

**+/-15 ACRES**  
**DEVELOPMENT LAND OPPORTUNITY**  
**PANAMA CITY BEACH, FLORIDA**

**NAITALCOR**

PATRICK JONES | [PATRICK@TALCOR.COM](mailto:PATRICK@TALCOR.COM)  
TAMMY HUSTON | [TAMMY@TALCOR.COM](mailto:TAMMY@TALCOR.COM)

**FOR LEASE | CLARA AVE & HWY 98**

**+/-15 ACRES AVAILABLE**

**+/-1.1Acre  
\$135,000  
Ground Lease**

**+/-1.2Acre  
\$185,000  
Ground Lease**

**+/-1 Acre Sites  
\$95K-\$125K  
Ground Lease**

**+/-1 Acre  
\$150,000  
Ground Lease**

**COMMITTED**

**FOR LEASE | CLARA AVE & HWY 98**

**+/-15 ACRES AVAILABLE**



This prime commercial offering is located at the high-traffic, signalized intersection of Panama City Beach Parkway and Clara Avenue, with +/-51,000 vehicles per day (AADT). Positioned on the northwest corner, the site features approximately 360.89 feet of frontage and 273.99 feet of depth, offering outstanding visibility, access, and development potential. Surrounded by a dense residential base of approximately 1,400 single-family and multifamily units, the property is ideally suited for hotels, quick-service restaurants, banks, urgent care centers, and other retail uses. The site is centrally located between two of the market's most vibrant commercial hubs—just 1.5 miles east of Breakfast Point Marketplace (home to Publix, Starbucks, Lowe's, CVS, Chick-fil-A, and more) and 2 miles west of Pier Park, a premier shopping and entertainment destination with over 120 national retailers and restaurants. Nearby attractions such as Topgolf, Shell Point Surf Park, Shipwreck Island Waterpark, and Dolly Parton's Pirates Voyage Dinner & Show further enhance the area's year-round draw for both tourists and residents.

Panama City Beach, situated along Florida's scenic Gulf Coast, is a dynamic and fast-growing market that welcomes over 17 million visitors annually. Long recognized for its tourism-driven economy, the city is evolving into a more diversified regional hub with increasing residential growth, healthcare expansion, and infrastructure investment. Planned communities like Breakfast Point and major developments by The St. Joe Company have contributed to a rising year-round population and heightened demand for supporting services and retail. Infrastructure enhancements, including upgrades to Northwest Florida Beaches International Airport and improved transportation corridors, continue to fuel the area's momentum. With strong consumer demand, a robust tourism base, and growing economic diversification, Panama City Beach stands out as one of the most active and opportunity-rich markets in Northwest Florida.

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**850-814-5878 | 850-960-3624**

