

# HIGH VISIBILITY WAREHOUSE W/ YARD

7132 Florida 77, Southport, FL 32409



INDUSTRIAL  
PROPERTY  
FOR SALE



**OFFERING SUMMARY**

|                     |                    |
|---------------------|--------------------|
| Sale Price:         | \$4,250,000        |
| Building Size:      | 21,920 SF          |
| Available SF:       | 10,960 - 21,920 SF |
| Lot Size:           | 3.6 Acres          |
| Price / SF:         | \$193.89           |
| Pro-Forma Cap Rate: | 9.14%              |
| Pro-Forma NOI:      | \$388,540          |
| Year Built:         | 2025               |
| Zoning:             | C-3 (Bay County)   |
| Market:             | North Florida      |
| Submarket:          | Panama City MSA    |
| Traffic Count:      | 26,000             |

**PROPERTY OVERVIEW**

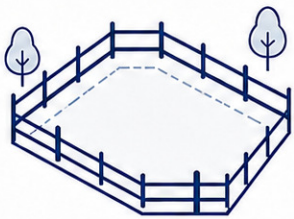
This two-building commercial asset offers a compelling opportunity for both investors and owner-users, featuring 21,920± SF across two newly constructed buildings (10,960± SF each) on 3.6± acres. With over 725 feet of frontage along Highway 77, Bay County's primary north-south corridor, and traffic counts exceeding 25,000 vehicles per day, the property delivers strong visibility and long-term value.

The corner configuration allows for efficient bi-directional access via McCormick Road, enhancing functionality for a wide range of industrial and commercial users. Expansive yard area provides ample space for outside storage, equipment staging, and fleet parking. The site is secured with perimeter fencing and multiple access points.

Each fully insulated building features 21± foot clear height (25.5± foot at the ridge), a 150 MPH wind rating, and 6" reinforced concrete slabs, offering durability designed for coastal conditions and long-term, cost-effective ownership. A three-phase transformer is located on-site, supporting a wide range of common industrial power requirements and future growth.

Building A includes a 1,100± SF office buildout with reception, two private offices, two restrooms, and storage. Building B is designed for flexibility, with a floor cut in place to accommodate future plumbing and tenant improvements.

Situated in unincorporated Bay County, the property benefits from flexible C-3 zoning, allowing for a broad spectrum of commercial uses while maintaining a lower tax burden than comparable in-city properties. New construction may also offer insurance and maintenance advantages relative to older inventory. Schedule a private tour today.



**3.6**  
ACRE  
FENCED SITE



**725'±**  
HWY 77  
FRONTAGE



**26,000**  
AADT  
TRAFFIC COUNT



**400-Amp**  
**3-Phase**  
**Power**

Complete Highlights



**BUILDING INFORMATION**

|                        |              |
|------------------------|--------------|
| NOI                    | \$388,540.00 |
| Cap Rate               | 9.14%        |
| Tenancy                | Multiple     |
| Ceiling Height         | 25.5 ft      |
| Minimum Ceiling Height | 21 ft        |
| Office Space           | 1,100 SF     |
| Year Built             | 2025         |
| Free Standing          | Yes          |
| Number of Buildings    | 2            |

**PROPERTY HIGHLIGHTS**

- 21,920± SF Across Two Newly Constructed Buildings (10,960± SF Each) on 3.6± Acres
- 725+ Feet of Frontage Along Highway 77 With 25,000+ Vehicles per Day
- Expansive, Fenced Yard With Multiple Access Points for Storage, Staging, or Fleet Parking
- Corner Lot With Efficient Bi-Directional Access via McCormick Road
- 21± Ft Clear Height (25.5± Ft at Ridge), 6" Reinforced Concrete Slabs, 150 MPH Wind Rating
- Three-Phase Power Available With Transformer On Site
- 1,100± SF Office Buildout in Building A; Building B Prepped for Future Improvements
- Unincorporated Bay County C-3 Zoning Allowing Broad Commercial Uses With Lower Tax Burden
- New Construction Offering Reduced Maintenance and Improved Insurability Compared to Older Inventory
- Strategically Positioned for Owner-Users or Investors Seeking Visibility, Functionality, and Long-Term Value

Pro-Forma Financial Summary

INVESTMENT OVERVIEW

|                            |             |
|----------------------------|-------------|
| Price                      | \$4,250,000 |
| Price per SF               | \$194       |
| Price per Unit             | \$2,125,000 |
| GRM                        | 8.62        |
| CAP Rate                   | 9.14%       |
| Cash-on-Cash Return (yr 1) | 10.26%      |
| Total Return (yr 1)        | \$191,664   |
| Debt Coverage Ratio        | 1.39        |

OPERATING DATA

|                        |           |
|------------------------|-----------|
| Gross Scheduled Income | \$493,200 |
| Total Scheduled Income | \$493,200 |
| Vacancy Cost           | \$24,660  |
| Gross Income           | \$468,540 |
| Operating Expenses     | \$80,000  |
| Net Operating Income   | \$388,540 |
| Pre-Tax Cash Flow      | \$108,960 |

FINANCING DATA

|                            |             |
|----------------------------|-------------|
| Down Payment               | \$1,062,500 |
| Loan Amount                | \$3,187,500 |
| Debt Service               | \$279,580   |
| Debt Service Monthly       | \$23,298    |
| Principal Reduction (yr 1) | \$82,704    |

Pro forma figures should not be considered equivalent to historical financial statements. Financial data is based on the listed lease rate and a 5% vacancy assumption. At the time of production, the financing assumptions are believed to reflect reasonable market terms for a well-qualified investor, including 25% down and a 6.25% annual interest rate. Actual financing terms, rates, income, vacancy, expenses, and other factors are not guaranteed and are subject to change without notice or liability.

