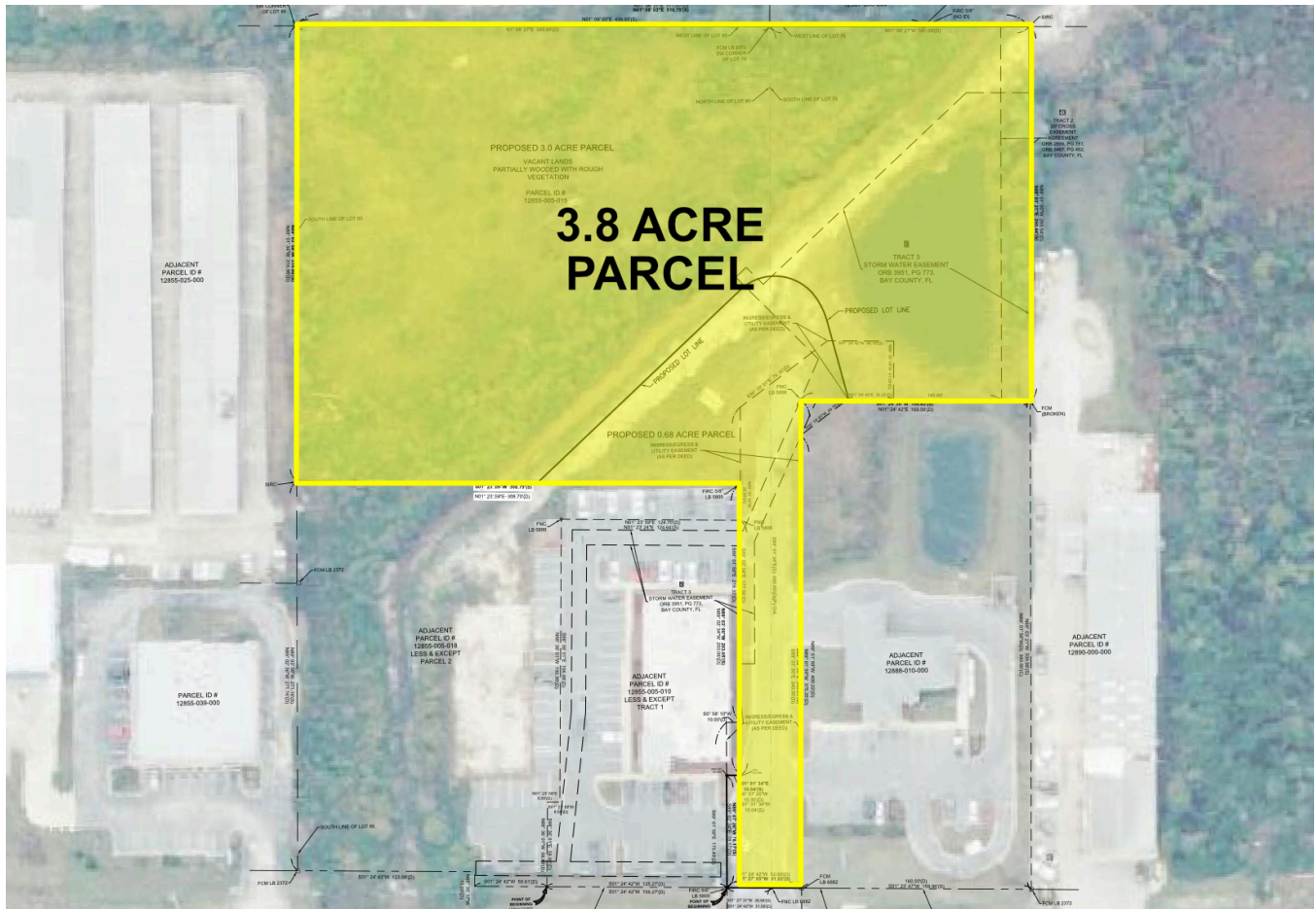


2531 HWY 77

Panama City, FL 32405



850.933.5899



PROPERTY DESCRIPTION

This 3.8-acre lot of raw commercial land located at 2531 Hwy-77 in Panama City, Florida, presents a unique investment opportunity. The site is equipped with essential utilities and has storm-water capacity, making it ready for immediate development. Its strategic location near the intersection of Hwy 77 and 23rd Street places it within close proximity to a major mall redevelopment, enhancing its potential for commercial growth. The newly developed parcels situated directly in front of the property, provides a promising environment for businesses looking to establish themselves in a thriving area. This lot is ideal for investors seeking to capitalize on the ongoing development in Panama City, offering both visibility and accessibility in a rapidly evolving commercial landscape.

