

Commercial Land
FOR SALE



ALLOWAY

Calloway Development, Panama City, FL 32404

FLETCHER DILMORE
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PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
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**SUBJECT
LINE**

PROPERTY DESCRIPTION

Premier Commercial Group and The Klotz Group of Companies are co-developing a 328-acre master planned community located along US Highway 98 (N Tyndall Parkway). The project components include single family, commercial, and multifamily residential and that will mainly serve the massive population influx spurred by the \$604 million investment into the Tyndall Airforce Base that is expected to generate \$370M in wages, and a total economic impact of \$600M.

The location carefully considers excellent commercial frontage along Calloway's busiest road (N Tyndall Pkwy), while also providing the future opportunity to tie into the Panama City's largest current transportation project the Gulf Coast Parkway. The combination of these two factors should combine to make our site unrivaled in terms of access and visibility within the Calloway Market.

The project is currently in the permitting process and a solid master site plan has been produced that includes

- » 6 Commercial Outparcels
- » Grocer Anchored Strip Center
- » 500+ units of Multifamily
- » 300+ Single Family lots

Early discussions have been held with several of our commercial relationships and significant interest has been expressed regarding the outparcels. We have also been contacted by local and regional residential developers regarding the project as well.

PROPERTY HIGHLIGHTS

- There are currently 7 residential projects within 5 miles of the site to break ground in the next 1-2 years totaling over 2,000 residential units.
- Government injections of \$16M for the construction of the Gulf Coast Parkway, and \$604M in investments to the Tyndall Airforce base will supercharge the local economy.
- Experienced Developers
- Excellent Visibility and Access
- Several national chains have given early indications of interest in the outparcels or inline retail portions of the site.

OFFERING SUMMARY

Sale Price:	Call for Offers
Lot Size:	20 Acres

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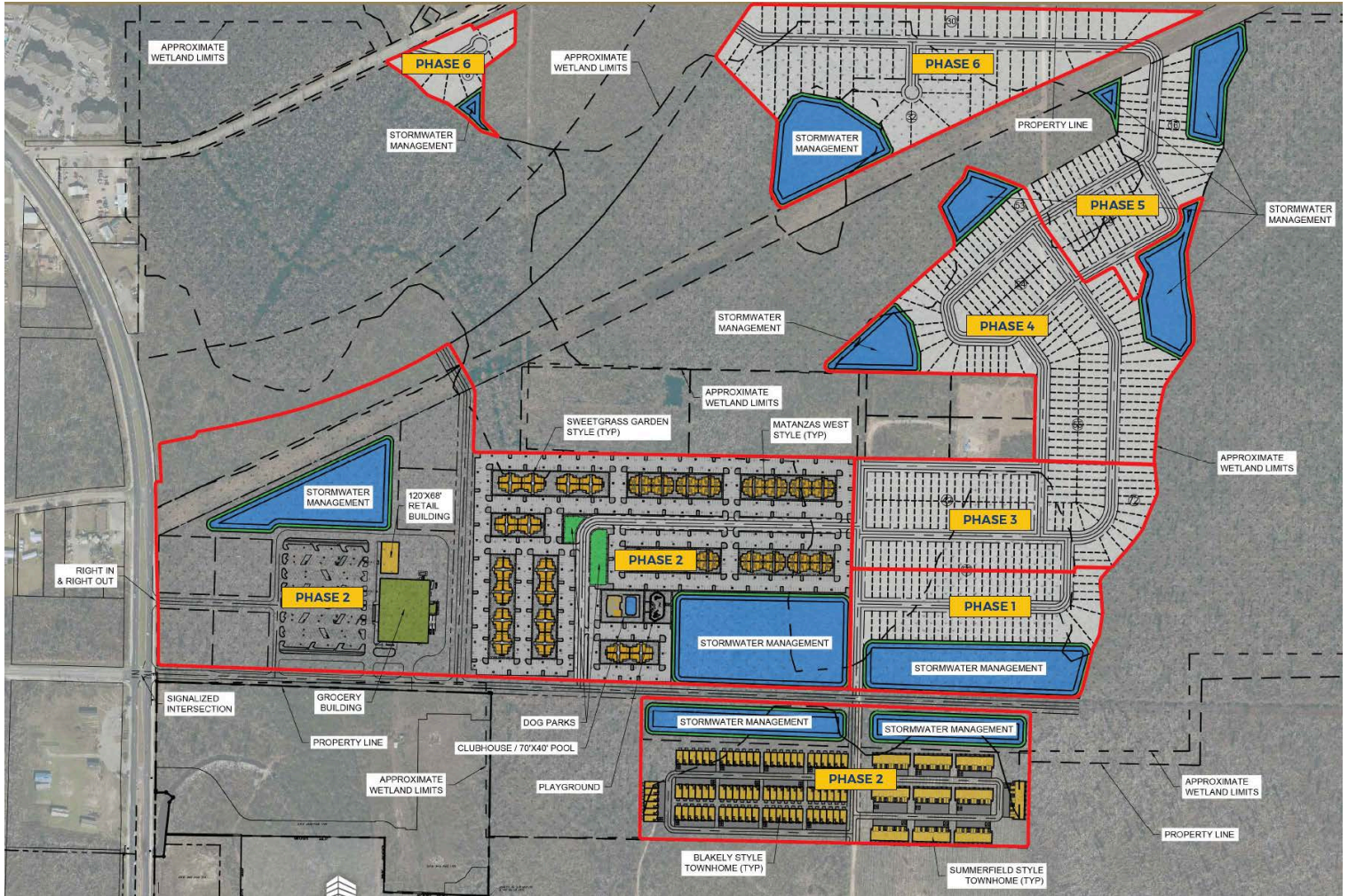
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census

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