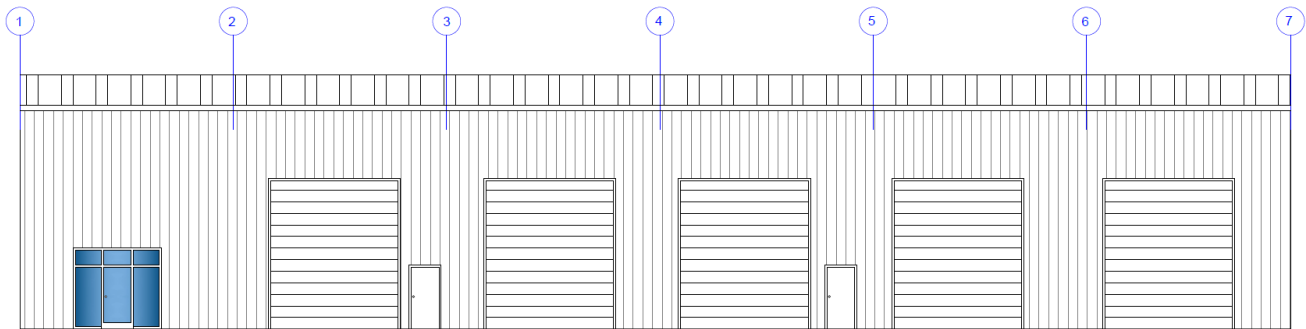
Photos - Building A



Building A



Side View



Elevation



Warehouse Facing South



Warehouse Facing North



Lobby

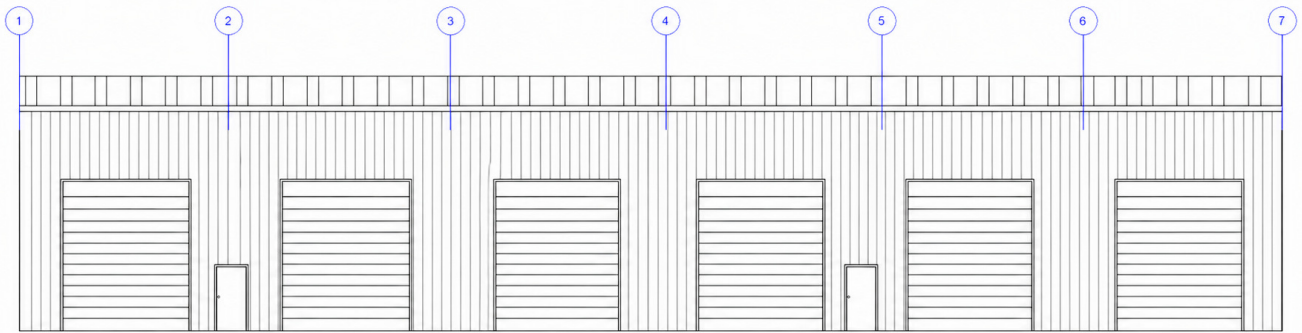


Typical Office



Typical Office w/ Potential Furniture Layout

Photos - Building B

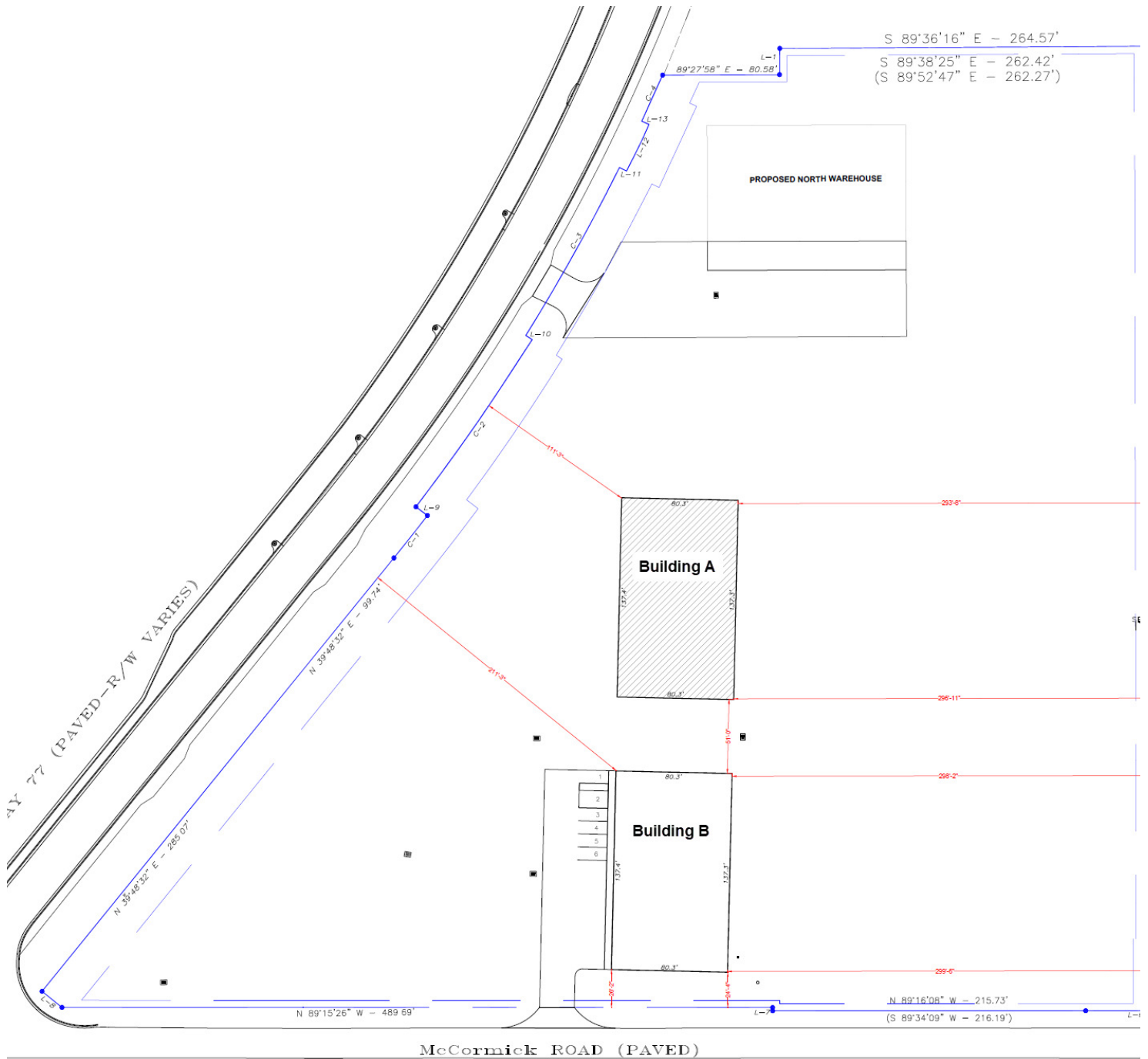


Building B - Estimated Elevation

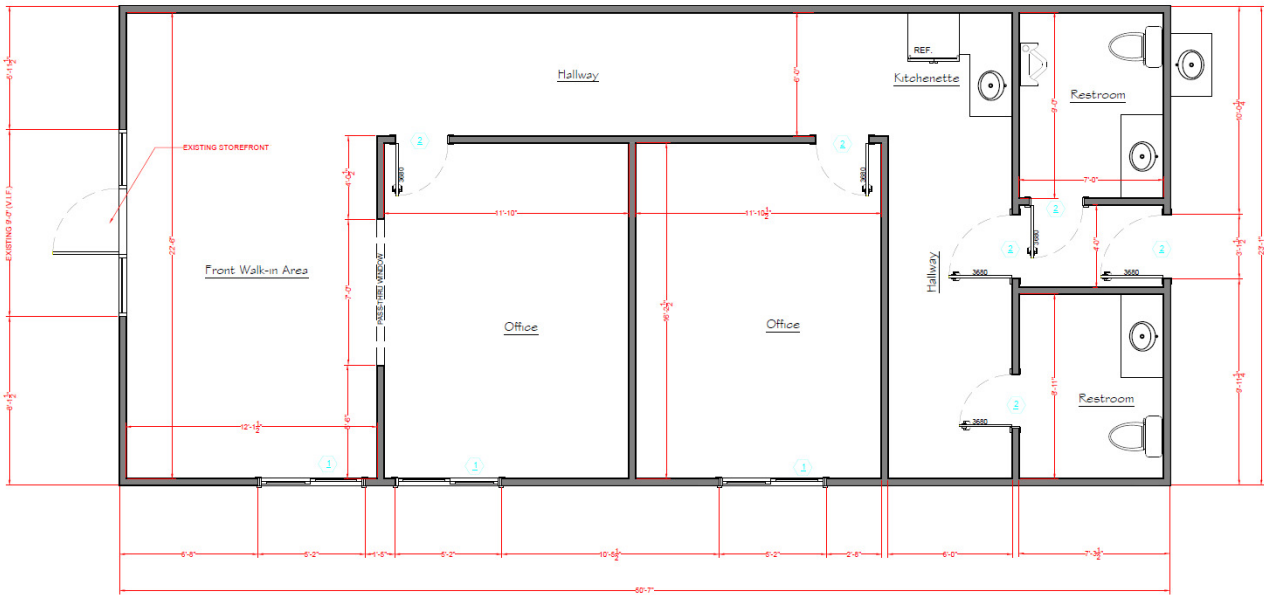
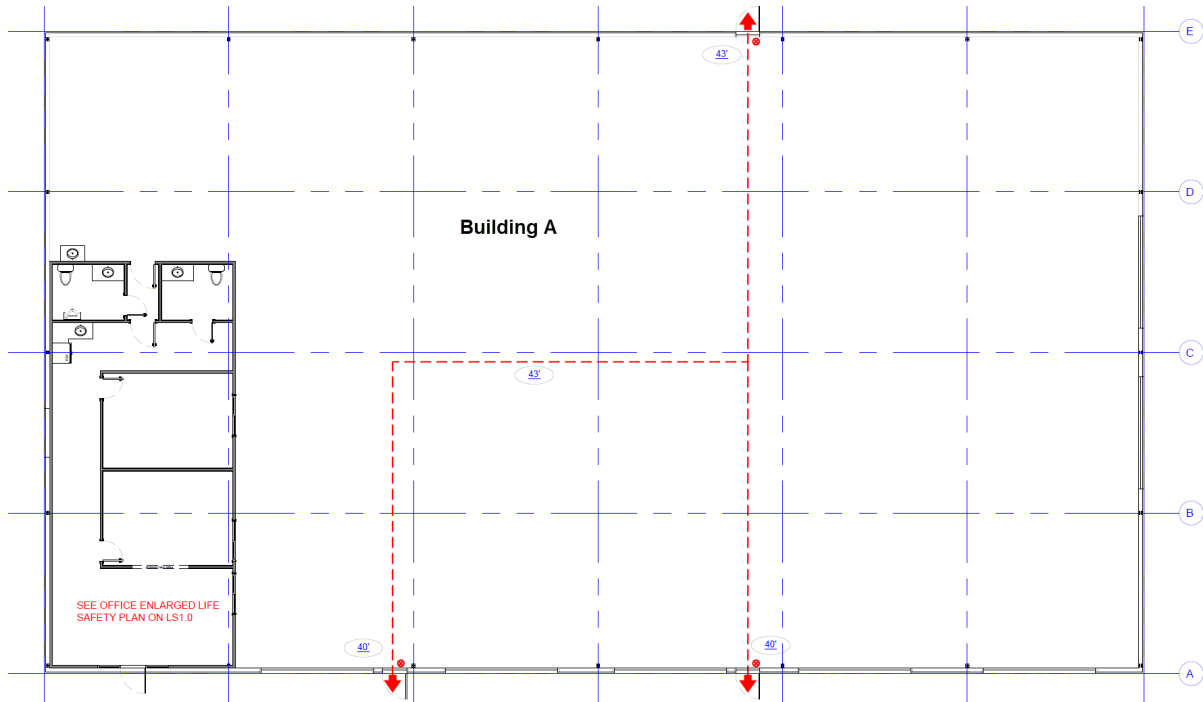
Site Photos



Site Plans



Floor Plans - Building A



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Location Information



**LOCATION DESCRIPTION**

7132 Florida 77 is strategically positioned in a community known as Southport along State Road 77, one of Bay County’s primary north–south corridors, providing direct connectivity to U.S. Highway 98 for efficient east–west distribution across the Florida Panhandle. This location offers convenient access to key commercial and industrial nodes throughout Panama City and the surrounding Bay County market. The site’s frontage on SR 77 supports excellent visibility and straightforward ingress/egress for truck traffic, making it well-suited for logistics, storage, and contractor operations. Its proximity to major transportation routes allows for efficient movement of goods to and from regional markets, while still maintaining quick access to local labor and service providers.

**SOUTHPORT, FLORIDA**

Southport is a growing community in northern Bay County offering convenient access to the Panama City market. Known for its balance of rural character and commercial growth, the area supports a mix of industrial, construction, and service-based industries. Positioned along Highway 77, Southport provides strong regional connectivity to Highway 231 and Highway 98, supporting efficient movement throughout Northwest Florida.

