

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



STAFFORD

Building on the Past. Developing for the Future.





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION (2024):	4,488	32,562	57,175
EST. MEDIAN H.H. INCOME:	\$49,177	\$50,747	\$54,157
EST. AVG. H.H. INCOME:	\$60,087	\$61,386	\$68,753
SOURCE: CoStar 8.30.24			

Information contained herein was obtained from sources believed reliable; however, Counts Real Estate Group, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. This presentation of the property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. 3-31-24

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.





1" = 60'
GRAPHIC SCALE

0 30 60 120

12.86 ACRES RESIDENTIAL

0.41 ACRES
WETLANDS

COMMERCIAL
LOT #4
1.16 ACRES
(EXCLUDING
WETLANDS)

COMMERCIAL
LOT #3
1.24 ACRES

COMMERCIAL
LOT #2
1.460 ACRES

COMMERCIAL
LOT #1
1.258 ACRES

E. 11TH STREET

TYNDALL PARKWAY

COMMERCIAL
DEVELOPMENT
SOLUTIONS, LLC

STAFFORD
504 MAIN STREET S
TIFTON, GA 31794

NO. DATE REVISION DESCRIPTION

SEE ATTACHMENTS

COMMERCIAL LOTS
AVAILABLE
11TH & TYNDALL
SPRINGFIELD, FL

SCALE: AS SHOWN PROJECT: 34602

DATE: 10/02/2024

DESIGNED BY: FILE NAME: TYNDALL.PDWY

DRAWN BY: JLD

CHECKED BY: TYNDALE

DATE: 10/02/2024

FOUR LOT
LAYOUT

C-1.0



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COMMERCIAL DEVELOPMENT SOLUTIONS, LLC

OWNER:
STAFFORD
 504 MAIN STREET S
 TIFTON, GA 31794

NO.	DATE	REVISION DESCRIPTION

**11th STREET & TYNDALL PARKWAY
SPRINGFIELD, FL**

SCALE: AS NOTED	PROJECT: 2402
DATE: 08/08/2024	
DRAWN BY:	FILE NAME:
CHECKED BY: SLD	TYNDALL.PK001
DRAWING TITLE:	

AERIAL OVERLAY

C-2.0



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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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