

±4.2 Acre Development Opportunity

Prime Land Opportunity in Panama City Beach!



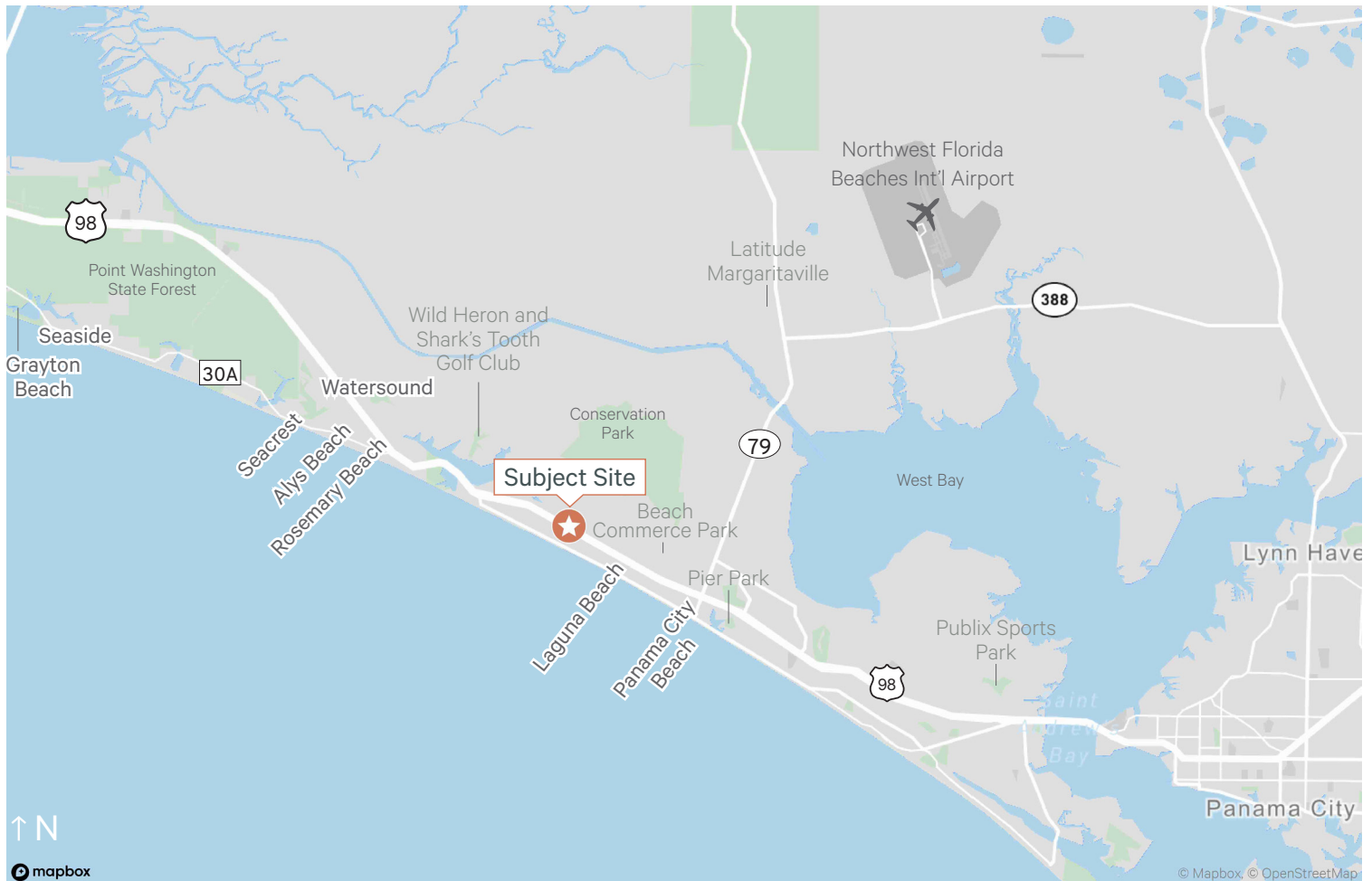
Highlights

- + Strategic Location: Situated on Panama City Beach Parkway (US Hwy 98), offering outstanding visibility and easy access.
- + Ideal for a variety of commercial uses, and central to all the growth occurring in western Bay County and eastern Walton County.
- + Proximity to Amenities: major coastal destination communities and nearby attractions such as Wild Heron, Rosemary Beach, Alys Beach, Pier Park shopping and entertainment district, and many others.
- + An outparcel to Sunnyside Apartments, a 220-unit residential community developed in 2023, the parcel is also surrounded by mature beach neighborhoods and is just across from St. Joe's future development of its remaining holdings on Panama City Beach Pkwy.

