

**URBAN BLU PUD**  
**Commercial / Office / Residential (Mixed Use) Sites Panama City Beach, Florida**

The Urban Blu PUD is a 40 +/- acre site located approximately 1.25 miles West of the Hathaway Bridge between Panama City Beach Parkway (Back Beach Road – Hwy 98) and Front Beach Road (30A). These roadways are the main thoroughfare to access the Panama City Beaches and the nearby Emerald Coast – including Laguna Beach and nearby Rosemary Beach. Lots 6 and 9 are available and located near a number of significant landmarks. Sites are roughly one-third of a mile to the St. Joe – Publix Sports Complex, 1.2 miles West of the U.S. Naval Base, and and one mile to local shopping. Adjacent to the available sites is the newly built 312 unit Watermark Apartments and, under construction, a new Sun Stop Store which will offer great prices on fuel and convenience items.

The property is fully developed, complete with underground utilities stubbed out to each lot. Lots 6 and 9 already have storm water facilities already constructed for your needs. The sites are also graded above FEMA Flood Elevation mark and are build ready. There are no environmental issues, all wetlands mitigated, and title is clear.

|                |   |  |
|----------------|---|--|
| Zoning:        | Approved PUD<br>C-3 (Mixed Use)           | Additional Highlights<br>► DOT ADT 31,500 per day  |
| Utilities:     | Central Water,<br>Sewer, Electricity, Gas | ► Utilities accessible to all lots from City of Panama City Beach<br>and Gulf Power  |
| Environmental: | No issues                                 | ► No threatened or endangered species<br>► Fully mitigated wetlands<br>► All unsuitable soils removed and replaced with clean compacted<br>Soils meeting ASHTO 200 ratings |
| Status:        | Improved                                  | ► All lots improved and build ready. All raised 1' above FEMA<br>Flood elevation maps.   |

Front Beach Road at Urban Blu Drive South (Build Ready Mixed Use Lots):

|   |             |
|---|-------------|
| Lot 6 – 5.547 Acres (Ideal for Assisted or Senior Living with up to 202 units allowed in the PUD) | \$3,995,000 |
| Lot 9 – 4.33 Acres (Ideal for extended stay hotels or residential housing)                        | \$3,595,000 |

(Total residential density remaining for lots 6 and 9 is for up to 250 units dependent upon design and related parking requirements.)

## Aerial Of Immediate Front Beach Road Market Area:





**Available Lots 6 and 9, Front Beach Road, Panama City Beach, Florida.**

