

URBAN BLU PUD **Commercial Sites Panama City Beach, Florida**

The Urban Blu PUD is a 40 +/- acre site located approximately 1.25 miles West of the Hathaway Bridge between Panama City Beach Parkway (Back Beach Road – Hwy 98) and Front Beach Road (30A). These roadways are the main thoroughfare 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 the highway from the St. Joe – Publix Sports Complex. A Median Cut realignment was approved by the Florida Department of Transportation and is newly installed. This will allow turns directly fronting the North Urban Blu Drive and access to the Tru Hotel (under construction), Staybridge Hotel (forthcoming construction), the Commercial / Retail (Lots 1 and 2), and the 312 unit Watermark Apartments.

Zoning:	Approved PUD C-3 (Mixed Use)	Additional Highlights ► DOT ADT 45,000 per day
Utilities:	Central Water, Sewer, Electricity, Gas	► Utilities accessible to all lots from City of Panama City Beach and Gulf Power
Environmental:	No issues	► No threatened or endangered species ► Fully mitigated wetlands ► All unsuitable soils removed and replaced with clean compacted Soils meeting ASHTO 200 ratings
Status:	Improved	► All lots improved and build ready. All raised 1' above FEMA Flood elevation maps.

Panama City Beach Parkway Build Ready Lots with access on Urban Blu Drive North:

Lot 1 – 1.60 Acres with 270 +/- front feet	\$1,795,000 (\$25.75 / Sq. Ft. fully developed)
Lot 2 – 1.357 Acres with 235 +/- front feet	\$1,495,000 (\$25.29 / Sq. Ft. fully developed)

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Aerial Of Immediate Market Area:



Available Lots Panama City Beach Parkway (Back Beach Road), Panama City Beach, Florida



Universal Median Cut is directly in front of Urban Blu Drive North which runs between Lots 1 and 2 above.