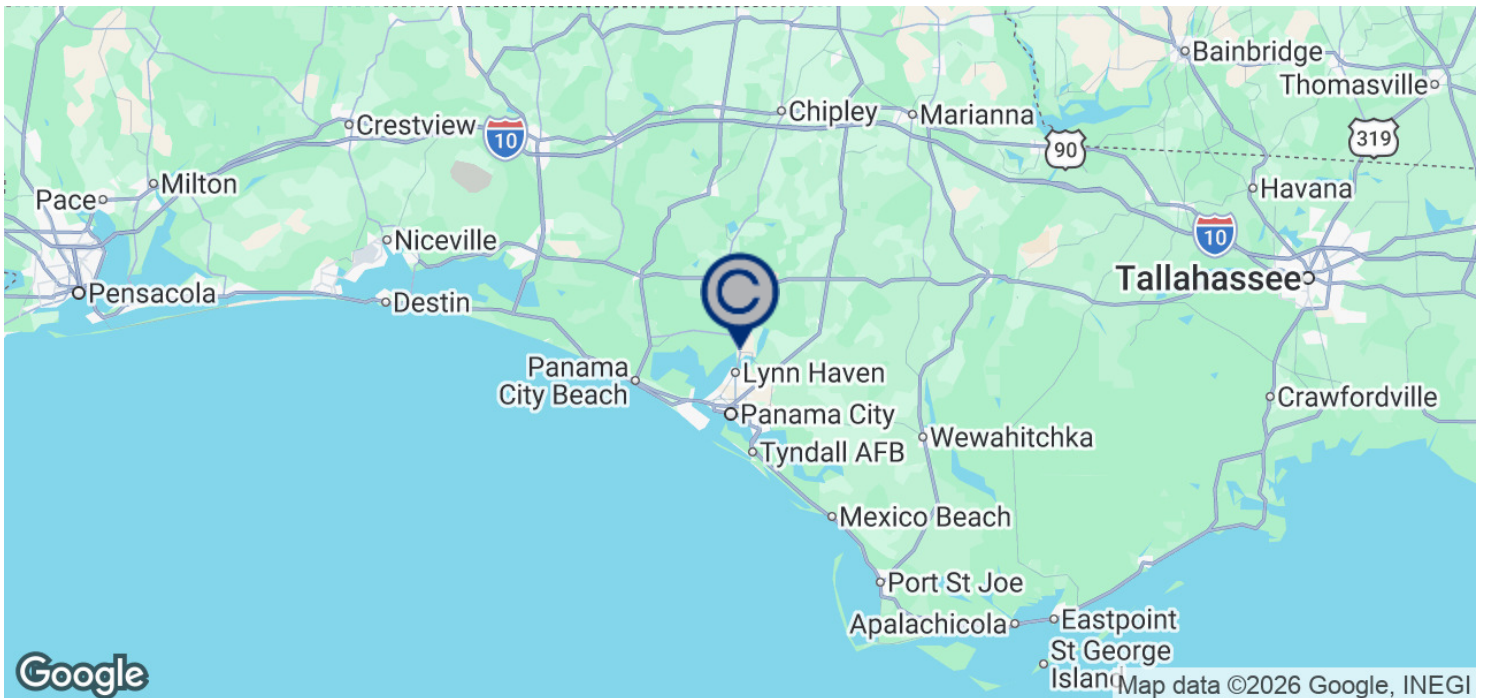
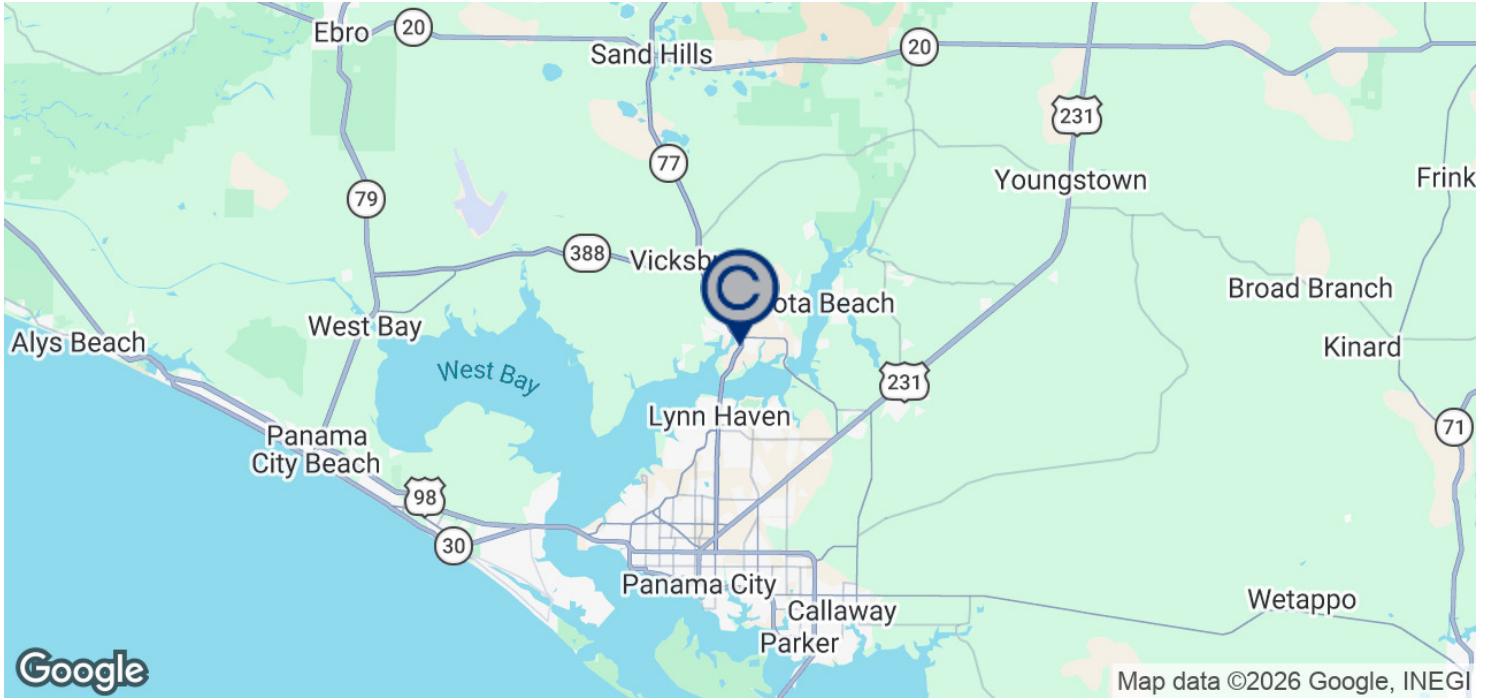
**LOCATION DETAILS**

