

**FOR SALE**

# 4.22 Total / 2.75 Usable Acres Entitled Commercial Land

US Highway 231 | Bay County, Florida

**2.75 AC**

Usable Upland

**C-3**

General Commercial

**DO Approved**

December 2025

**30,000+ ADT**

Expanding to 40K+

Parcel ID: 05611-000-000

Address: 6721 Jessa Road, Panama City, FL 32404

Zoning: C-3 General Commercial, Bay County

Total Site: 4.22 Acres | Usable Upland: 2.75 Acres

# Entitlement Status

This property is substantially entitled. 7 of 9 permit milestones are complete.

DONE

## Bay County Development Order

File No. PLDO20250179, approved and signed 12/11/2025

DONE

## Certificate of Concurrency

Roads, sewer, water, drainage, parks — ALL FIVE PASSED

DONE

## Access Connection Permit

Issued 12/11/2025 via Jessa Road — no FDOT permit required

DONE

## Wetland Delineation

4.22 AC parcel assessed, 2.75 AC usable upland confirmed

DONE

## ALTA / NSPS Survey

Current land title survey completed

DONE

## Civil Engineering Plans

14-sheet set by McNeil Carroll Engineering, PE #57988

DONE

## ERP Application Filed

Submitted to NFWFMD with full stormwater design

PENDING

## ERP Final Issuance

Minor wetland comments being addressed — est. 2-6 weeks

PENDING

## FDEP NPDES Permit

Routine construction stormwater filing — est. \$200-400

Estimated cost to complete remaining items: \$5,000 - \$10,000 | Timeline: 4-8 weeks

# Engineering & Site Details

## 14-Sheet Civil Engineering Plan Set

McNeil Carroll Engineering, Inc. | Robert L. Carroll, PE #57988 | Panama City Beach, FL

Sheet 1: Cover Sheet & Vicinity Map

Sheets 2-3: Site Master Layout Plan & Demolition Plan

Sheets 4-5: Site Erosion Control Plans

Sheets 6-7: Site Layout Plans (full dimensioning)

Sheets 8-9: Site Grading Plans (existing & proposed contours)

Sheets 10-11: Site Drainage Plans

Sheets 12-14: Construction Details (FDOT inlets, SWMF sections, weir structure, paving, curb & gutter)

## Stormwater Management

- Stormwater management facility (SWMF) fully engineered with retention pond sizing
- Weir structure detail (DS-11/SWMF 1) designed for controlled outfall
- Four SWMF cross-sections (A, B, C, D) with design elevations
- FDOT Type C inlet details for drainage collection
- Pipe bedding, trenching, and filter fabric specifications included
- ERP application submitted to NFWFMD — pending minor comments only

## Site Access

- Engineered driveway access off Jessa Road (60' right-of-way)
- Bay County Access Connection Permit issued 12/11/2025
- No FDOT access permit required — bypasses 231 widening constraints
- Construction entrance designed off Highway 231 for build-phase access
- Internal circulation engineered for commercial vehicle maneuvering

# FDOT Highway 231 Widening

**MAJOR VALUE DRIVER — Generational Infrastructure Investment**

**\$161M+**

Project Budget

**4 to 6**

Lane Expansion

**40,000+**

Projected ADT

**292**

Parcels in ROW

The Florida Department of Transportation has committed over \$161 million to widen US Highway 231 (SR 75) from four lanes to six lanes, with new flyover ramps, grade-separated interchanges, and a direct connection to SR 390 and CR 2321. Right-of-way acquisition is actively underway across 292 parcels in the corridor.

This is one of the largest active FDOT projects in the Florida Panhandle. Upon completion, daily traffic counts are projected to exceed 40,000 ADT, transforming Highway 231 into Bay County's primary commercial spine.

Highway-fronting parcels with existing entitlements are positioned to benefit most from this infrastructure investment. This property's Jessa Road access is a particular advantage — as the widening progresses, direct Highway 231 access is becoming increasingly difficult and expensive to obtain for other parcels, while this site's permitted access route bypasses that constraint entirely.

## Corridor Comparable Listings

Location	Acres	Price	\$/SF	Status
5835 N Hwy 231	3.25	\$1,500,000	\$10.60	Cleared / Filled
7409 N Hwy 231	3.12	\$559,000	\$4.11	Raw C-3 Land
6725 Hwy 231	1.99	\$475,000	\$5.48	Unentitled
7731 N Hwy 231	1.38	\$225,000	\$3.74	Raw Corner Lot
State Ave, PC	2.97	\$540,000	\$4.17	Off-Highway

**Raw commercial on Hwy 231: \$3.50-\$5.50/SF**

**Entitled with approved permits: \$10.00-\$14.00/SF | This property's target range**

# Development Potential

## C-3 General Commercial Zoning

The most permissive commercial zoning classification in Bay County. Allows retail, restaurants, fuel stations, car washes, medical and professional offices, storage facilities, and virtually any commercial use by right. No rezoning or special exceptions required.

## Ideal Uses

### Express Car Wash

High-traffic corridor with 30K+ ADT, expanding to 40K+ with FDOT widening

### Quick-Service Restaurant

Highway-visible pad site with engineered access and parking

### Fuel Station / C-Store

Premier corner visibility on Bay County's primary commercial corridor

### Medical / Professional Office

C-3 zoning allows up to 65' height for multi-story commercial

### Retail / Multi-Tenant

Entitled site with concurrency locked in for immediate development

### RV / Boat Storage

Approved Development Order already in place for this specific use

**Buyer purchasing this entitled site saves an estimated \$50,000 - \$100,000 and 10-14 months compared to starting the entitlement process from raw land.**

*All permits, plans, engineering documents, and survey work convey with sale.*

## Contact

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