Size	4.2 acres
Traffic Count	30,000 AADT on US Hwy 98
Zoning	PUD - Panama City Beach
Parcel ID	35351-115-000
Frontage	±800 feet
Asking Price	\$3,000,000

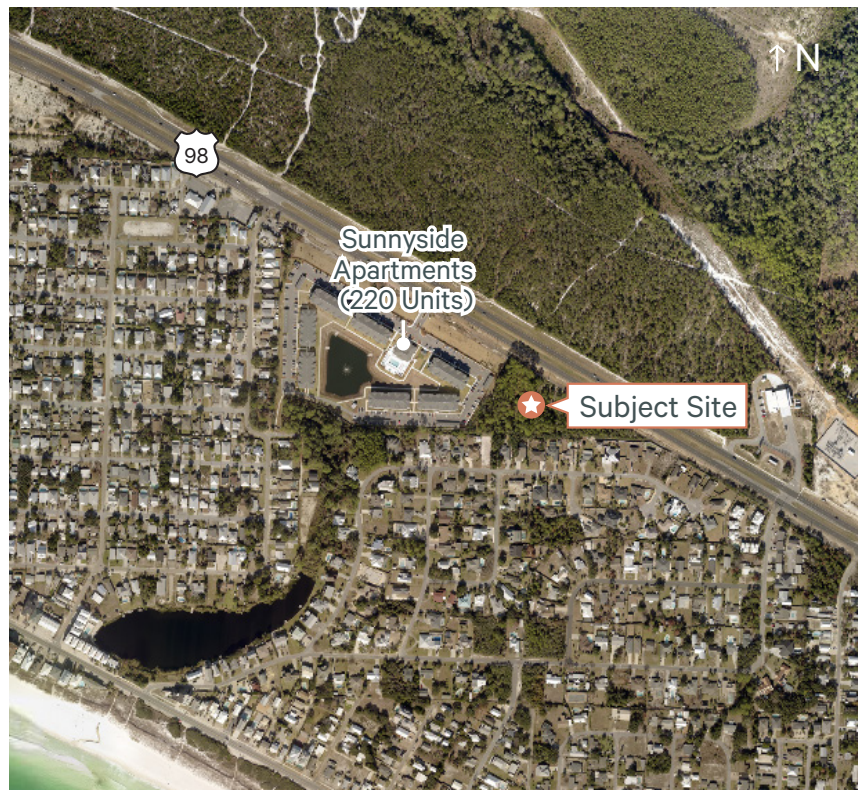
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20901 Panama City Beach Parkway (US Hwy 98) | Panama City Beach, FL 32413



