

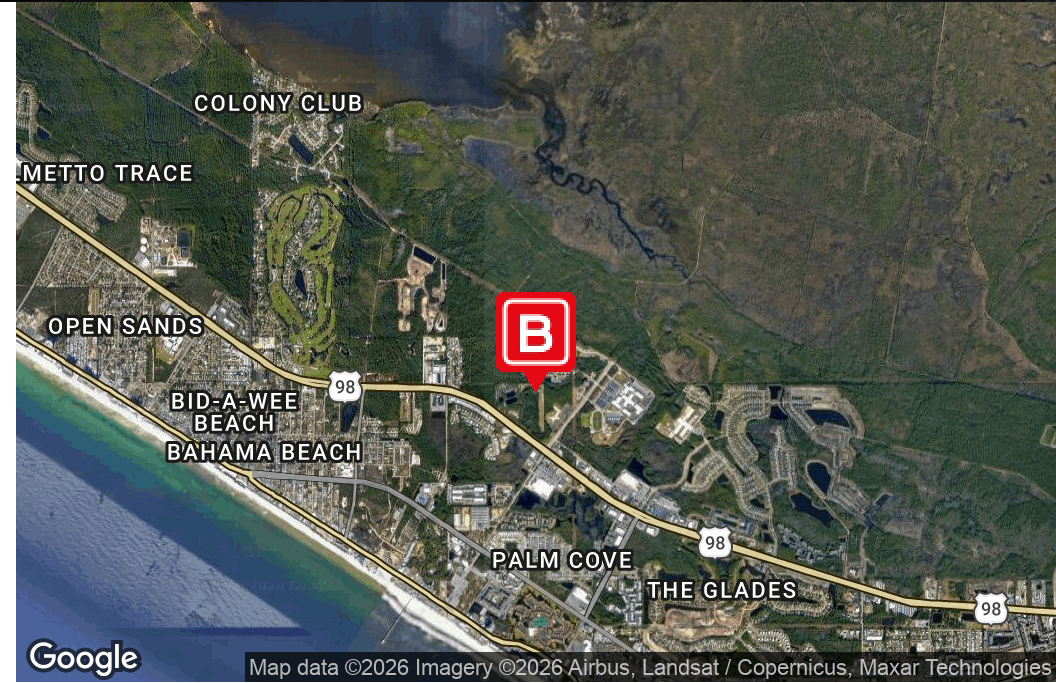
BELLCORE

COMMERCIAL



10.73 ACRE DEVELOPMENT SITE | PANAMA CITY BEACH PKWY

11504 PANAMA CITY BEACH PKWY, PANAMA CITY BEACH, FL 32407



PROPERTY DESCRIPTION

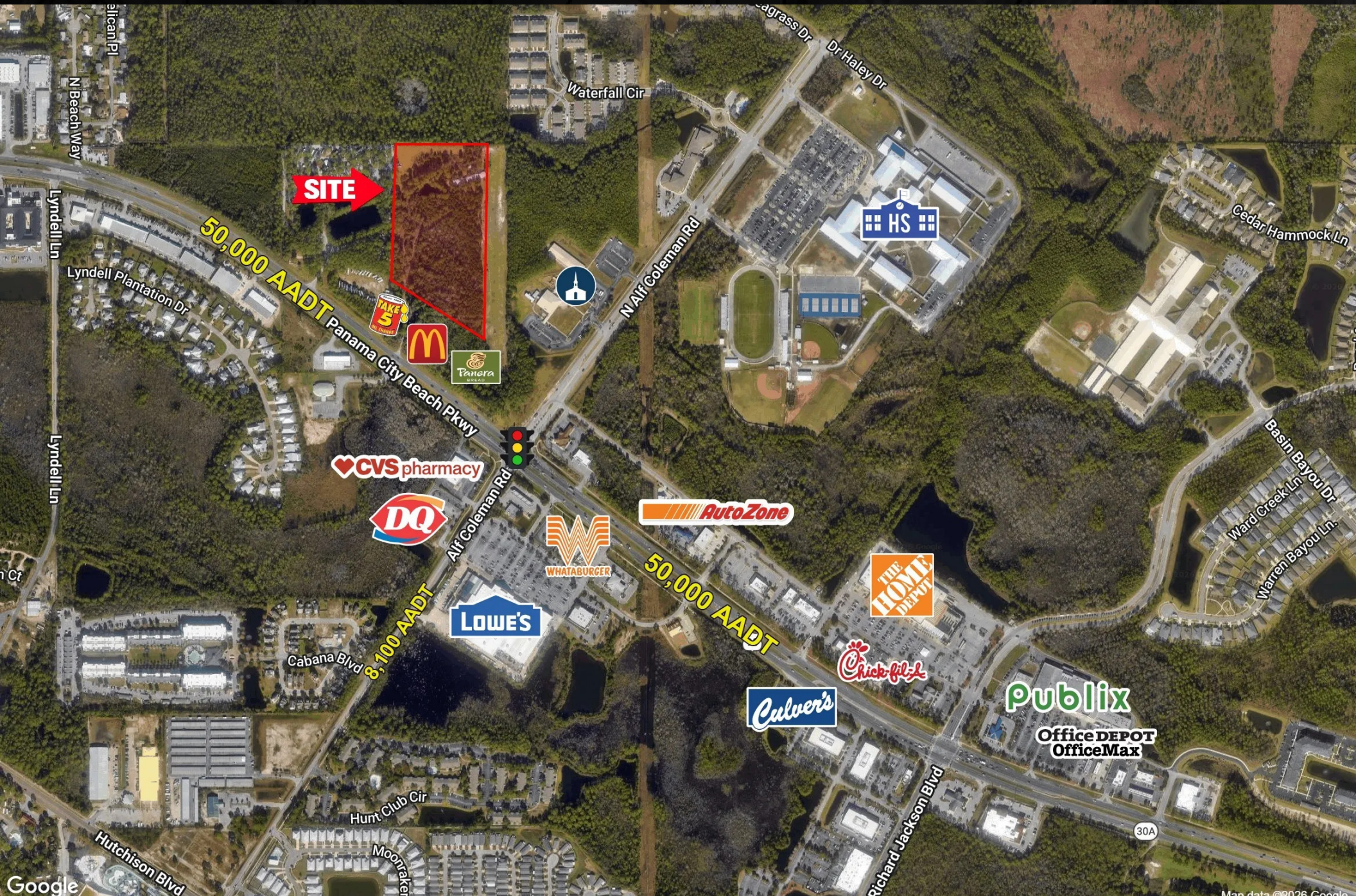
This ±10.73-acre development opportunity offers substantial scale and flexibility along the Panama City Beach Parkway corridor. Zoned CM (Commercial Medium), the property provides the potential to accommodate a variety of commercial and institutional uses, making it well suited for consideration by hospitality, medical, senior living, office, and other developers. An existing stormwater pond is located onsite, providing established stormwater infrastructure that may benefit future site planning and development. With its sizable acreage, commercial zoning, and location within the growing Panama City Beach market, the property presents an opportunity for investors and developers seeking a large-scale site in one of Northwest Florida's most active coastal communities.

