

# PANAMA CITY MARKET PLACE

3 SUPER SITES AVAILABLE

Ground Lease  
Build to Suit • For Sale

High Traffic - High Visibility  
Panama City, Florida  
Bay County, Northwest Florida



## PANAMA CITY MARKET PLACE

Southeast Corner of 23rd Street and Frankford Avenue  
Adjacent to Sam's Club  
Ground Lease • Build to Suit • For Sale  
.6± Miles East of Highway 390 - 2.5± Miles West of Highway 77

**Location:** 1901 West 23rd Street, Panama City, Florida 32405  
\* Several addresses involved in overall three parcels  
\* Cross ingress-egress access drives with Sam's Club

**Zoning:** General Commercial 2 (GC2) - City of Panama City

**Utilities:** Water and Sewer - City of Panama City

**Traffic Count:** 39,500 - 23rd Street – (2022 FDOT); 7,600 - Frankford Avenue - (2022 FDOT)

**Comments:** **SUPER SITES AVAILABLE;** GROUND LEASE - BUILD TO SUIT - FOR SALE.

There are several sites available. The owners are not quoting Ground Lease Rates, Offered Sales Prices or Build to Suit Rates.

The Owners are aware a Tenant or Purchaser knows the most they can pay for a site (Lease Rate or Purchase Price). A Tenant or Purchaser should make an offer as to their highest and best proposal. The owners will give serious consideration to proposals and offers.

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Panama City, Florida  
32405

# PANAMA CITY MARKET PLACE

## 3 Super Sites Available

• *Ground Lease* • *Build to Suit* • *For Sale*

**Southeast Corner of 23rd Street & Frankford Avenue**



### **Southeast Corner of 23rd Street and Frankford Avenue .6± Miles East of Highway 390 - 2.5± Miles West of Highway 77**

**Location:** 1901 West 23rd Street, Panama City, Florida 32405  
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**Land Size:** **Site 3** - 207± Ft. Wide on 23rd Street by 228± Ft. Deep; 1± Acres  
(located between NEW CEFCO Gas & C-Store and NEW United Community Bank)  
(Common drive between CEFCO)

**Site 5** - 173± Ft. Wide on 23rd Street by 196± Ft. Deep; .78± Acres - Pad Ready Site  
(34 paved parking spaces— Pad 135± Ft. W by 60± D) (for building and dumpster, etc.)  
Site has central stormwater retention with Sam's Club (stormwater inlet at the southeast corner of the site).

**Site 6** - 11.8± Acres; 812± Ft. on Ingress Drive; 565± Ft. on Frankford Avenue; .84± Acres  
Cross parking with Sam's; the South 2.22± acre is in a conservation easement. (8.8± AC. usable)

\* Cross Ingress – Egress Access Drives with Sam's Club

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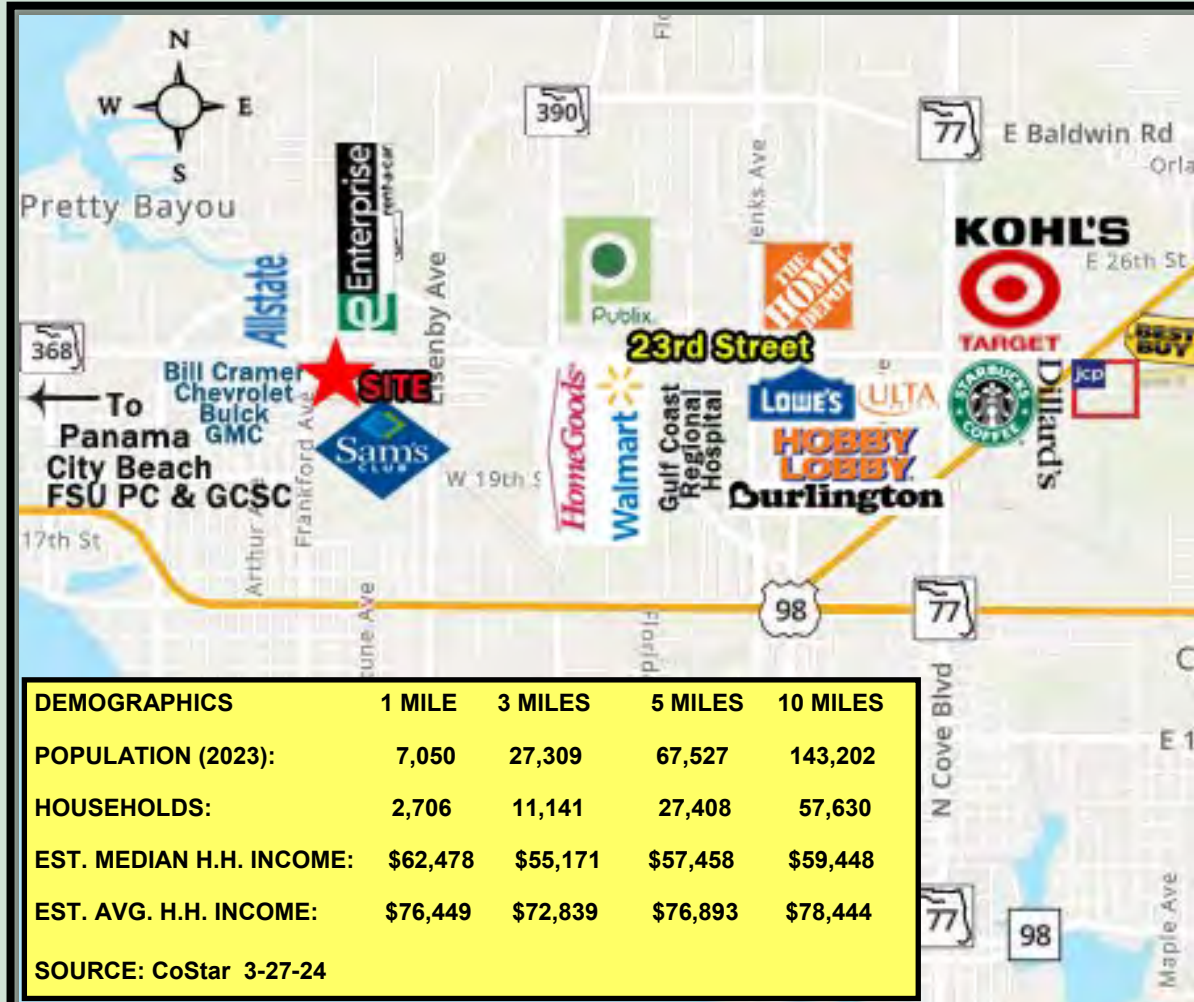
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