



Urban Blu

***A Panama City Beach
Multipurpose PUD
in Bay County, FL***

A Sand Companies Development

A Newly developed Planned Urban Development offering Class “A” amenities including residential, hospitality, commercial and retail services. Located very near the Publix Sports Park, U.S. Naval Station, Florida State University Panama City Campus, fine restaurants, shopping and banking. High Visibility! Opportunity presents!



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EXECUTIVE SUMMARY

- Fully developed Planned Urban Development (PUD)
- High Visibility with several lots offering frontage on Panama City Beach Parkway and Front Beach Road
- FDOT Avg. Daily Traffic Counts of 50,000+/- on Panama City Beach Parkway and 31,500 on Front Beach Road (July 2024)
- Easy access
- Underground utilities stubbed out to each lot including water, sewer, electrical, telecommunications, and natural gas.
- Off-site or established storm water retention facilities for all remaining parcels
- All sites raised and graded above FEMA Flood Elevation marks and are “build ready”
- Newly developed Thompson Thrift 312 unit Class “A” multi-family residential community
- Newly built TRU HOTEL by Hilton
- Newly built SUN STOP C-Store
- Approximately 1/2 mile SW of Publix Sports Park and Convention Center
- Convenience to Pier Park, U.S. Navy Station Complex, Florida State University Panama City Campus, shopping, grocery markets, banking, medical centers and the Gulf Coast beaches.
- Competitive pricing on all lots
- Survey(s) provided
- Clear Title
- Association in place with Shared Maintenance Agreement
- Covenants & Restrictions

URBAN BLU BEACH PUD

High Visibility Multi-Purpose Site Panama City Beach



The property is one of the largest, commercial developments having frontage and access to both Highway 98 (Panama City Beach Parkway; a/k/a Back Beach Road), and Front Beach Road. Zoned C-3, the site allows a mix of uses including high visibility commercial lots (over 50,000 square feet available), hotel, also residential multi-family purposes. Wetlands have been mitigated, all soils demucked and replaced with compacted clean fill, with all lots raised one foot above the FEMA Flood Elevations. The property represents only a handful of permitted, ready to be built on lots in the area. All utilities are to the lot lines. Back Beach Road offers high visibility for the commercial lots with some 48,000 +/- vehicle trips per day. The commercial lots present service opportunities for food service and retail for the hotels, apartment community, near-by residential subdivisions, and Publix Sports Complex.

Individual Lot Details

PUD ID	Description	Acres	Density / Uses	Status	Price
1	Commercial / Retail	1.600	62,700+/- Sq. Feet	<i>Available</i>	\$1,795,000
2	Commercial / Retail	1.357	53,200+/- Sq. Feet	<i>Available</i>	\$1,495,000
3	Hotel (120 Units)	1.765	124 Keys	Sold (Closed)	
4	Hotel (96 Units)	1.487	96 Keys	Sold (Closed)	
5	MF Apartments	17.027	312 Units	Sold (Closed)	
6	ALF/Seniors / Multifamly	5.542	Up to 250 Units	<i>Under Contract</i>	\$3,995,000
7	Commercial / Retail	1.458	C-Store	Sold (Closed)	
8	Commercial / Retail	1.596	62,500+/- Sq. Feet	<i>Available</i>	\$1,395,000
9	Commercial / Residential	4.330	273,000+/- Sq. Feet	<i>Available</i>	\$3,595,000

Multi-Purpose Urban Blu PUD Panama City Beach

As seen below, an aerial photo show this 40 +/- acre PUD approximately 1.25 miles West of the split of Front Beach Road and Back Beach Road (Hwy 98). These are the main thoroughfares to access the nearby Emerald Coast – including Laguna Beach & Rosemary Beach nearby. The site is located near a number of significant landmarks and is across from the St. Joe – Publix Sports Complex. A Median Cut realignment was approved by the Florida Department of Transportation and is newly installed. This allows universal turns directly fronting the North Urban Blu Drive and access to the Tru Hotel (now open), Staybridge Hotel (forthcoming construction), the Commercial / Retail Lots 1 and 2, and the 312 unit Watermark Apartments an upscale Class “A” residential community.