Prime Location Opportunity

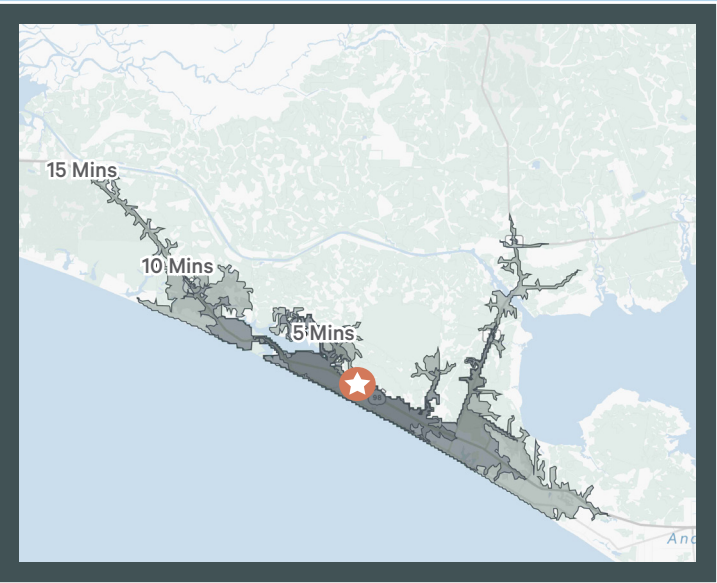
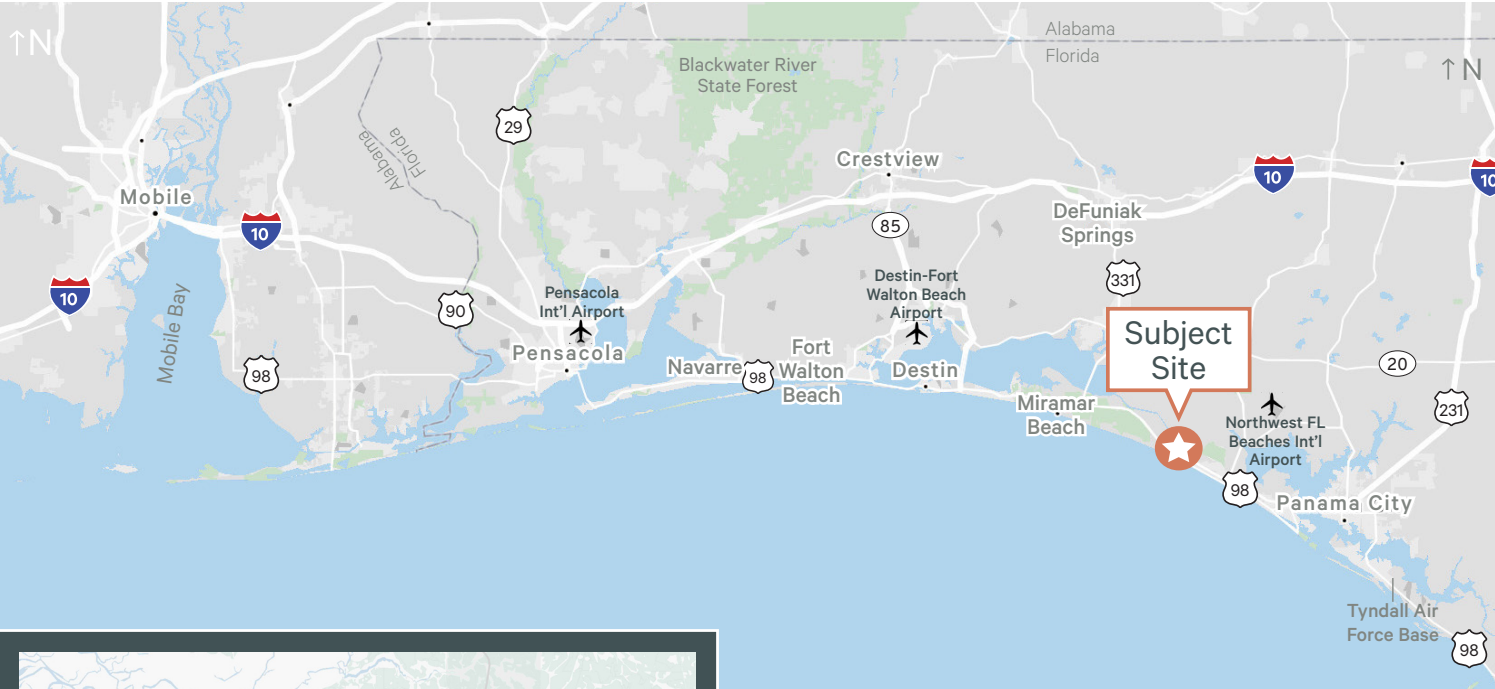
Perfectly positioned for development, this site offers excellent visibility and accessibility on Panama City Beach Parkway, in the center of the massive growth occurring in the western Bay County and eastern Walton County market. Located just 20 minutes from Northwest Florida Beaches International Airport, and near retail/entertainment destinations such as Pier Park and the famous beaches of Panama City Beach and the Beaches of South Walton, this location is ideal for convenience oriented retail, QSR's, and a variety of service businesses.



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For Sale



Demographics	5 Min	10 Min	15 Min
Population	8,601	14,776	26,524
Housing Units	10,279	17,910	26,291
Avg Household Income	\$119,117	\$135,268	\$131,980
Seasonal Population* (Based on 3x Housing Units*)	30,837	53,730	78,873

Contact Us

Tom Watson
Senior Vice President
+1 850 527 3524
thomas.watson@cbre.com

Elizabeth Forsythe
Vice President
+1 850 585 5290
elizabeth.forsythe@cbre.com

Sam Herrera
Associate
+1 714 227 3829
sam.herrera@cbre.com

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