PROPERTY HIGHLIGHTS

- Utilities, storm water, capacity available to site
- Hot trade area near hwy 77 and 23rd intersection (major mall redevelopment)
- Newly developed parcels in front of property

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	3.8 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,399	18,522	32,567
Total Population	3,458	46,769	82,784
Average HH Income	\$88,767	\$80,087	\$82,226

CHRISTIAN PENNY

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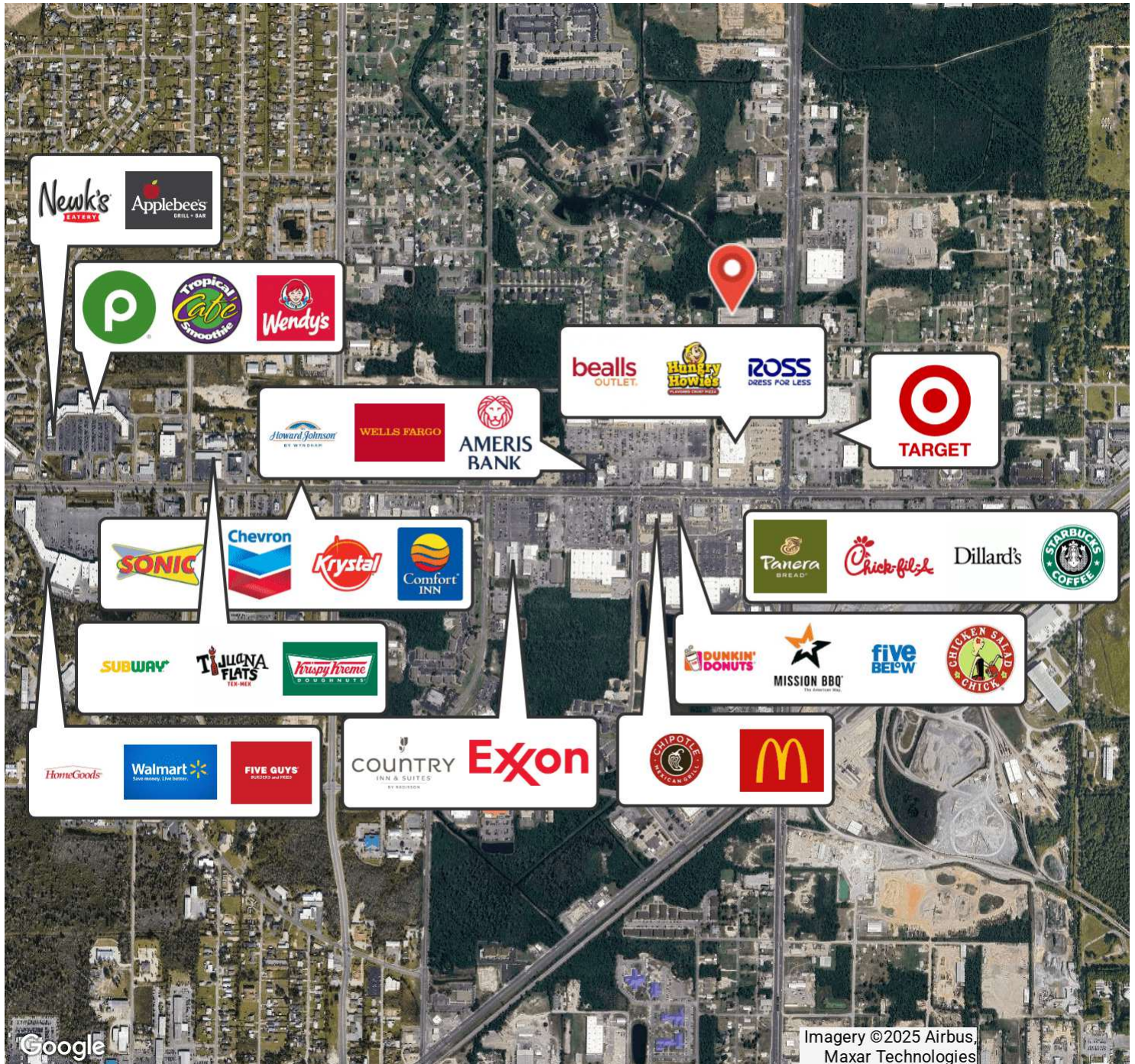
PREMIER COMMERCIAL GROUP

