COMMERCIAL REAL ESTATE SITES

1023 NORTH TYNDALL PARKWAY (HWY 98); PANAMA CITY, FLORIDA 32404

SUPER SITES AVAILABLE

High Traffic - High Visibility Panama City - Springfield MSA Bay County - Northwest Florida



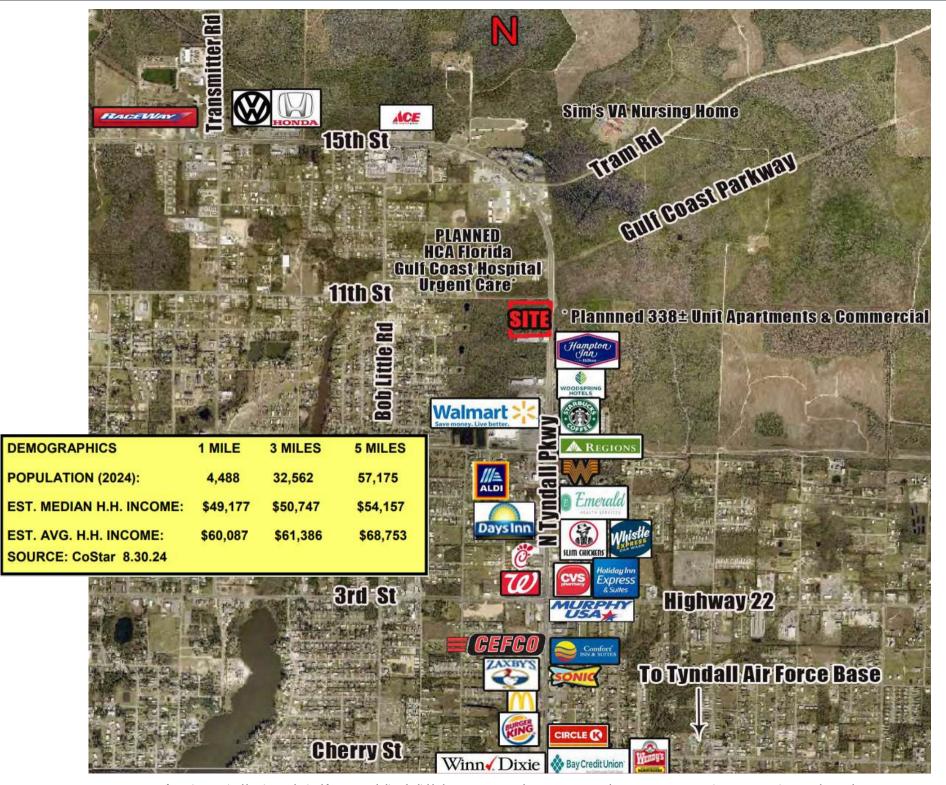




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SUPER SITES AVAILABLE SOUTHWEST CORNER OF TYNDALL PARKWAY & 11TH STREET 1023 NORTH TYNDALL PARKWAY; PANAMA CITY, FLORIDA 32404





***Sites 1-4 are planned to be delivered "pad ready" with utilities stubbed. This includes cut/fill/grading across all four pads.

Sellers will also provide the full access curb cuts off Tyndall Pkwy and 11th Street as shown on the attached site plan.

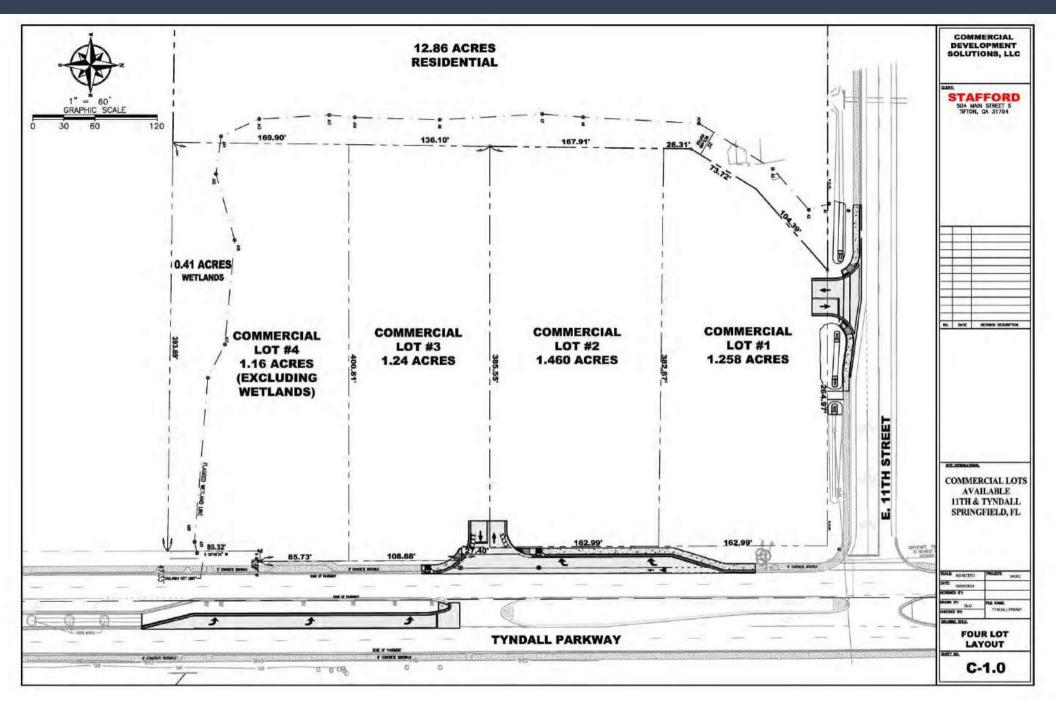
Storm water will be the responsibility of each outparcel user, but the depth of these sites should provide plenty of room for a pond in the back.





