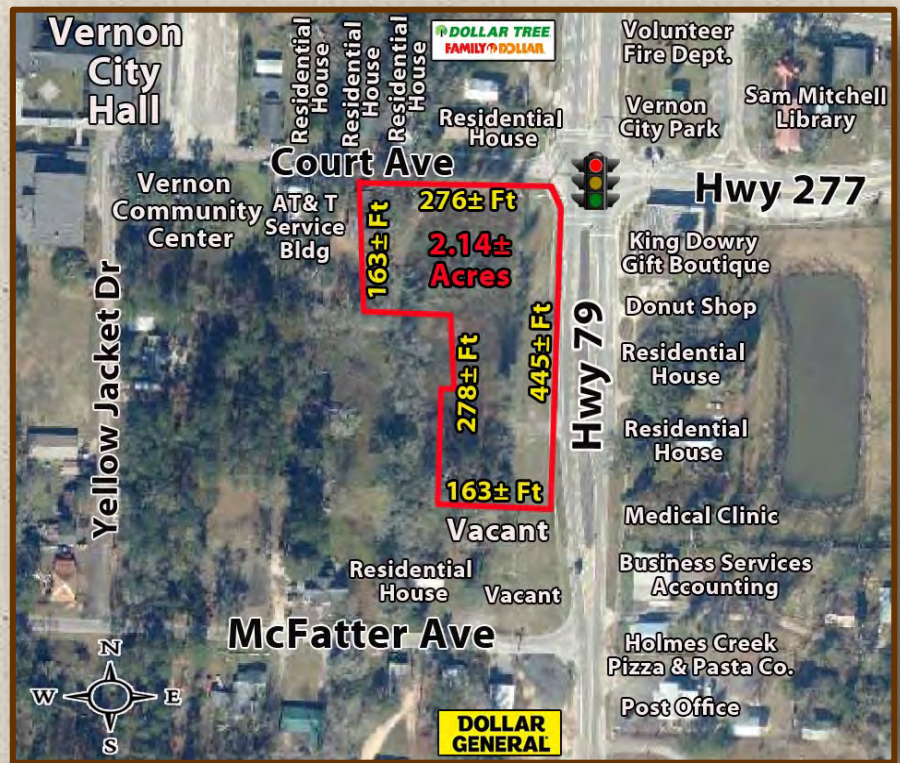
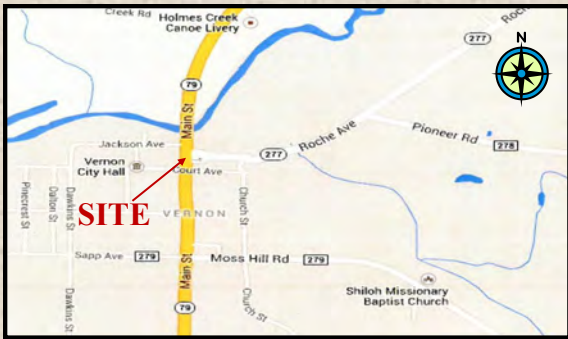


**FOR SALE**  
**2.14± ACRES**

Southwest Corner of  
Hwy 79 and Hwy 277  
(Court Avenue)

Vernon, Florida  
Washington County  
Northwest Florida



**THE BEST COMMERCIAL SITE IN THE MARKET AREA!**

**LOCATION:** Southwest Corner of Highway 79 and Highway 277 (Court Avenue)  
3014 Main Street; Vernon, Florida 32462

**LAND SIZE:** 2.14± Acres; East - 445± Ft. on Highway 79; North 276± Ft. on Court Ave.;  
South 163± Ft; West 441± Ft.

**UTILITIES:** Water and Sewer - City of Vernon (ROW adjacent to Site)

**ZONING:** Commercial - Washington County

**TRAFFIC**

**COUNT:** Highway 79 - 8,500 ; Highway 277 - 5,000 (2021 FDOT)

**COMMENTS:** Highway 79 is the primary North - South artery from I-10 on the North, South to Panama City Beach, Florida. The site is on the far side of the traffic light (the only traffic light in the market area). Highway 79 is being developed into four lanes from Panama City Beach to the South and North to I-10. A major portion of the improvements are complete. The site is 800± Ft. North of a NEW Dollar General (2022) and 100± Ft. South of a NEW Family Dollar - Dollar Tree (2022).