|                 |   |
|-----------------|---|
| Market          | North Florida   |
| Sub Market      | Panama City MSA   |
| County          | Bay County  |
| Road Type       | Highway   |
| Nearest Airport | Northwest Florida Beaches International (ECP) - 18 Mins |
| Nearest Port    | Port Panama City - 21 Mins                              |

**WORKFORCE**

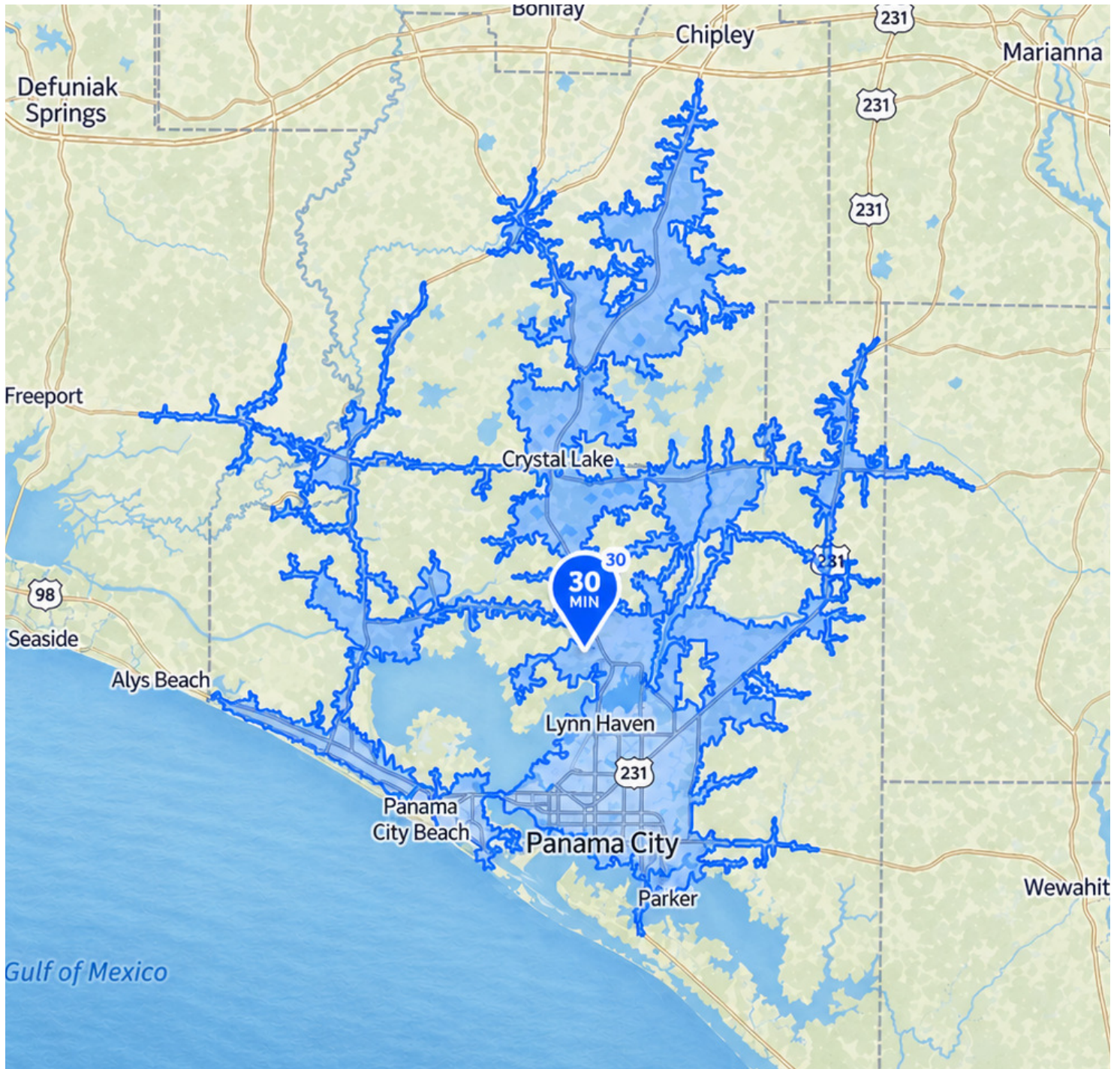
Southport benefits from a reliable workforce drawn from Bay County and the surrounding Northwest Florida region, with a strong presence in skilled trades, construction, and light industrial labor. Continued population growth and proximity to regional employers, including Tyndall Air Force Base, support a steady pipeline of qualified workers, making the area a practical and cost-effective location for business operations.

