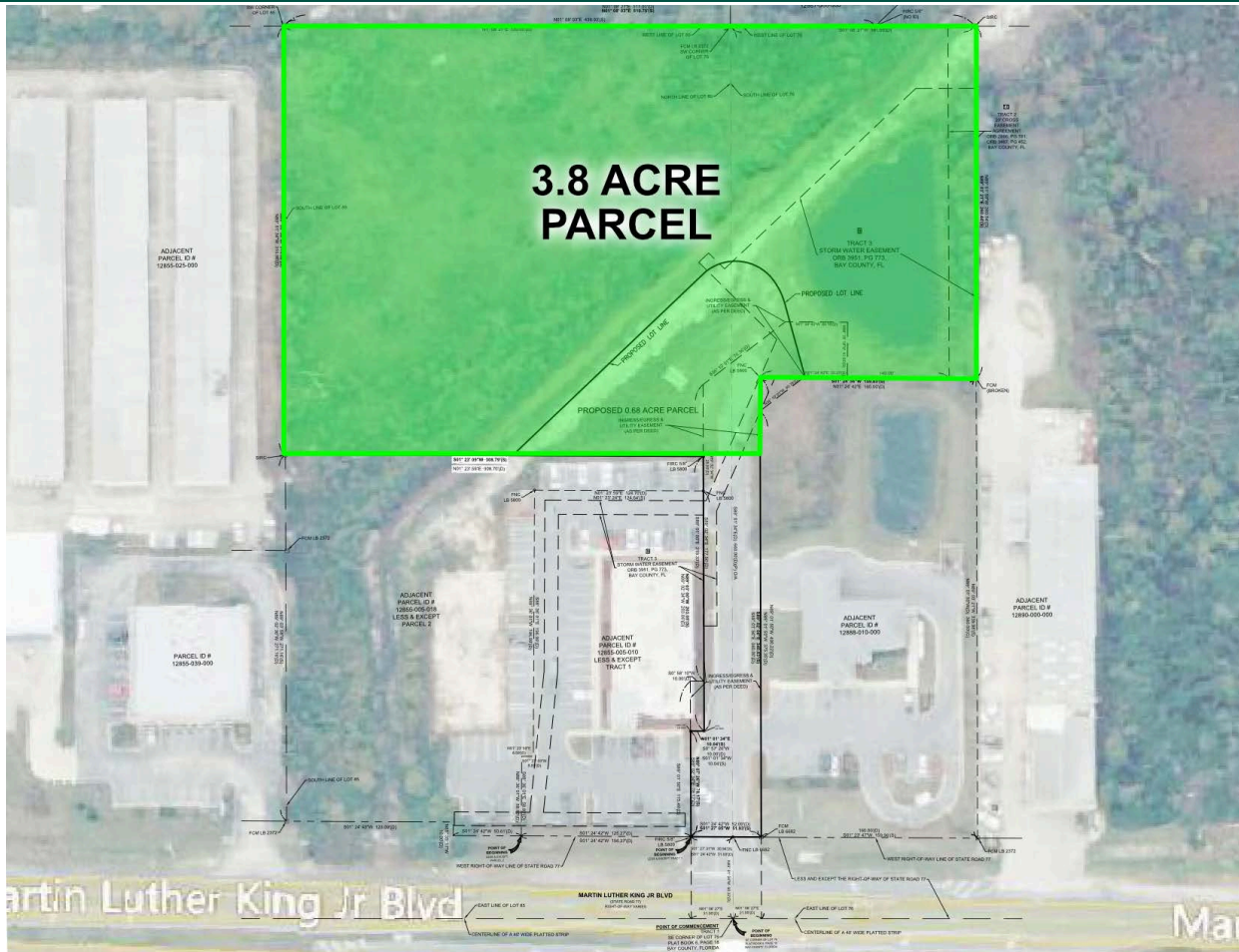


# 2531 HWY 77

Panama City, FL 32405



850.933.5899



## PROPERTY DESCRIPTION

±3.8 acres of commercial development land located at 2531 Hwy 77 in Panama City, Florida. The site is equipped with available utilities and stormwater capacity, allowing for immediate development potential.

Strategically positioned near the signalized intersection of Hwy 77 and 23rd Street, the property sits within close proximity to a major mall redevelopment and several newly developed commercial parcels located directly in front of the site. The surrounding growth and ongoing investment in the corridor continue to drive strong commercial activity in the area.

