

# \$499,000 - 4335 Hwy 231, Panama City

MLS® #742270

## \$499,000

0 Bedroom, 0.00 Bathroom,  
Land on 2 Acres

No Named Subdivision, Panama City, FL

Opportunity to purchase +/-0.38-acre pad ready development site with Tenants in Common to +/-1.93 acres of Common Area consisting of an existing 99 unit parking lot with stormwater in place. Co-Owners of the Common Area are Dollar General and Taco Bell creating a retail cluster located 1/3 of an acre from the new Publix entrance. Located in an area of rapid residential growth with multiple new subdivisions being developed to accommodate the 2.7% population growth in the Panama City Metro Area, top 15 cities in Florida for growth. The site is accessible through a turn lane and median cut off of Hwy 231 as well as Pipeline Road which also has a turn lane where it meets Hwy 231. Pad-site will accommodate a 13,200 Sq.Ft. building (Site Plan available). Landlord is currently offering Preleasing Opportunities.



## Essential Information

MLS® #	742270
Price	\$499,000
Bathrooms	0.00
Acres	2.31
Type	Land
Sub-Type	Commercial
Status	Pending

## Community Information

Address	4335 Hwy 231
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Area	02 - Bay County - Central
Subdivision	No Named Subdivision
City	Panama City
County	Bay
State	FL
Zip Code	32404

### **School Information**

Elementary	Deer Point
Middle	Merritt Brown
High	Mosley

### **Additional Information**

Date Listed	June 2nd, 2023
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### **Listing Details**

Listing Office	NAI TALCOR
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Information Source: Bay County Association Of REALTORS® Multiple Listing Service