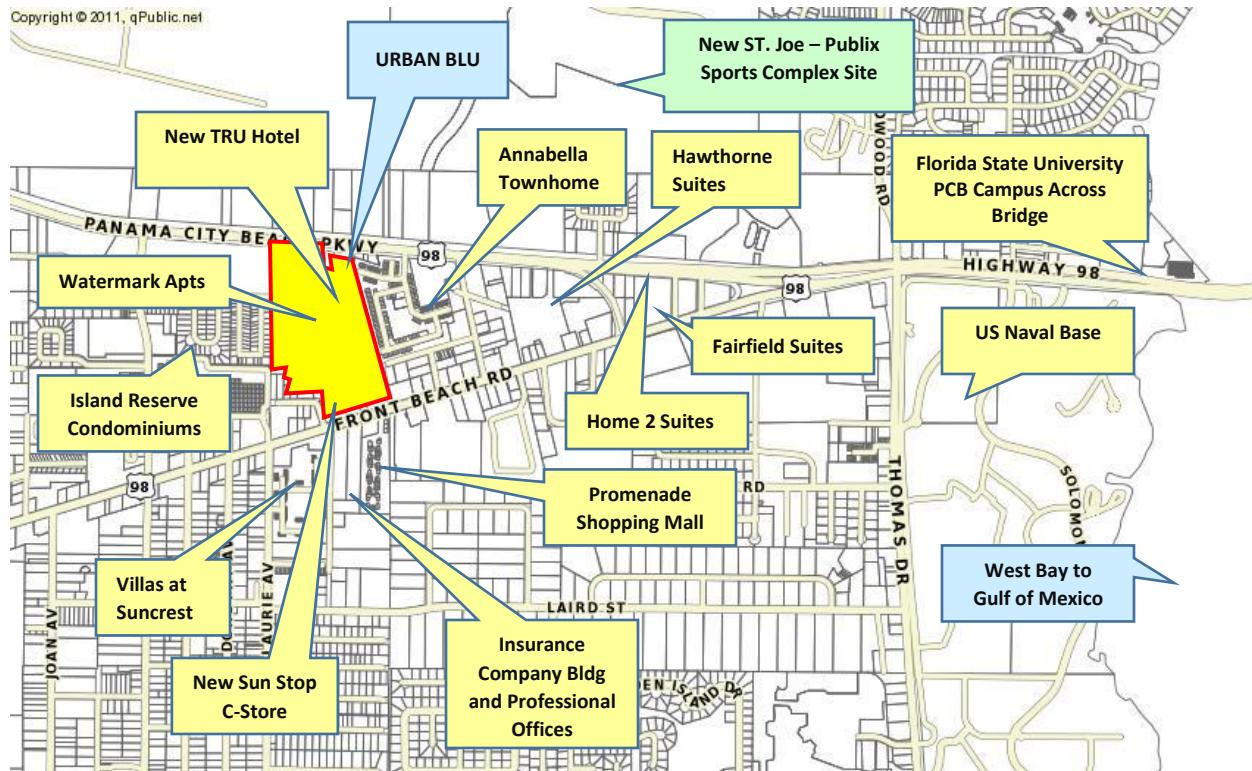
The property is fully developed complete with underground utilities stubbed out to each lot. Central water and sewer, electrical power from Florida Power and Light, telecommunications through AT&T. All remaining lots have off-site storm water retention or storm water facilities have been established as part of the sites. All lots are build ready and graded above FEMA Flood Elevation mark. There are no environmental issues, all wetlands mitigated, and title is clear.