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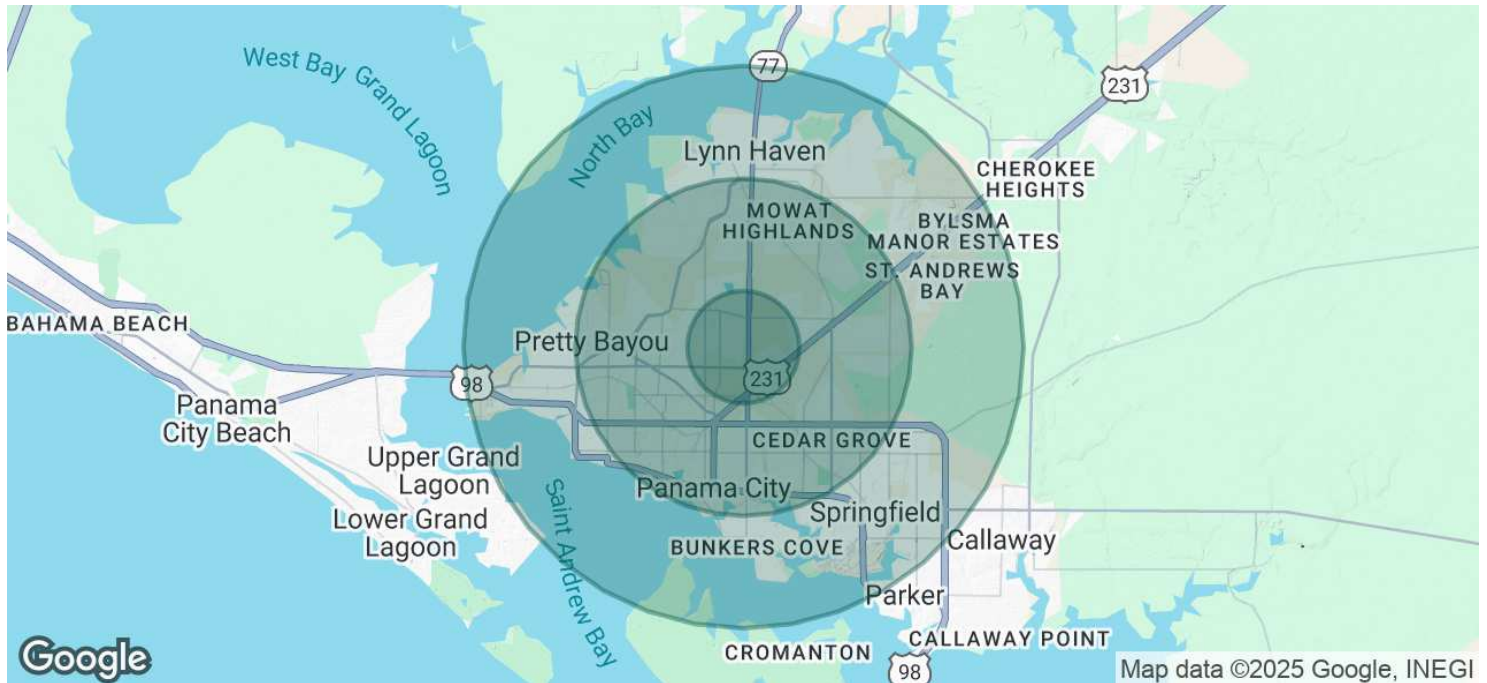
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,458	46,769	82,784
Average Age	43	41	42
Average Age (Male)	42	39	40
Average Age (Female)	44	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,399	18,522	32,567
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$88,767	\$80,087	\$82,226
Average House Value	\$324,235	\$283,455	\$300,332

* Demographic data derived from 2020 ACS - US Census