

\$2,300,000 - 6908 Thomas Drive, Panama City Beach

MLS® #742841

\$2,300,000

0 Bedroom, 0.00 Bathroom,
Land on 1 Acres

Holiday Beach Unit 10, Panama City Beach, FL

Attention INVESTORS, BUILDERS, AND ENTREPRENEUR'S, Look no further, this property is for YOU! Zoned C1-Neighborhood Commercial, this .95 acre parcel, with a beautiful GULF VIEW, Includes 7 lots total with 100 feet of frontage on Thomas Drive, extending through 235 feet to Beach Dr., then 250 feet on beach Drive, and 115 feet on Upas Street. It is located 800 feet from the Gulf of Mexico in a highly visible and popular area surrounded by condos, restaurants, public beach access, and area attractions. This zoning allows for multiple options and would be a great investment for a builder with 15 units/acre density, maximum building height not to exceed 35 feet, 60% impervious, floor area ratio 100%, minimum lot frontage of 70 feet, front and rear setbacks are set at 20 feet and side setbacks at 5 feet. The sales consist of 7 lots, 6985 sq.ft., 3 upstairs office/storage rooms, building, sign, real estate, and if you are thinking of keeping the store, inventory is even negotiable. The current owners have done a lot to this building since purchasing it as a shell with limited improvements. They have completely updated the building including the build-out, and replaced the air conditioning unit. Previous business was a bar/restaurant. You cannot beat this location as its in the heart of Panama City Beach, surrounded by high-rise condos and beach houses. Although you are only 800 feet to the beautiful Gulf-of-Mexico, this property is not in a flood zone! Do not let this opportunity pass by. If



this sounds like the investment you have been looking for, setup a private showing before your dream of owning this fantastic property becomes someone else's reality! Age, Sq.Ft., dimensions, or any important information to the buyer must be verified via a personal or professional inspection.

Essential Information

MLS® #	742841
Price	\$2,300,000
Bathrooms	0.00
Acres	0.95
Type	Land
Sub-Type	Commercial
Status	Active

Community Information

Address	6908 Thomas Drive
Area	03 - Bay County - Beach
Subdivision	Holiday Beach Unit 10
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Utilities	Electricity Available, Sewer Available, Water Available
Features	Cleared, Level
View	Gulf

Exterior

Lot Description	Cleared, Level
-----------------	----------------

School Information

Elementary	Patronis
Middle	Surfside
High	Arnold

Additional Information

Date Listed June 16th, 2023

Listing Details

Listing Office Own It Real Estate LLC

DISCLAIMER: IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

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