Zoning:	Approved PUD C-3: Mixed Use Commercial	Additional Highlights
Utilities:	Central Water, Sewer, Electricity	<ul style="list-style-type: none">➤ Panama City Beach Pkwy 50K ADT (FDOT)➤ Front Beach Road 31.5K ADT (FDOT)➤ Utilities accessible to all lots from the City of Panama City Beach and Gulf Power.
Status:	Improved	<ul style="list-style-type: none">➤ All lots improved and “Build Ready”

URBAN BLU PUD AND NEARBY LANDMARKS

Panama City Beach - Centrally Located with High Visibility



Nearby Landmarks:

New Publix Sports Complex
 Promenade Shopping Mall
 The Glades (Residential subdivision)
 U. S. Naval Base
 Bay Medical Center
 Publix
 Home Depot
 Florida State University at Panama City
 Pier Park

Distance:

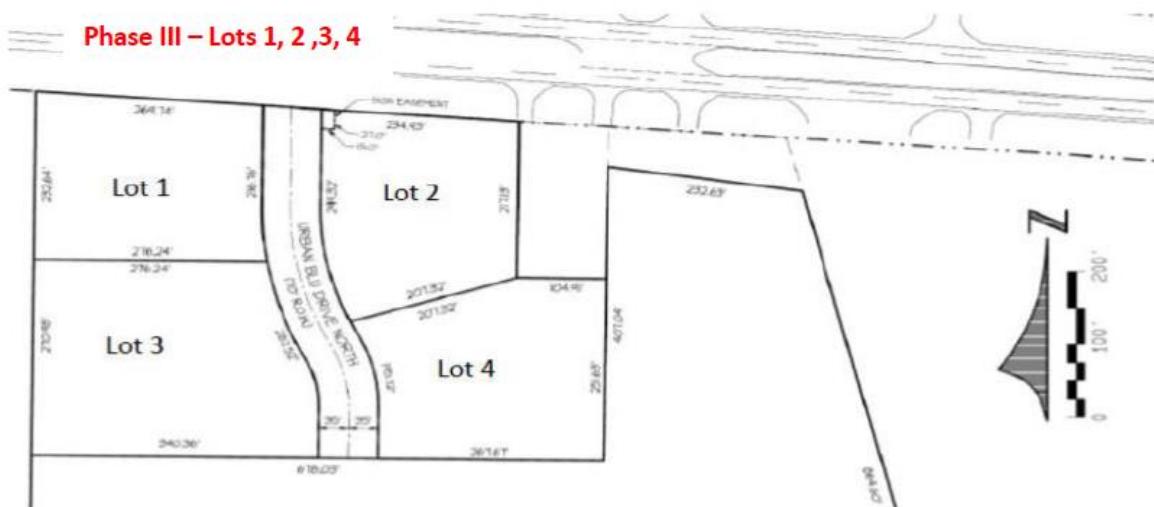
1/3 Mile Northeast
 0.20 Miles East
 1 Mile West
 1 Mile East
 2 Miles West
 2 Miles West, also
 2 Miles Southeast
 2 Miles West, also
 3 Miles East
 6 Miles West

Driving Time:

2 Minutes
 2 Minutes
 2 Minutes
 2 Minutes
 5 Minutes
 5 Minutes
 3 Minutes
 7 Minutes
 10 Minutes

PUD GENERAL PLAT OF LOTS:

