
WATERFRONT DEVELOPMENT SITE | 2.2 +/- ACRES | NEAR TYNDALL AIR FORCE BASE

6021 HWY 98 BUS E, PANAMA CITY, FL 32404



FOR SALE

Five Bridges Real Estate
Services Co.
850.913.9133

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



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PROPERTY DESCRIPTION

Exceptional investment opportunity for land and retail investors. This vacant waterfront property spans 2.2 +/- acres with prime Highway 98 frontage, offering significant visibility and full access (median cut on the north side). Future land use designated as Mixed Use -1, in the City of Parker, amplifies its potential for versatile development. It is conveniently situated less than a mile from Tyndall Air Force Base, boasting a strategic location, enhancing its appeal for various commercial ventures. Don't miss the chance to capitalize on this property's favorable attributes in the thriving Bay area.

PROPERTY HIGHLIGHTS

- Vacant waterfront land
- 2.2 Acres +/-
- Hwy 98 Frontage / Full Access w/ Median Cut
- Future land use: Mixed Use -1

OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	2.2 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,152	9,361	20,180
Total Population	2,379	19,929	42,103
Average HH Income	\$60,844	\$53,504	\$51,899

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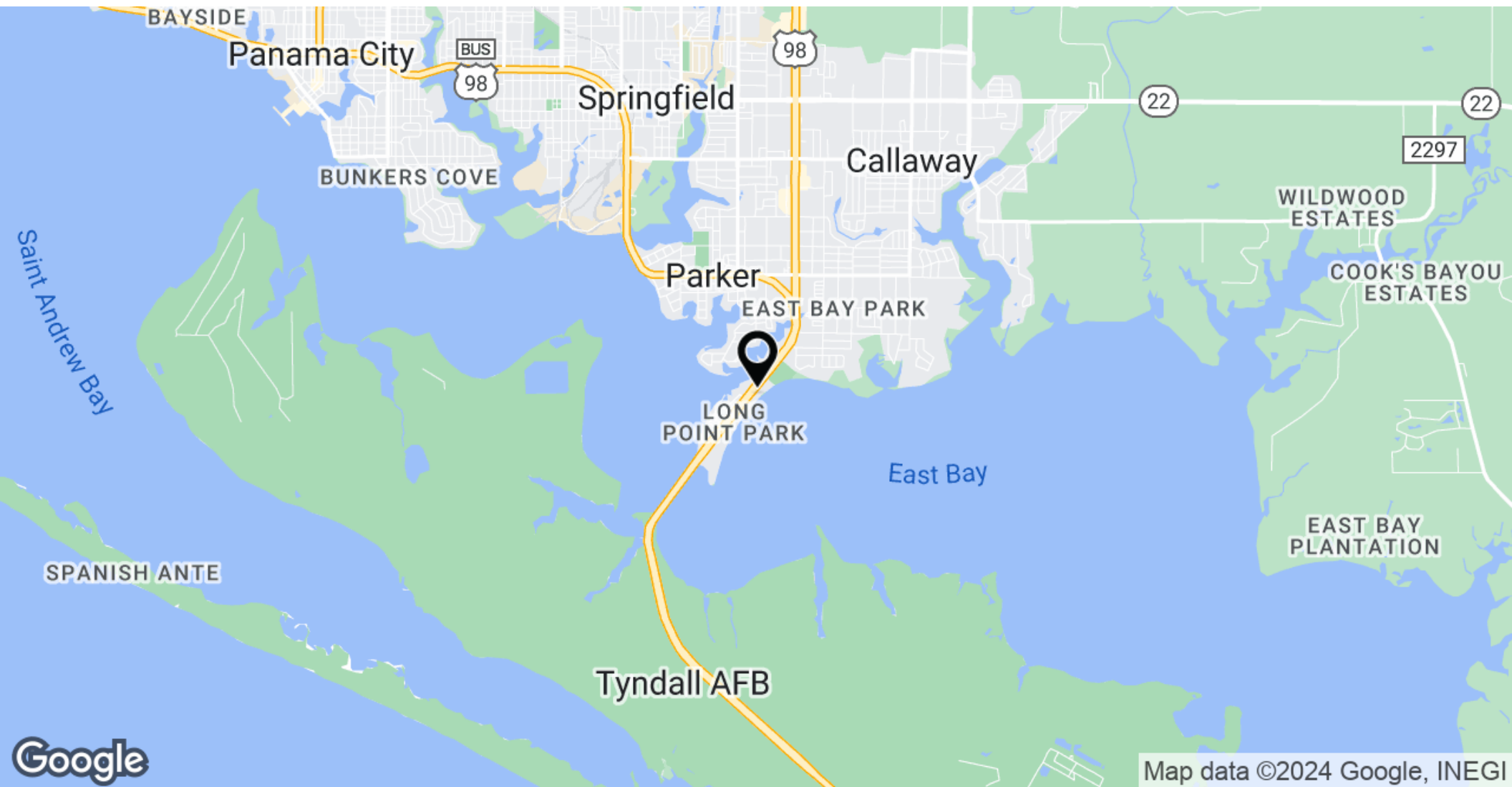
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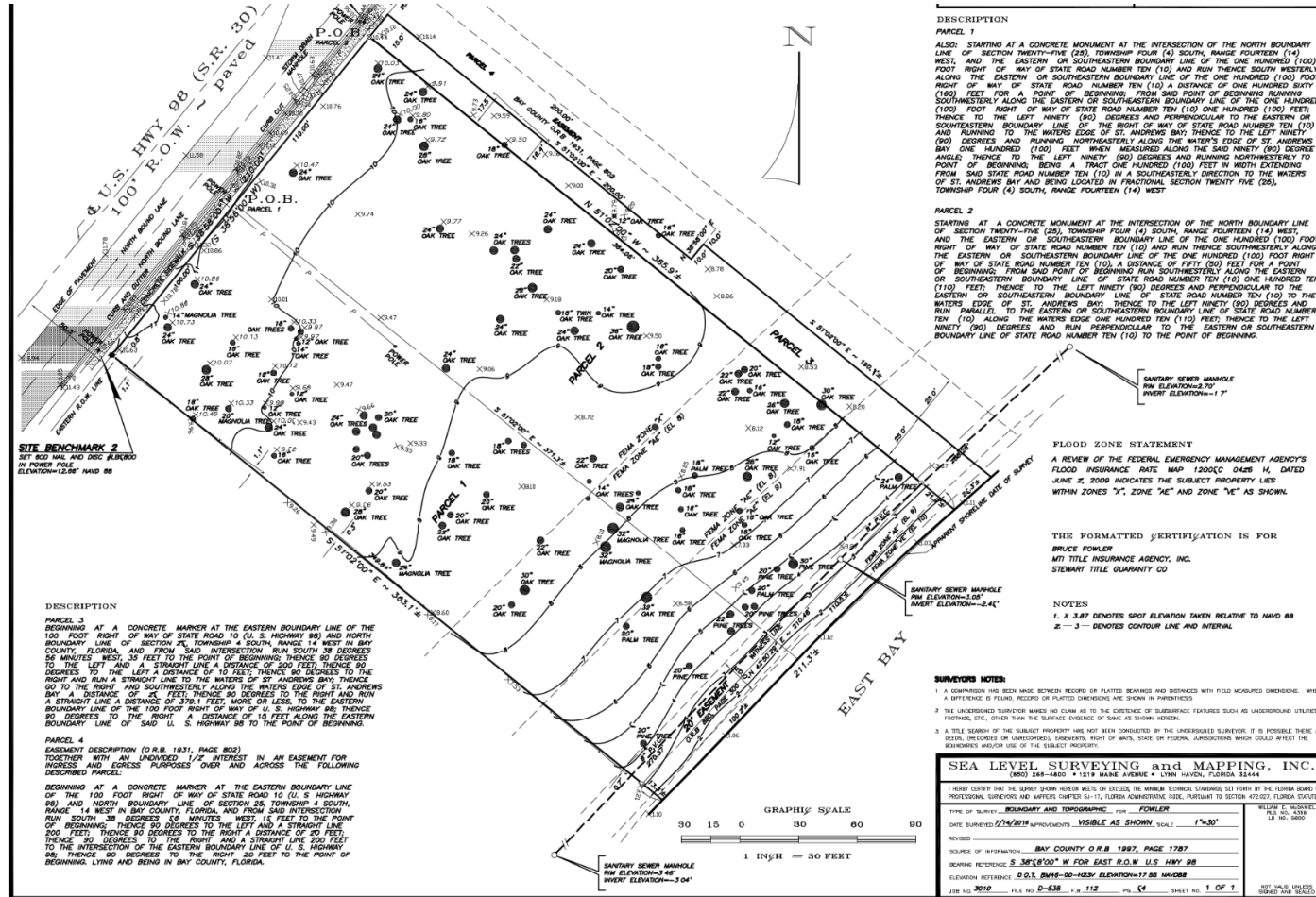
