



Kevin Wattenbarger, CCIM
Qualifying Broker
850.913.9133
kevin@kwa-cre.com



AIRPORT RD & HWY 390 DEVELOPMENT SITE @ SWEETBAY

3716 Airport Road, Panama City, FL 32405



VIDEO

PROPERTY DESCRIPTION

Wattenbarger Commerical | Five Bridges Real Estate Services Co. is pleased to present this 2.12-acre commercial development site bordering the SweetBay Community (700-acre master planned community) with direct visibility from and easy access to Highway 390.

PROPERTY HIGHLIGHTS

- 2.12 Acre Commercial Development Site
- Located at the Entrance to the Sweet Bay Community (PUD)
- Zoned: C-3A (Bay County)
- Convenient to Hwy 390

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	2.12 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,664	8,437	17,216
Total Population	3,872	19,230	37,285
Average HH Income	\$80,276	\$74,751	\$64,210

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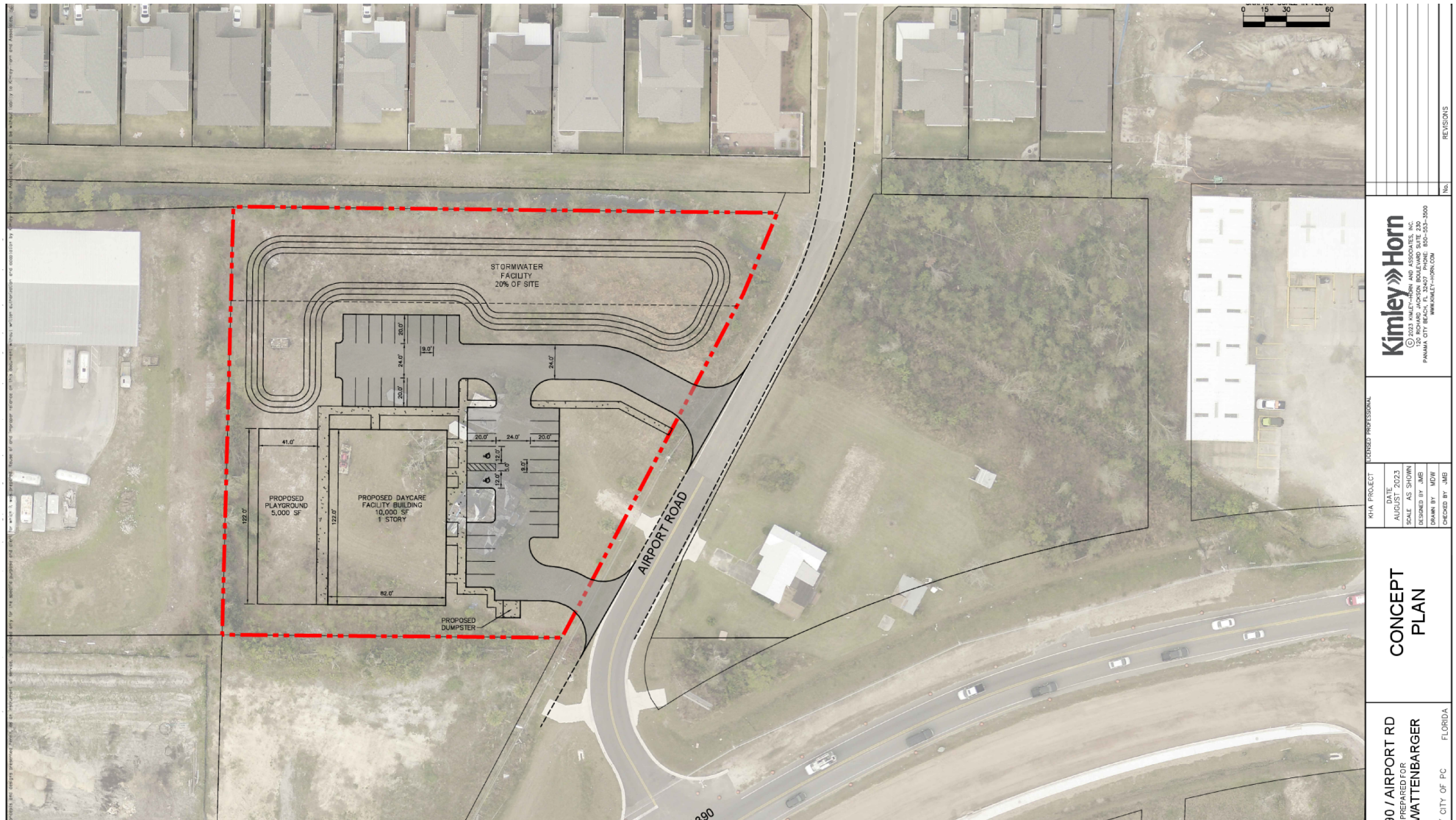


