

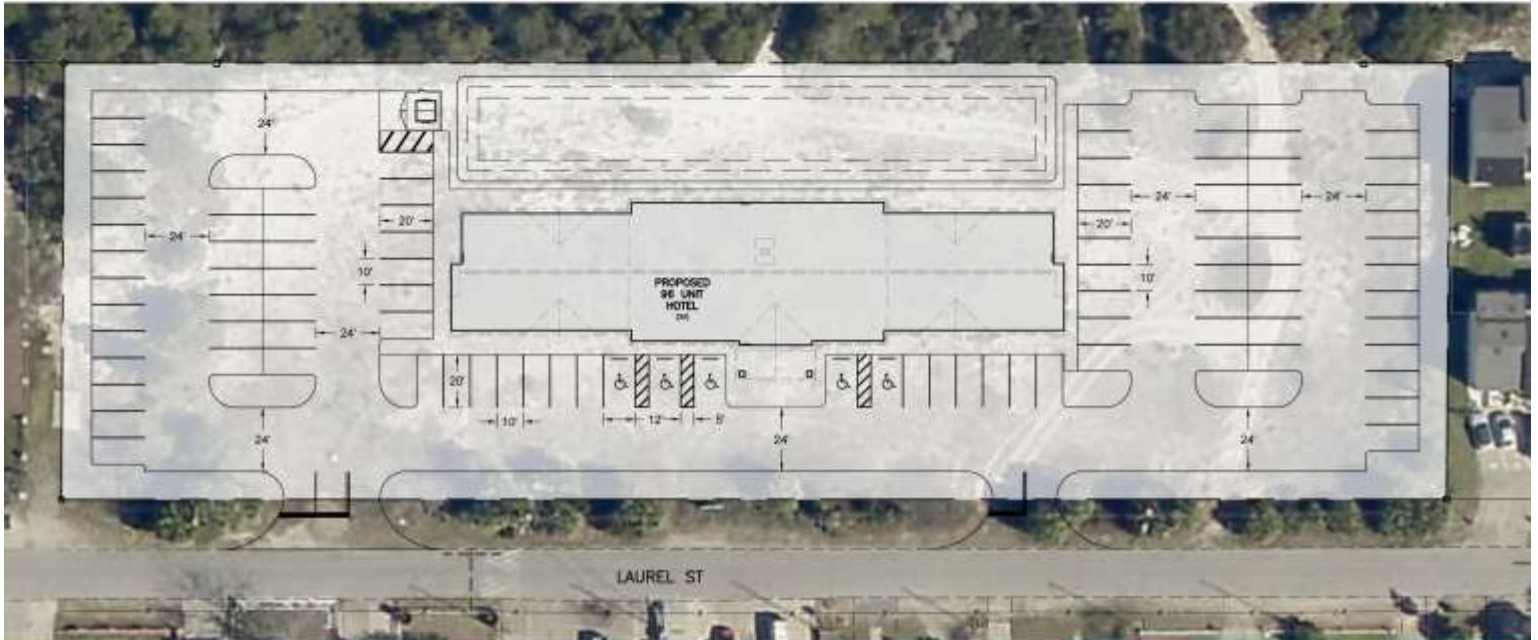
# NEIL RYDER REALTY

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## 615 Laurel Street



### FEATURES:

- ◆ Walking distance to the beach
- ◆ Assessibility to SR 392A Hutchinson Blvd. (Middle Beach Rd.) and SR 30/US 98 (Front Beach Rd.)
- ◆ CH and FBO-2 zoning designation and TD land use classification
- ◆ Flat, cleared and well-drained
- ◆ Outside hurricane evacuation and storm surge zones

### PRICING:

Currently priced at \$1.5 million.  
The price includes all engineering  
and conceptual architectural work  
completed to date.

**LoopNet Listing:**

<http://bit.ly/615laurelstreet>

### PROPERTY HIGHLIGHTS:

This 1.95-acre parcel on Laurel Street is in a highly desirable area and has great potential. With a Commercial-High Intensity (CH) zoning designation and a Tourist District (TD) land use classification, this property is perfect for a wide range of uses, such as a hotel, multi-family housing, apartments or a mini-storage facility. The east end of Panama City Beach is experiencing a significant boom. A Bay County company recently landed a multi-billion-dollar shipbuilding contract with the U.S. Coast Guard, adding jobs and income to the area. In addition, the Bay County Commission has approved a massive mixed-use development that will add thousands of single-family homes, a hotel, 160,000 sq.ft. of office space and a new sports park. Also in the news, the Panama City Port Authority (and WestRock) are doubling their cargo capacity with a 41-acre expansion and a second terminal, as well as a 100,000 sq.ft. expansion of their 150,000 sq.ft. distribution warehouse. As development starts up again, now is a great time to grab a share of Panama City Beach. The town is seeing a wave of new development, including apartment complexes, residential subdivisions, three hotels and the first major Gulf-front tower to be approved since 2008. The cranes are coming back!

Disclosure: Information is believed to be correct but not guaranteed and subject to change without notice.