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COLONIAL LANDING PHASE 1

TYDE

COLONIAL LANDING EAST

JCF

LEGENDS AT CLARA

NEC CLARA AVE +/-12.7 Acres

NWC CLARA AVE +/-2.31 Acres

CLARA AVE

AAAT: 51,000



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**CLARA AVE**

**LEDGENDS  
AT CLARA**

**COX GRADE RD**

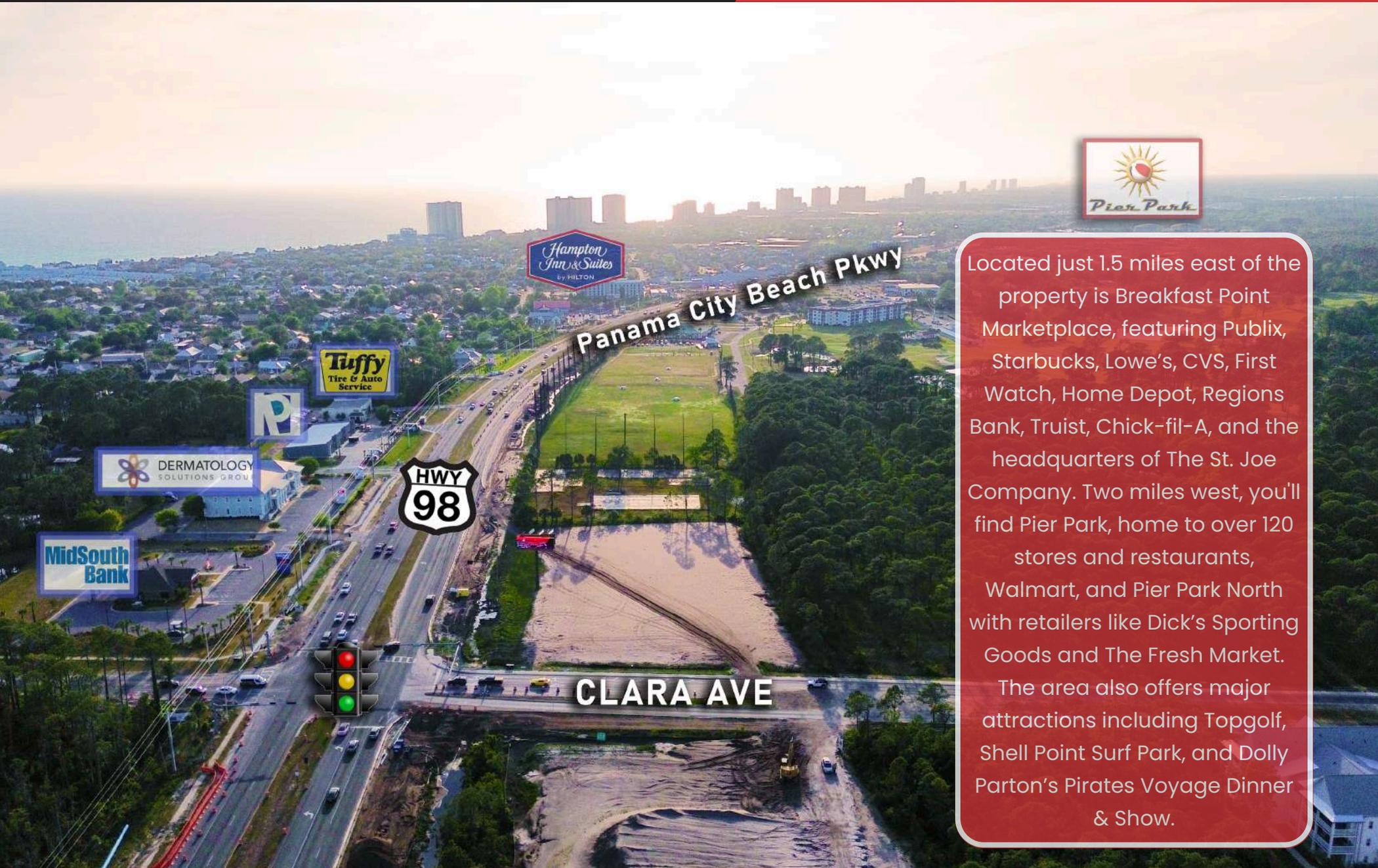


## HIGHLIGHTS

- Signalized Intersection
- Hard Corner Sites Available - NWC and NEC of Clara Ave.
- +/- 51,000 AADT on Panama City Beach Pkwy
- Strong Residential Density - +/-1,400 Single and Multi-Family Units immediately adjacent

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**+/-15 ACRES AVAILABLE**



Located just 1.5 miles east of the property is Breakfast Point Marketplace, featuring Publix, Starbucks, Lowe's, CVS, First Watch, Home Depot, Regions Bank, Truist, Chick-fil-A, and the headquarters of The St. Joe Company. Two miles west, you'll find Pier Park, home to over 120 stores and restaurants, Walmart, and Pier Park North with retailers like Dick's Sporting Goods and The Fresh Market. The area also offers major attractions including Topgolf, Shell Point Surf Park, and Dolly Parton's Pirates Voyage Dinner & Show.

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An aerial photograph of a coastal region, likely Panama City Beach, Florida. The image shows a large body of water on the left, a sandy beach, and a city area with buildings and roads. The water is a deep blue, and the land is a mix of green and brown. The overall scene is a mix of natural and urban environments.

**NAI TALCOR**

**PATRICK JONES, SIOR**  
Principal / Broker  
patrick@talcors.com

**TAMMY HUSTON**  
Commercial Advisor  
tammy@talcors.com

**NAI TALCOR**  
17216 Panama City Bch Pkwy.  
Panama City Beach, FL 32413  
Main +1 850 224 2300

**[www.TALCOR.com](http://www.TALCOR.com)**