**OFFERED PRICE: \$700,000**

**CHARLIE HAAS**



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**TIMOTHY CARROLL**



850-532-5878

timothycarrollre@gmail.com

**JIM EVERITT**



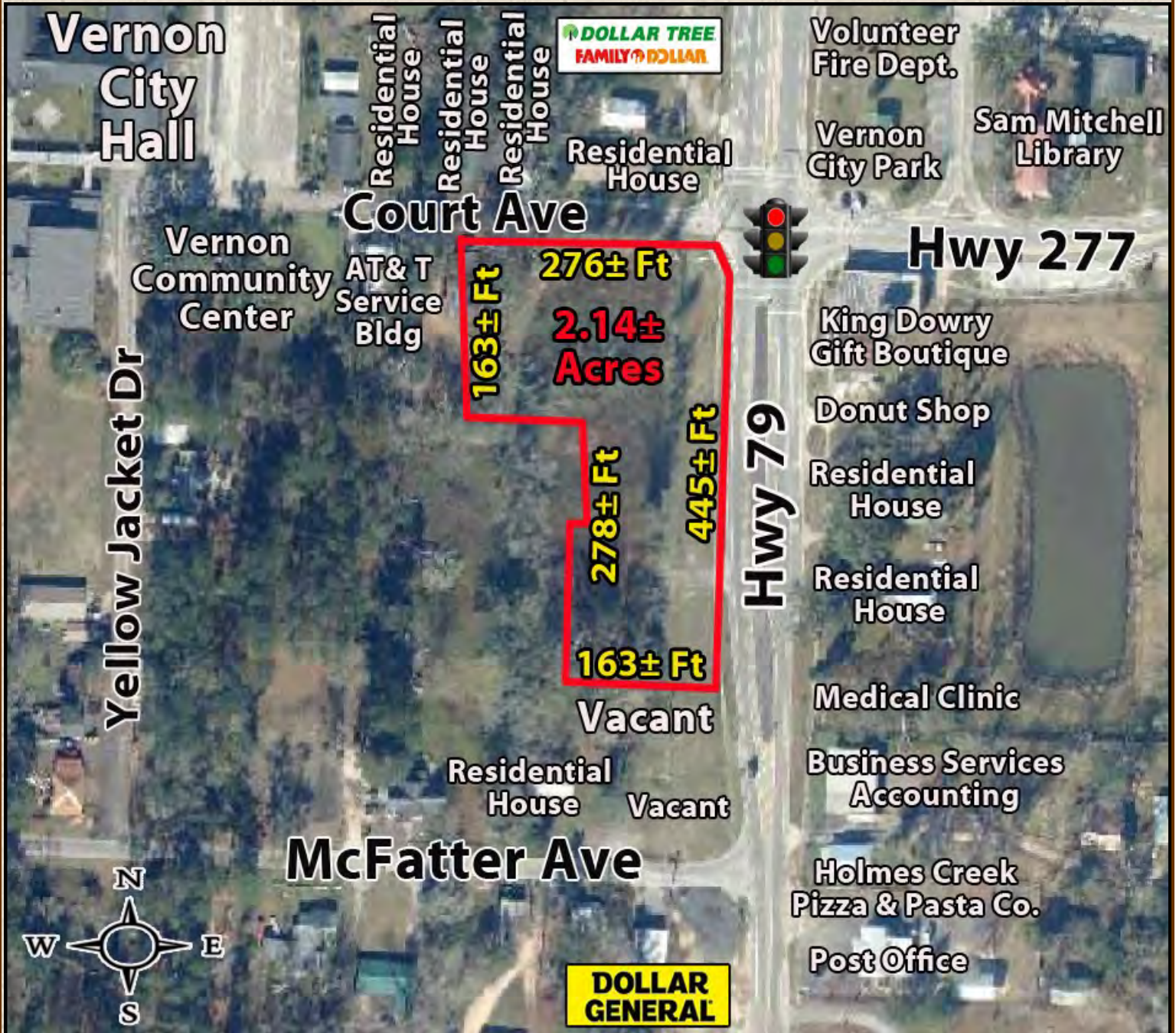
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Phone: 850-248-3640  
3009 Hwy 77, Suite H  
Panama City, Florida  
32405

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 Washington County, Florida



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