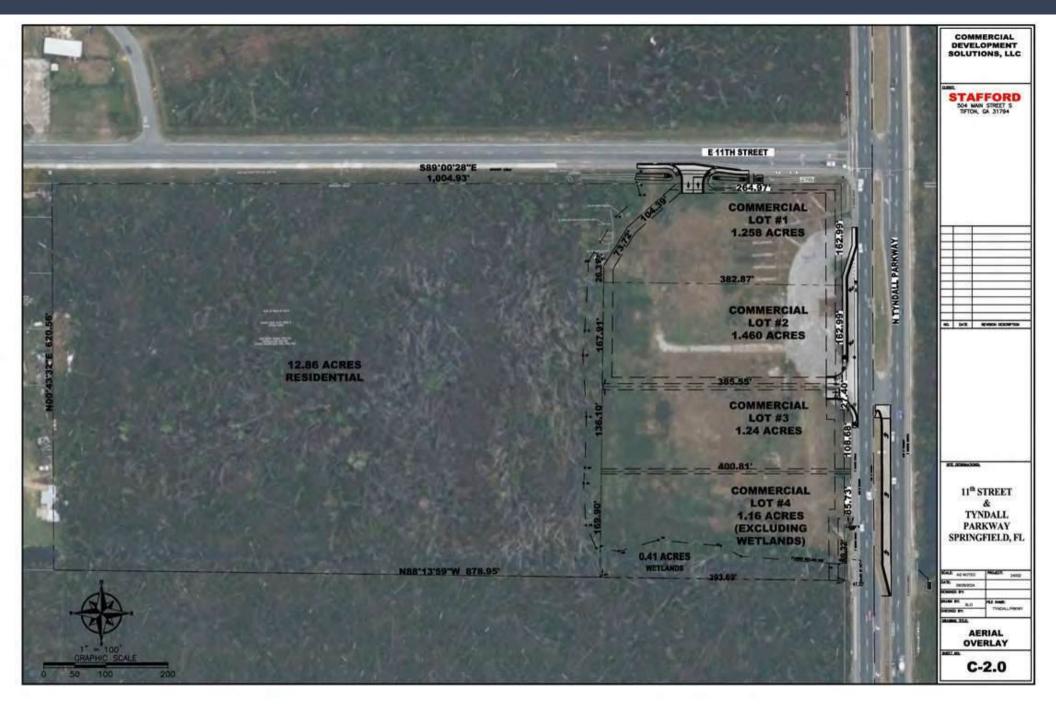
















SUPER SITES AVAILABLE **SOUTHWEST CORNER OF TYNDALL PARKWAY & 11TH STREET** 1023 NORTH TYNDALL PARKWAY; PANAMA CITY, FLORIDA 32404

Location: 1023 North Tyndall Parkway (Hwy 98); Panama City, Florida 32404

Zoning: Commercial - City of Springfield

Utilities: Water and Sewer - City of Springfield

Traffic count: 40,000 -Tyndall Parkway(2023 - AADT - FDOT)

2,300 -11th Street (2023 - AADT - FDOT)

Land Size: Site 1 - (1.26 acres) | Ground Lease Only | \$135,000

Site 2 - (1.46 acres) | Ground Lease Only | \$125,000

Site 3 - (1.24 acres) | Ground Lease Only | \$125,000

Site 4 - (1.57 acres) | Ground Lease Only | \$100,000

Site 5 - (13 acres) | For Sale | \$1,500,000

Comments: SUPER SITES AVAILABLE - Tyndall Parkway is the primary artery to Tyndall Air Force Base which is presently being completely rebuilt as the AIR FORCE BASE OF THE FUTURE undergoing a 4.9 billion dollar redevelopment. The site is also near major commercial development (Walmart, Whataburger, Dairy Queen, AT&T, WoodSpring Suites, Beef O Brady's, Regions Bank, Starbucks, Mattress Firm, T-Mobile, ALDI and much more). The Gulf Coast Parkway is presently being developed and will intersect Tyndall Parkway approximately 1,000 ± North of 11th Street. A new Hampton Inn, residential development and a 338± unit multi-family development are planned in the immediate area.

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