With excellent visibility and convenient access along Hwy 77, this property offers an ideal opportunity for retail, service, or commercial users looking to establish a presence in one of Panama City's rapidly developing corridors.

## PROPERTY HIGHLIGHTS

- ±3.8 acres commercial development land
- Utilities available with stormwater capacity in place
- Near Hwy 77 & 23rd Street intersection
- Close proximity to major mall redevelopment
- Strong visibility and access along Hwy 77

## OFFERING SUMMARY

Sale Price:	\$299,900
Lot Size:	3.8 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,399	18,522	32,567
Total Population	3,458	46,769	82,784
Average HH Income	\$88,767	\$80,087	\$82,226

CHRISTIAN PENNY

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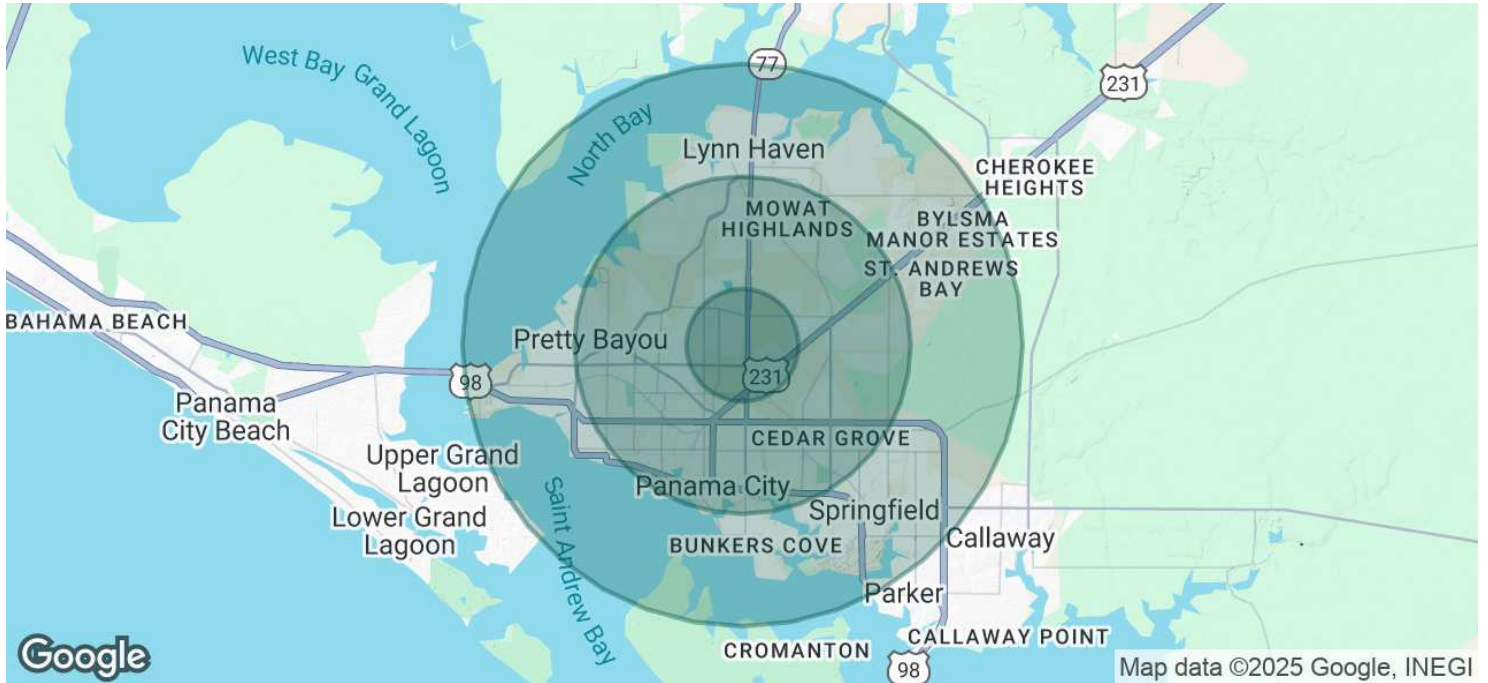
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,458	46,769	82,784
Average Age	43	41	42
Average Age (Male)	42	39	40
Average Age (Female)	44	42	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,399	18,522	32,567
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$88,767	\$80,087	\$82,226
Average House Value	\$324,235	\$283,455	\$300,332

\* Demographic data derived from 2020 ACS - US Census