


BELLCORE

COMMERCIAL

SITE
1.33 Acres

 Panama City
Beach Pkwy
52,000 AADT

Access to Alf
Coleman Road

 Alf Coleman Road
9,400 AADT



ALF COLEMAN & US 98 DEVELOPMENT SITE

ALF COLEMAN & US HWY 98, PANAMA CITY BEACH, FL 32407



PROPERTY DESCRIPTION

Prime 1.3-Acre Commercial Lot in the Heart of Panama City Beach, FL

This highly visible 1.3-acre commercial lot is strategically located at the intersection of ALF Coleman Drive and Panama City Beach Parkway (PCB Pkwy), experiencing over 50,000 vehicles per day (VPD). Zoned Commercial the property offers full access to both ALF Coleman and the signalized intersection at PCB Pkwy, ensuring excellent accessibility and traffic flow.

Boasting significant highway frontage, this site provides maximum exposure to passing motorists and the steady influx of tourists visiting Panama City Beach. Ideally positioned in a highly saturated retail corridor, the pad sits among national retailers and restaurants, with immediate proximity to Publix, Home Depot, Lowe's, Dunkin', Starbucks, Whataburger, and more.

Panama City Beach is one of the top vacation destinations in the U.S., known for its stunning white sand beaches and thriving tourism-driven economy. This prime retail location presents an outstanding opportunity for businesses looking to capitalize on high visibility, strong consumer traffic, and a dynamic

FOR SALE | ALF COLEMAN & US 98 DEVELOPMENT SITE

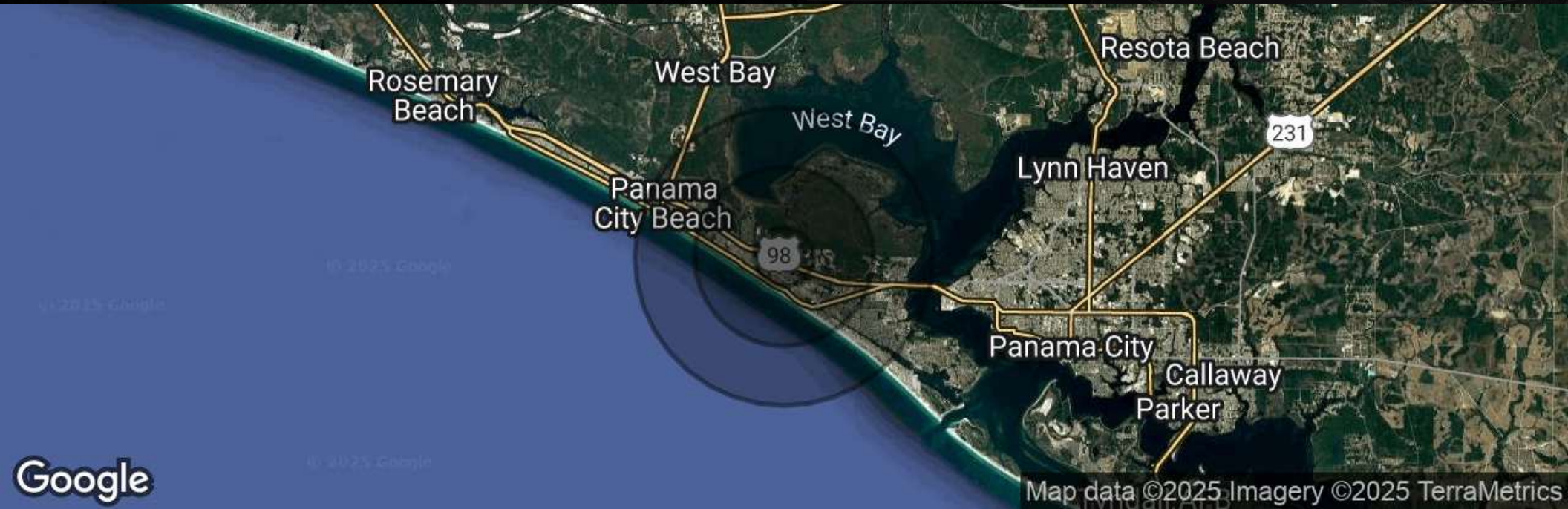
PROPERTY HIGHLIGHTS

- Close proximity to the beach, shopping, schools, medical, office, and recreation
- 50,000+ VPD
- Excellent location in the core retail corridor of PCB
- McDonalds and Panera coming soon next-door
- Full Access to Alf Coleman Road and traffic light

OFFERING SUMMARY

Sale Price:	\$1,550,000
Lot Size:	1.3 Acres
Zoning	COM
Property Type	Retail Pad
Traffic Count	50,000
Market	Panama City Beach





Map data ©2025 Imagery ©2025 TerraMetrics

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,308	19,622	38,091
Average Age	39	43	44
Average Age (Male)	38	42	43
Average Age (Female)	41	44	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,764	8,538	16,710
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$83,073	\$94,934	\$95,483
Average House Value	\$378,988	\$400,088	\$403,085

Demographics data derived from AlphaMap

**HARRY BELL JR.****Managing Broker**

harry@bellcorecommercial.com
Direct: 850.977.6991 | Cell: 850.240.0527

FL #BK3026917 // AL #000078384-1

PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434