Phase III – Lots 1, 2 ,3, 4



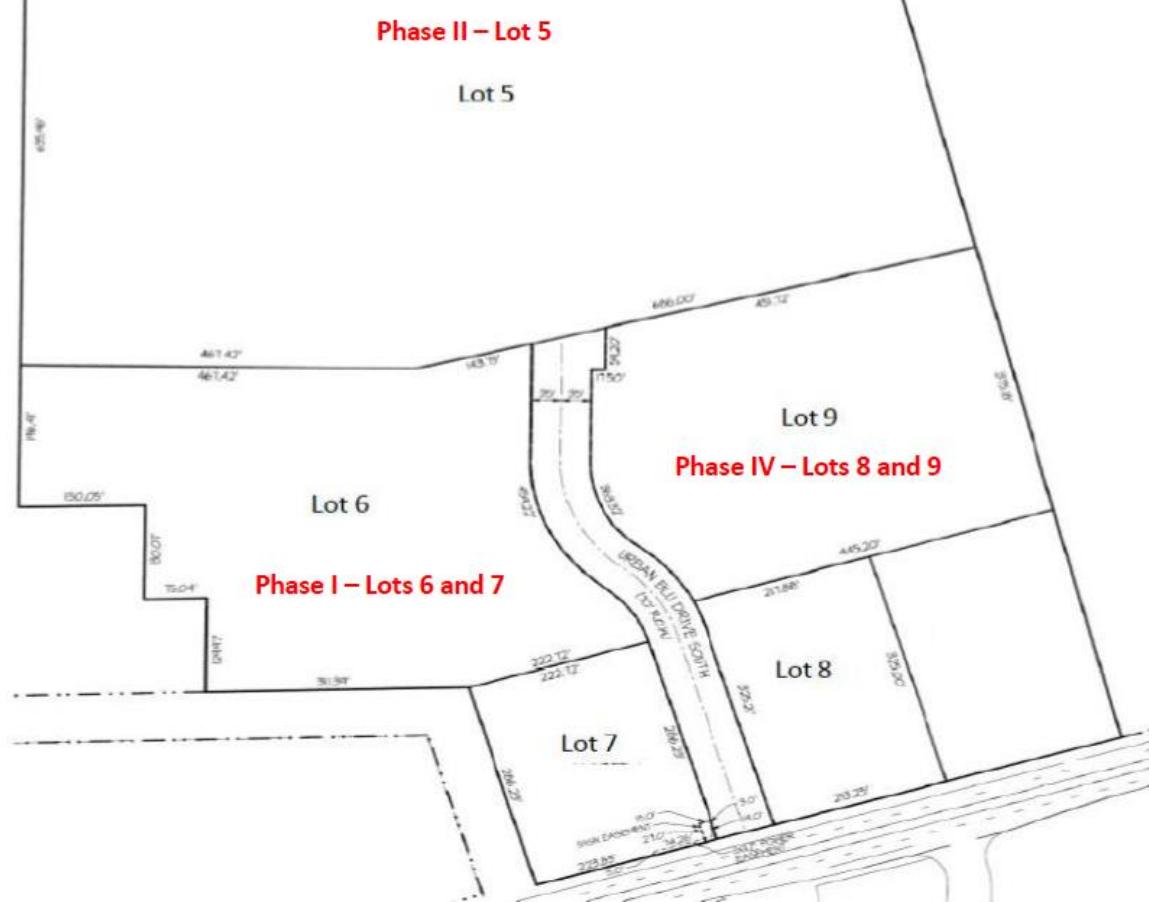
Phase II – Lot 5

Lot 5

Lot 9

Phase IV – Lots 8 and 9

Phase I – Lots 6 and 7



Aerial Photographs of Parcels 1 and 2 Panama City Beach Parkway (Back Beach Road):



High Visibility

Aerial Photographs of Parcels 6, 8 and 9 Front Beach Road:



PCB SPORTS PARK –



PANAMA CITY BEACH SPORTS PARK
JANUARY 12, 2016



The outdoor field complex encompasses 13 fields for soccer, lacrosse, rugby, football, baseball, and softball. All of the fields are built to provide athletes with world-class playing surfaces. The flexible design of the fields allow the facility to drive demand throughout the spring and fall seasons in addition to the traditional summer months.

Located across Hwy 98 from the Urban Blu, 40-acre property, is the world-class Panama City Beach Sports Park fit for sports enthusiasts of all ages. Through a public-private partnership with Panama City Beach Convention & Visitors Bureau, The St. Joe Company and Bay District Schools, this is one of the largest complexes in the southeast, encompassing 210 acres of donated land. **With tournaments planned for nearly every weekend of the year, this park will only add to the income-producing potential for the Urban Blu commercial sites!**

By Dekevion Gause

Published: Jun. 11, 2024 at 8:03 PM EDT



PANAMA CITY, Fla. (WJHG/WECP) - Our beautiful beaches aren't the only reason families are coming to Panama City Beach this week. Bay County leaders say sports has been a huge contributing factor to tourism.

On Tuesday, during the Bay County Tourism Development Council Meeting, board members discussed the economic growth sports have brought to our area.

Since the Publix Sports Complex opened in 2019, it has hosted 250 events. Bringing in more than 400 thousand visitors. According to sports tourism officials, visitors have spent more than \$271 million in Bay County.

But even with all the success our sports tourism industry has had, this area is still lacking an indoor facility.

Members of the Tourist Development Council mentioned the Coca-Cola Event Center is in the works.

