

**SUPER SITE
FOR SALE
1.5± ACRES**

Northeast Corner of Harrison
Avenue and Airport Road

High Traffic - High Visibility

Panama City - Bay County, FL
Northwest Florida



LOCATION: Northeast Corner of Harrison Avenue and Airport Road
(One Block North of Highway 231)

LAND SIZE: 1.5± Acres - 332± Feet on Harrison Avenue by 199± Feet Deep

ZONING: General Commercial (GC - 2) - Panama City

UTILITIES: Water and Sewer - City of Panama City

TRAFFIC

COUNT: 7,000 - Harrison Ave. (2014 FDOT); 4,300 - Airport Road (2014 FDOT)

COMMENTS: Excellent Central Location Between Downtown Panama City to the South and the 23rd Street Commercial Corridor of Retail and Restaurants, as well as, Sacred Heart Bay Medical and Gulf Coast Medical Center. Storm Water and Wetlands Permits have been approved by the Florida Department of Environmental Protection (FDEP) and the Northwest Florida Water Management District (NFWFMD). Permit was issued on 07-10-2015 and is valid for 5 years. Wetlands Permit is transferrable and allows for the site to be 100% utilized for construction as per the attached site plan.

OFFERED PRICE: \$295,000

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