## Location Map



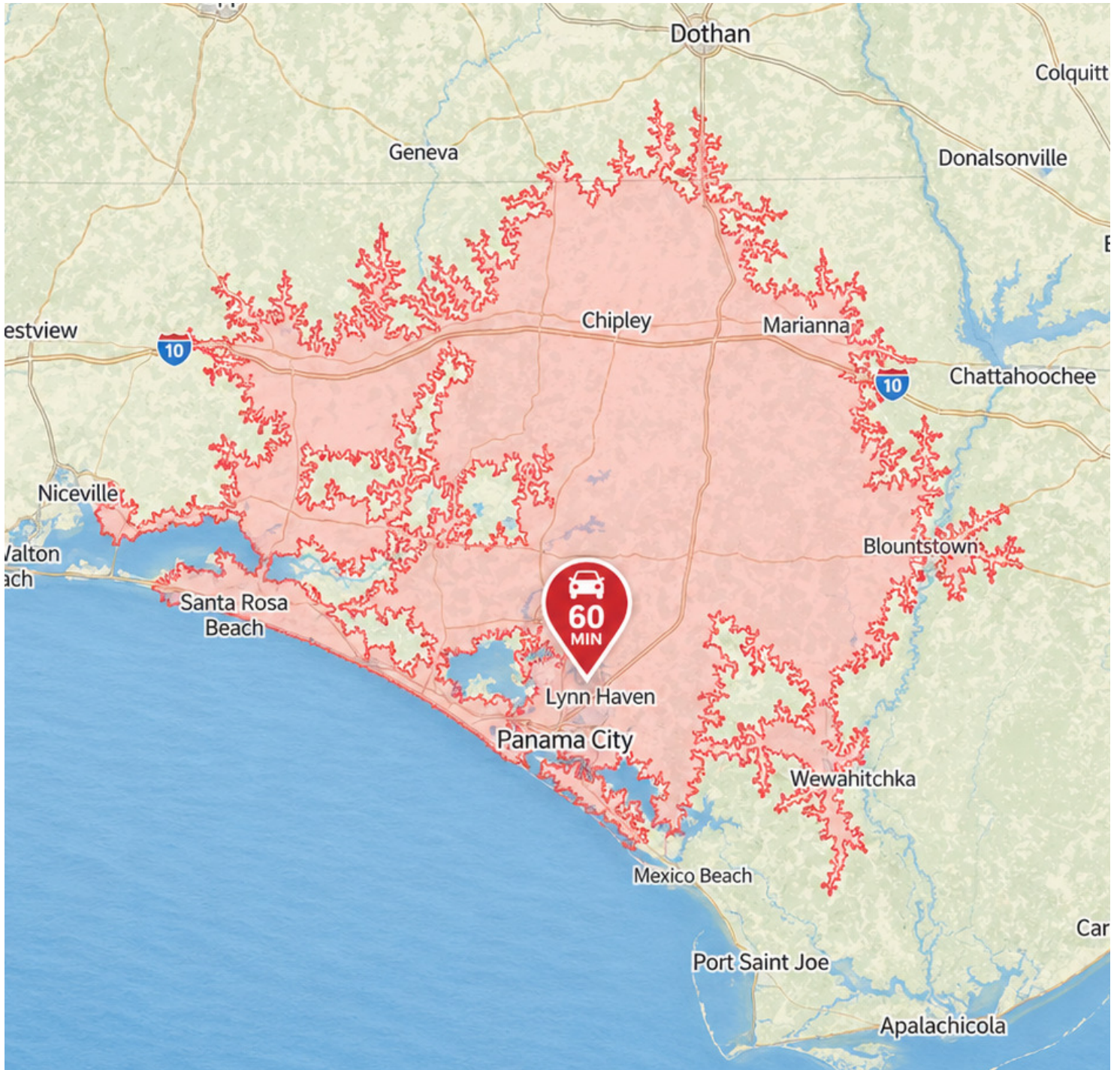
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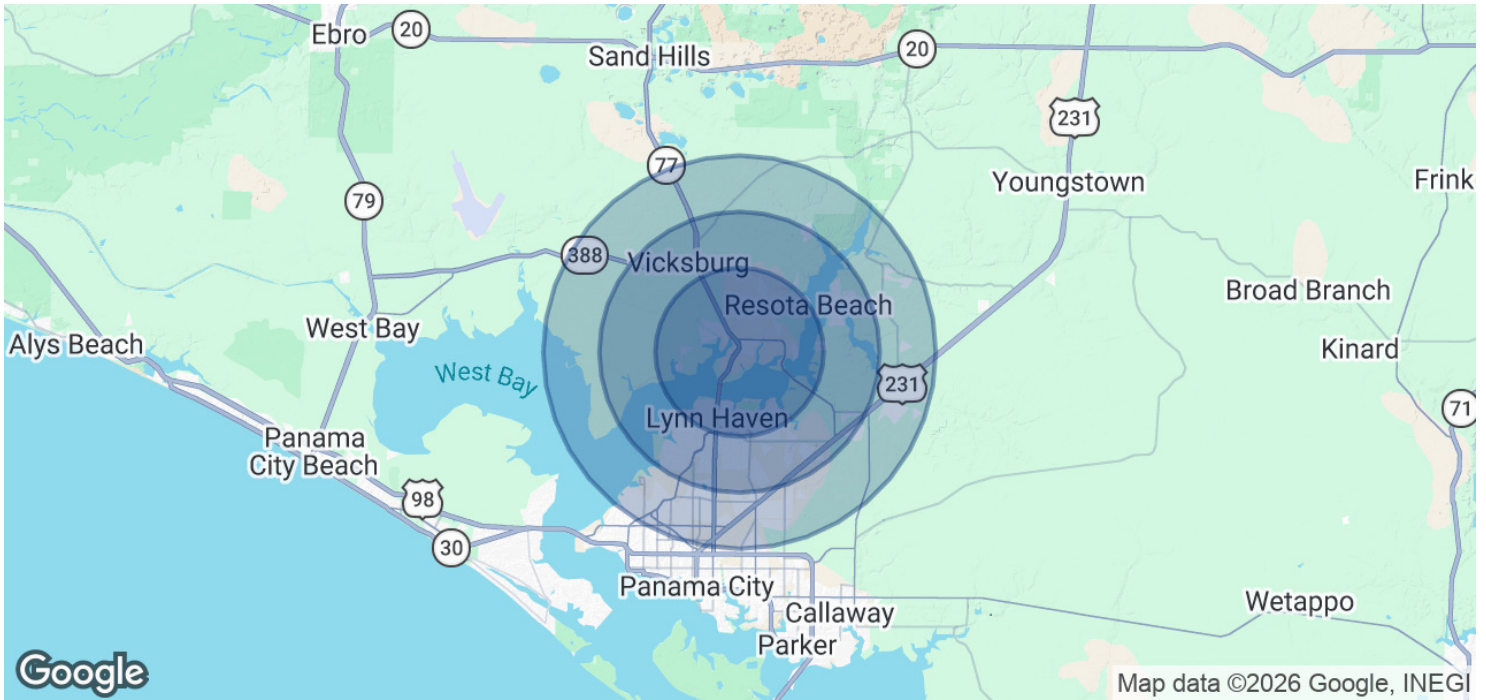
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Demographics Map & Report



