastructure and community development, Panama City Beach represents not just a beautiful place to live, but a prime opportunity for those looking to be part of the Gulf Coast's ongoing transformation.

0.93%
2024 - 2029 POPULATION GROWTH

43.1
MEDIAN AGE

80,708
TOTAL DAYTIME POPULATION

52,630
TOTAL EMPLOYEES

BUILDING FOR THE FUTURE

Panama City Beach is in the midst of a transformative phase, guided by the city's Community Redevelopment Agency initiatives that enhance connectivity, accessibility, and quality of life. Major investments are being made in pedestrian-friendly streetscapes, underground utilities, and improved stormwater systems along the Front Beach Road corridor, creating safer, more beautiful, and more efficient routes for residents and visitors alike. With projects like smart lighting, expanded beach access, and upgraded transportation infrastructure already underway, the city is actively shaping a modern, well-connected coastal community. These improvements not only strengthen property values but also ensure long-term sustainability, making Panama City Beach an exceptional place to invest, build, and call home.