FiveBridgeRealEstate.com

LAND FOR SALE

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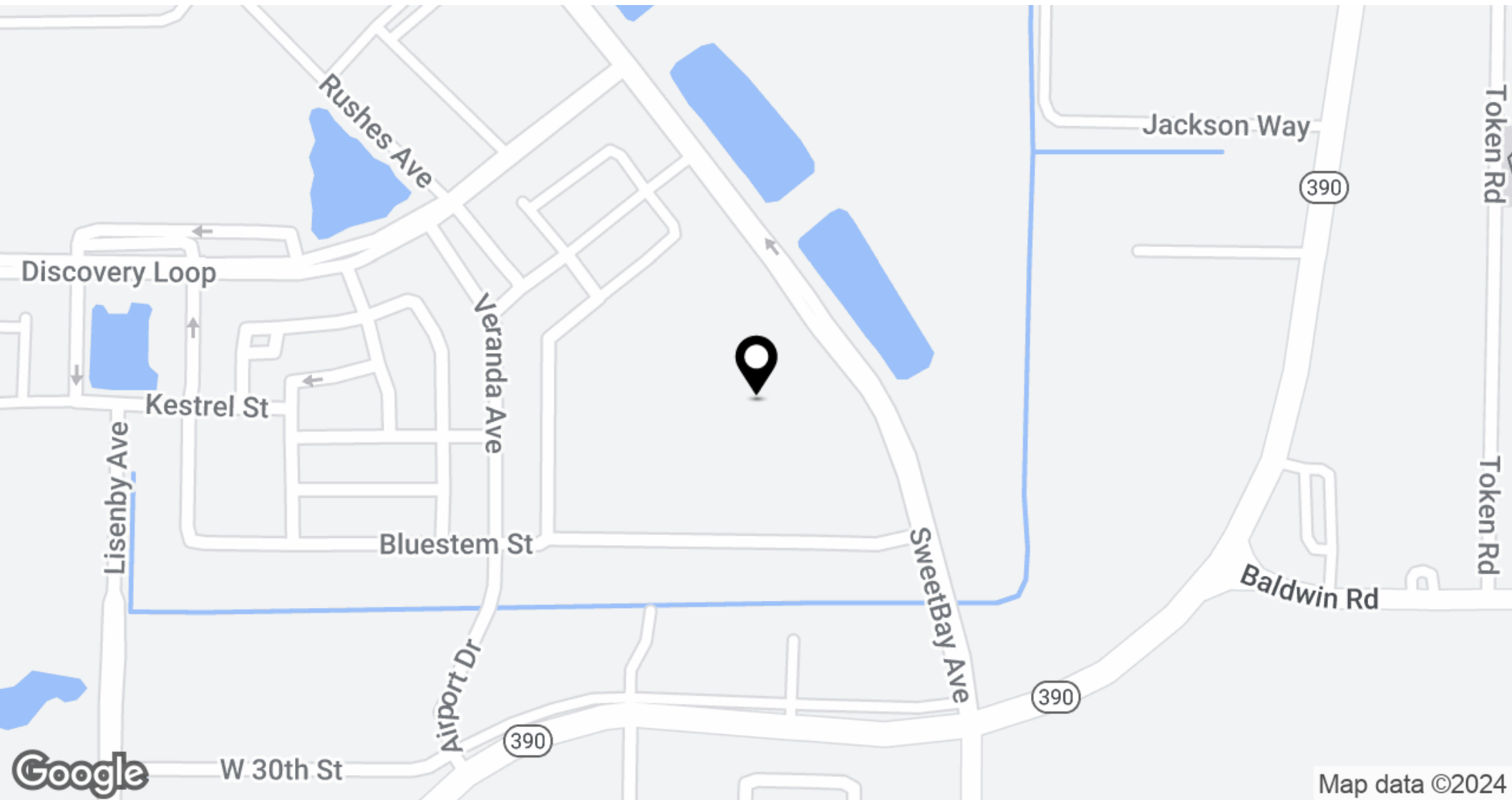
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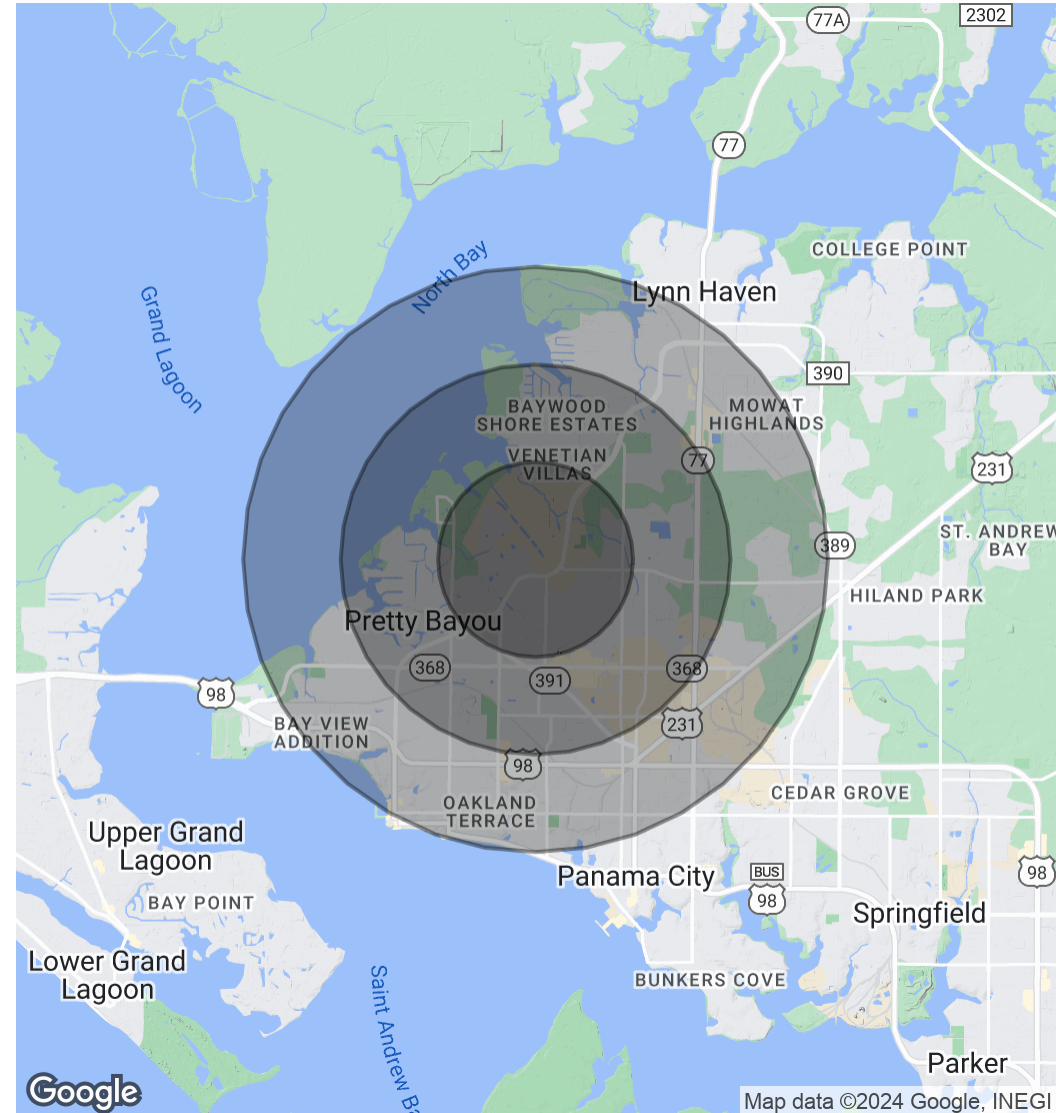


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,872	19,230	37,285
Average Age	37.8	38.2	38.4
Average Age (Male)	36.7	35.9	36.8
Average Age (Female)	42.9	41.4	41.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,664	8,437	17,216
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$80,276	\$74,751	\$64,210
Average House Value	\$231,583	\$203,734	\$182,160

2020 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

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