| POPULATION           | 3 MILES | 5 MILES | 7 MILES |
|----------------------|---------|---------|---------|
| Total Population     | 11,429  | 34,388  | 59,207  |
| Average Age          | 40.3    | 38.6    | 38.9    |
| Average Age (Male)   | 40.2    | 36.8    | 38.0    |
| Average Age (Female) | 42.7    | 41.0    | 40.7    |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 7 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,356     | 12,957    | 22,774    |
| # of Persons per HH | 2.6       | 2.7       | 2.6       |
| Average HH Income   | \$103,615 | \$103,030 | \$101,053 |
| Average House Value | \$298,576 | \$293,061 | \$291,377 |

TRAFFIC COUNTS

26,000/day

2023 American Community Survey (ACS)



CHRIS CLUBBS, CCIM, ACOM

Broker of Record

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Direct: 850.819.0136

### PROFESSIONAL BACKGROUND

Chris Clubbs is a Florida Licensed Real Estate Broker and fourth-generation Panama City local who founded Clubbs Real Estate Group in late 2019. From an early age, Chris was immersed in family real estate projects throughout Bay County, sparking a lifelong passion for property and community development.

A 2013 graduate of Florida State University, Chris earned degrees in both Real Estate and General Management. After graduation, he joined one of Berkshire Hathaway's top-producing teams in Tampa, where he specialized in industrial sales and leasing across Hillsborough County. During his three years there, he expanded and oversaw a property management portfolio totaling nearly half a million square feet of retail, office, and flex space.

In 2016, Chris was awarded the Accredited Commercial Manager (ACoM) certification by the Institute of Real Estate Management (IREM) and went on to earn his Certified Commercial Investment Member (CCIM) designation in 2018.

Chris previously served as Chairman of the Lynn Haven Board of Adjustments and now serves on the Lynn Haven Planning Board. He is also the Chairman of the Gulf Coast Commercial MLS, supporting collaboration and data sharing among commercial real estate professionals across the region. In addition, he owns and operates Tiverly, a landscape and general maintenance company formed in response to growing needs within his property management operations.

Outside of work, Chris enjoys spending time outdoors and on the water with his dog, Pint. A pilot for over a decade, he's always up for a spontaneous flight or overnight trip. Deeply rooted in his faith, Chris loves studying and discussing theology and has held numerous leadership roles in local churches and nonprofits, including the local chapter of Beer & Bible Ministries.

### EDUCATION

Florida State University - 2013 - Bachelor of Arts in Real Estate  
Florida State University - 2013 - Bachelor of Arts in Management

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM) Institute  
Institute of Real Estate Management (IREM)  
National Association of Realtors  
Central Panhandle Association of Realtors

Legal & Disclaimer

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