"Back in 2017 the TDC said we want to look into a new center that would be able to host indoor sporting events," said Dan Rowe, the Executive Director of the Bay County TDC. "That has expanded over time, in addition to sporting events. But also to be able to do meetings and other kinds of activities. The event center is going to be a great addition to an already great destination."

Sports tourism officials said the new center will only positively impact sporting events in the area.

"It will add to its growth," said the Director of Sports Tourism Chris O'Brien. "An indoor space to run more events in the winter. Some of the indoor court sports we can do things like basketball, volleyball, and wrestling. So it's going to be great."

'Game changer': \$41M indoor sports complex coming to Panama City Beach. Here are the details.

Nathan Cobb The News Herald

Published 7:00 a.m. ET March 22, 2022 | Updated 11:51 a.m. ET March 22, 2022

PANAMA CITY BEACH — Expected to be a "game changer" for Bay County, a new \$41 million indoor [sports complex](#) will be the third major athletic facility in the Panama City Beach area.

Approved by the Panama City Beach Tourist Development Council on Friday, the 112,000-square-foot facility will be built on Chip Seal Parkway across from the [Publix Sports Park](#) on the Beach's east end.

According to Dan Rowe, president and CEO of [Visit Panama City Beach](#), his organization has been working to bring an indoor sports complex to the area for several years.



The Panama City Beach Tourist Development Council has approved a \$41 million indoor sports complex to be built across from the Publix Sports Park. This is an artist's rendering of the 112,000-square-foot facility. *CONTRIBUTED PHOTO*

"The center is a game changer that will have positive benefits for Panama City Beach and all of Bay County," Rowe wrote in an email. "With its ability to generate incremental non-summer visitation through sports tournaments and technical conferences, this facility will help strengthen and diversify our local economy."

'It was time to pull the trigger': [Bay County OKs \\$2 million for Panama City Beach skate park](#)

It's the Publix Sports Park now: [Panama City Beach Sports Complex renamed under \\$500K deal](#)

He added that the complex, which will be built on land donated by the St. Joe Company, will double as an emergency operations center to help with post-disaster response times.

"When we face challenges like those presented by Hurricane Michael (in October 2018), this facility will enhance our emergency management," Rowe wrote. "In the aftermath of Hurricane Michael, a number of unmet community needs were identified to help in the emergency response following future (storms) or other related events."

He noted that the complex will be funded by the TDC, the Federal Emergency Management Agency's Hazard Mitigation Grant Program and the U.S. Department of Housing & Urban Development Community Development Block Grant.

The TDC also plans to apply for help from Triumph Gulf Coast if additional money is needed.

Ground is expected to be broken toward the end of this year and construction will take about 18 months, officials said.

The Publix Sports Park, formerly known as the Panama City Beach Sports Complex, has experienced tremendous success since it opened in July 2018.

Related: [It's the Publix Sports Park now. Panama City Beach Sports Complex renamed under \\$500K deal.](#)

In its opening year alone, the park hosted 80,000 visitors, was responsible for the booking of 120,000 local hotel rooms and had an estimated \$56 million boost on the community's economy.

In the opposite direction on the west end of Panama City Beach, Frank Brown Park also draws tens of thousands of people to Bay County. In addition to sporting events, it hosts a number of annual festivals, including the Pepsi Gulf Coast Jam and the Thunder Beach Motorcycle Rally.

Rowe said he plans for the sports complex to be used for volleyball, basketball, wrestling, weightlifting, cheerleading, trade shows, exhibitions, meetings and conferences.

"The indoor center opens or expands new sports tourism markets," he wrote. "The facility will be designed to (also) provide local technology companies and defense contractors with R&D spaces and the ability to conduct classified briefings."