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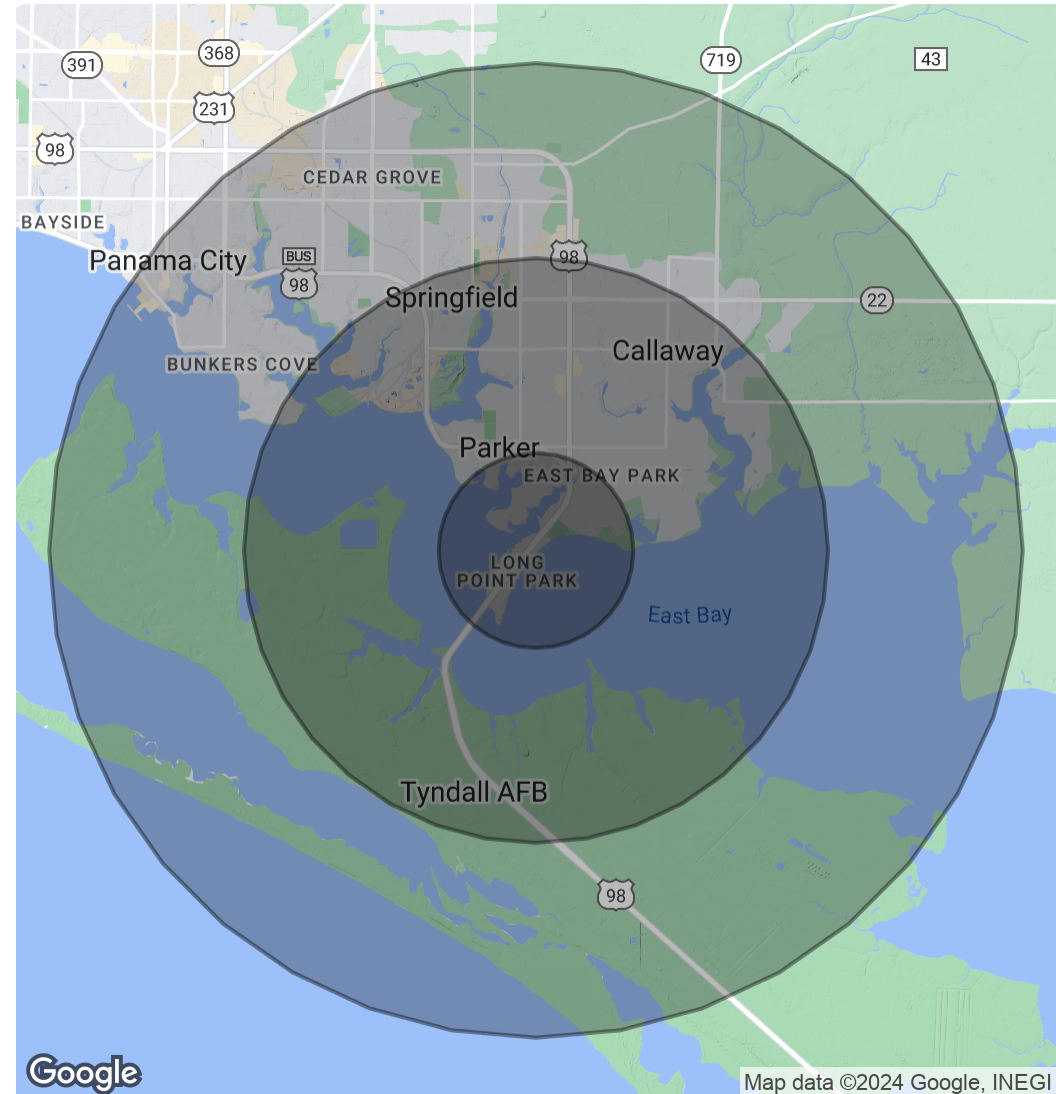


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,379	19,929	42,103
Average Age	39.4	40.2	40.4
Average Age (Male)	39.4	38.5	38.0
Average Age (Female)	38.4	42.3	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,152	9,361	20,180
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$60,844	\$53,504	\$51,899
Average House Value	\$158,320	\$149,552	\$151,298

* Demographic data derived from 2020 ACS - US Census



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FL #BK3424407

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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