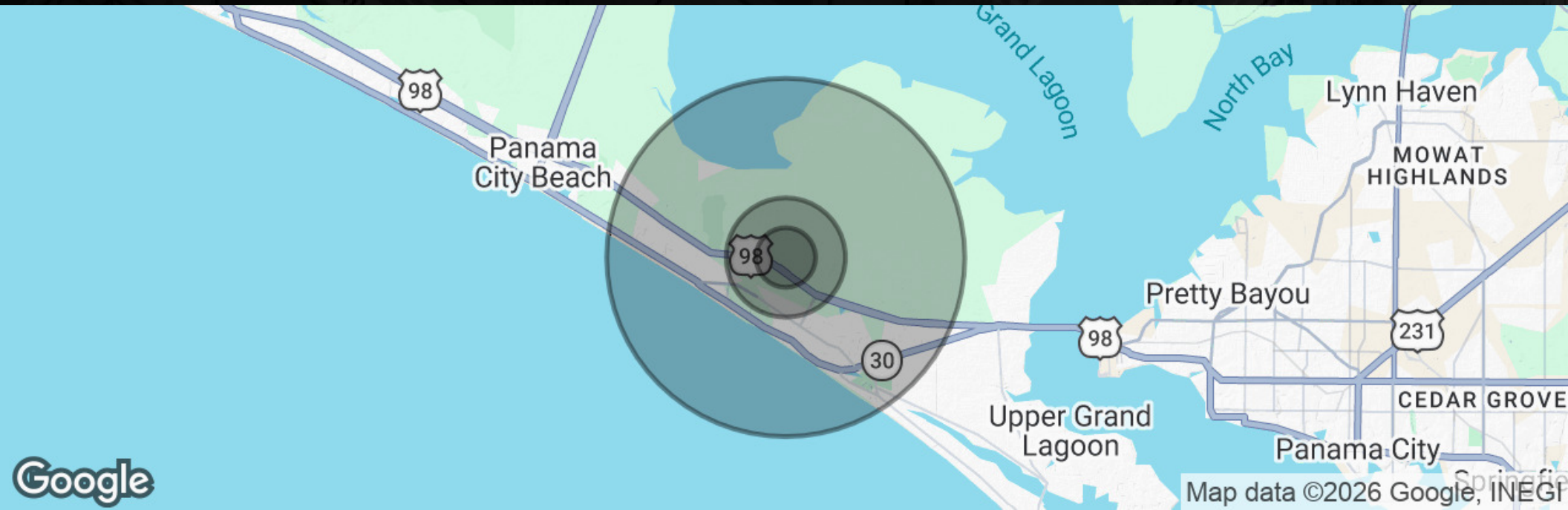
PROPERTY HIGHLIGHTS

- ±10.73 Acre Development Site
- Zoned CM (Commercial Medium)
- Existing Stormwater Pond Onsite
- Suitable for a Variety of Commercial Development Uses
- Located in the Growing Panama City Beach Market

OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	10.73 Acres
Zoning	CM
Property Type	Land
Traffic Count	50,000





POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	727	2,994	15,700
Average Age	37.9	36.7	42.1
Average Age (Male)	35.9	34.1	41.4
Average Age (Female)	47.0	43.2	43.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	309	1,261	7,145
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$107,627	\$100,433	\$106,375
Average House Value	\$365,845	\$375,100	\$389,298

2023 American Community Survey (ACS)



HARRY BELL JR.

Managing Broker

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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.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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