

\$1,650,000 - 9931 Highway 79, Panama City Beach

MLS® #746592

\$1,650,000

0 Bedroom, 0.00 Bathroom, 1,272 sqft

Commercial Sale on 1 Acres

[No Recorded Subdiv], Panama City Beach, FL

Introducing 9931 Hwy 79, a PRIME CORNER location offering a rare opportunity to develop in close proximity to the hottest growing area in Bay County. This property is situated about a mile away from the master-planned development of Latitudes Margaritaville, which is thriving with a projected 3,500 homes. Currently, there are no businesses meeting the high demand in this area, making it an ideal opportunity for investment. The zoning of this property is Village Center (VC) providing the flexibility and opportunity to create a thriving business venture. Approved for use under C-1, C-2, and R-5 zoning regulations, the possibilities for this property are truly endless. Imagine building a strip center, a modern medical spa, a quick-service restaurant, a cannabis dispensary, a gas station, a storage facility, or a walk-in clinic, among many other options. The flexibility of the zoning allows you to explore various concepts that align with your vision and capitalize on the growing market. It's important to note that while there are currently no city sewer & water utilities available, the rapid growth and demand in the area make it highly likely that this will change in the near future. Additionally, the property boasts an impressive average daily traffic count of 14,800, with a year-on-year increase of 46% and 3 FDOT approved turn-ins. This indicates the immense potential for success in establishing a business at this location. On the property, you will find existing buildings including a 32x30' pole barn, a 1080 sqft 3



bedroom 2 bath mobile home, and a metal building with 1200 sqft of air-conditioned retail/office space and 2100 sqft of non-climate controlled warehouse space. These existing structures offer potential for immediate use or renovation to suit your business needs. Don't miss out on this exceptional chance to be a part of the booming growth in Bay County. Act now and establish your business at this prime corner location with unparalleled potential. Contact us today to learn more and seize this remarkable opportunity! While we strive to provide accurate information, it is essential for the buyer to verify any important details to their satisfaction.

Built in 1997

Essential Information

MLS® #	746592
Price	\$1,650,000
Bathrooms	0.00
Square Footage	1,272
Acres	1.20
Year Built	1997
Type	Commercial Sale
Sub-Type	Other
Status	Active

Community Information

Address	9931 Highway 79
Area	03 - Bay County - Beach
Subdivision	[No Recorded Subdiv]
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Interior

Stories	1
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School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Date Listed	September 26th, 2023
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Listing Details

Listing Office	CENTURY 21 Commander Realty
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Information Source: Bay County Association Of REALTORS® Multiple Listing Service