PANAMA CITY BEACH SPORTS PARK

January 12, 2016

Final Master Plan



*<https://www.visitpanamacitybeach.com/sports/new-sports-complex/>

Available Parcels:

Property:	Lot 1 (1.6 +/- Acres) Commercial / Retail. Tax Parcel 27543-001-000 Lot 2 (1.35 +/- Acres) Commercial / Retail. Tax Parcel 27543-000-000
Location:	8501 Panama City Beach Parkway (Back Beach Road), Panama City Beach, Florida
Zoning:	Approved PUD; zoned C-3 (Mixed Use Commercial) see following link: http://fl-baycounty.civicplus.com/DocumentCenter/View/593
	Per Buchanan & Harper Engineering (Mike Harper) Impervious Area up to 90% of total acreage square feet. Floor Area Ratio 145% Perimeter Buffer 10 Feet Natural Area 10% Maximum Bldg. Height 65 feet
Bldg. Permits:	Approximately 120 - 150 days from submittal. Function of purchaser's engineer and architect meeting Site Plan and Building Code of Bay County government.
Utilities:	Central Water, Sewer, Electricity to property
Environmental:	No Issues
Wetlands Mitigation:	All Wetlands Mitigated and All Permits in hand from Army Corps of Engineers and Northwest Florida Water Management District
Development Order:	Yes (Government of Bay County, Florida)
Roadway Design:	Four lane split median. FDOT expanding to six lanes on accelerated basis from Hathaway Bridge nine miles West to Mandy Drive.
Driveway Permit:	Yes (Florida Department of Transportation)
Median Cut Permit:	Yes (Florida Department of Transportation – Completion Date August 2022)
Traffic Volume:	48,000 +/- FDOT Average Daily Traffic (Back Beach Rd./Panama City Beach Parkway)
Frontage:	505' on Panama City Beach Parkway (Lot 1 270') (Lot 2 235')
Includes:	Entitlements Boundary and Topographical Survey Clear Title – Stewart Title

Available Parcels:

Property:	Lot 6 containing 5.542 +/- Acres. Tax Parcel #27543-012-000 Lot 9 containing 4.33 +/- Acres. Tax Parcel #27894-000-000
Location:	Lot 6 1950 Urban Blu Drive S, Panama City Beach, Florida Lot 9 8406 Front Beach Road, Panama City Beach, Florida
Access:	South Urban Blu Drive
Zoning:	Approved PUD; zoned C-3 (Mixed Use Commercial) http://fl-baycounty.civicplus.com/DocumentCenter/View/593
	Per Buchanan & Harper Engineering (Mike Harper) Impervious Area up to 90% of total acreage square feet. Floor Area Ratio 145% Perimeter Buffer 10 Feet Natural Area 10% Maximum Bldg. Height 65 feet
Density:	PUD up to 250 units (beds)
Permits:	Approximately 120 - 150 days from submittal for Site Plan and Building Plans through the government of Bay County
Utilities:	Central Water, Sewer, Electricity to property
Environmental:	No Issues
Development Order:	Effective July 10 th , 2018 (Government of Bay County, Florida)
Roadway Design:	Four lanes; major arterial roadway
Driveway Permit:	Yes (Florida Department of Transportation)
Traffic Volume:	31,500 FDOT Average Daily Traffic (Front Beach Rd. Only)
Includes:	Entitlements Boundary and Topographical Survey Clear Title – Stewart Title

Available Parcel:

Property:	Lot 8 containing 1.59 +/- Acres. Tax Parcel # 27894-030-000.
Location:	8400 Front Beach Road, Panama City Beach, Florida
Access:	South Urban Blu Drive
Frontage:	213' Front Beach Road (High Visibility)
Zoning:	Approved PUD; zoned C-3 (Mixed Use Commercial) see link: http://fl-baycounty.civicplus.com/DocumentCenter/View/593
Density / Usage:	Impervious Area up to 90% of total acreage square feet. Floor Area Ratio 145% Perimeter Buffer 10 Feet Natural Area 10% Maximum Bldg. Height 65 feet
Permits:	Approximately 120 - 150 days from submittal for Site Plan and Building Plans through the government of Bay County
Utilities:	Central Water, Sewer, Electricity to property
Environmental:	No Issues
Wetlands Mitigation:	All Wetlands Mitigated and All Permits in hand from Army Corps of Engineers and Northwest Florida Water Management District
Development Order:	Effective July 10 th , 2018 (Government of Bay County, Florida)
Roadway Design:	Four lanes; major arterial roadway
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