



PROPERTY FOR SALE

BAYSIDE MARINA - PANAMA CITY BEACH

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EXECUTIVE SUMMARY

BAYSIDE MARINA

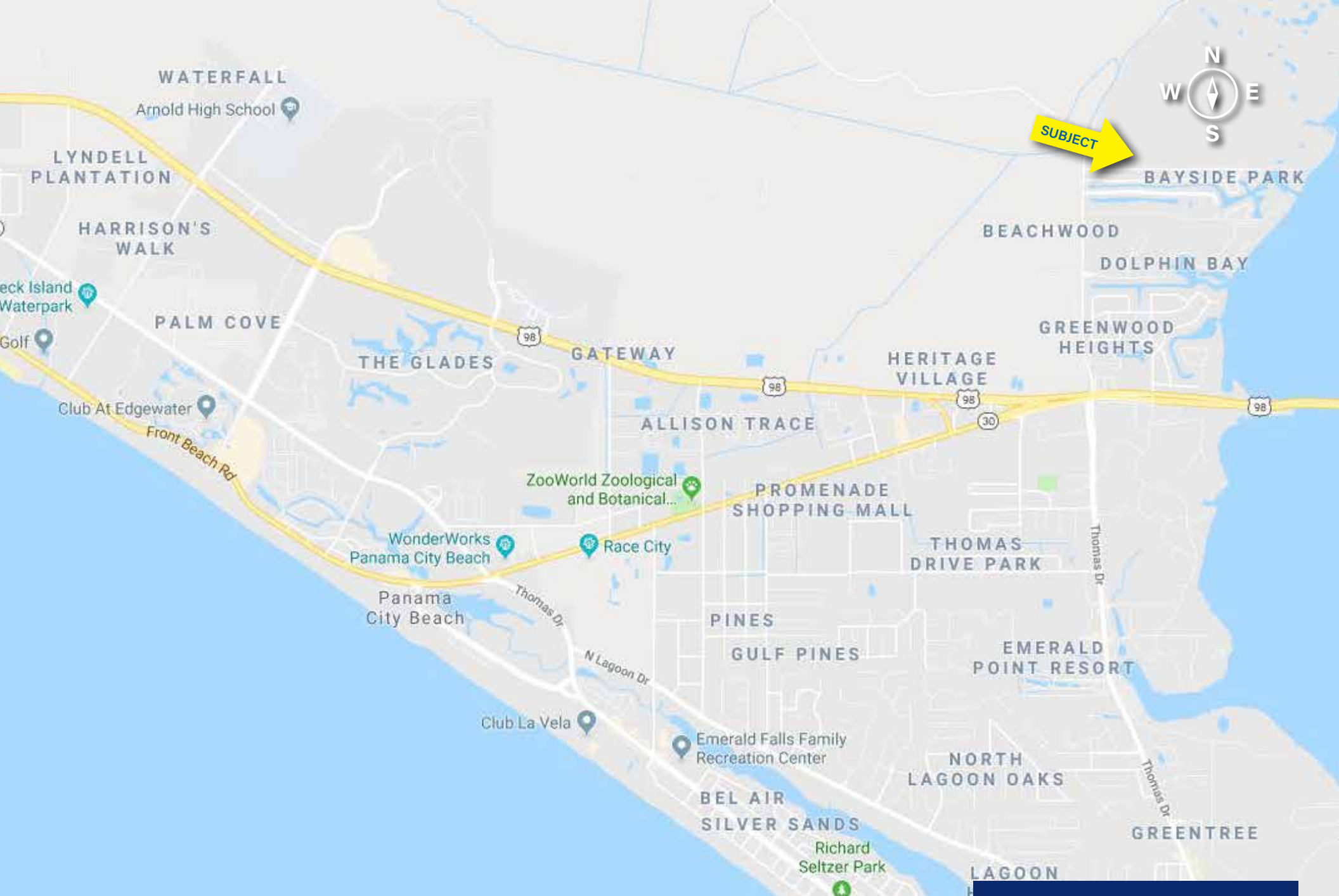
The subject is a 45,000 +/- SF established marina, drawing clientele from Florida, Georgia, and Alabama. Close to substantial development along Wildwood Road, this turn-key marina operation can facilitate dry storage of up to 130 boats. The property features a concrete ramp with docks as well as 15 wet slips. Sale will include tractors for the loading and unloading of boats, computer & phone system for operations, as well as video system for security. There are currently two ice makers, freezers, coolers, and a fueling station in use on the property. Bayside Marina also features a three-bedroom apartment and a marina office with restroom and kitchen facilities. Both the apartment and office are cooled by central air.

Site Address:	6325 Big Daddy Drive, Panama City Beach, FL 32407
County:	Bay
PIN (Property Identification Number):	27344-099-000
Land Size:	2.23 +/- acres
Building Size:	45,000 +/- SF
Year Built:	1972
Property Use:	Warehousing, Marina Facility
Utilities:	Water, Power, Sewer (City of Panama City Beach)
Zoning:	R-2 (Panama City Beach - Conditional Use)
Taxes:	\$8,813.25 (2018)
Traffic Count:	29,000 cars/day on nearby CR 3031
Asking Price:	\$2,900,000



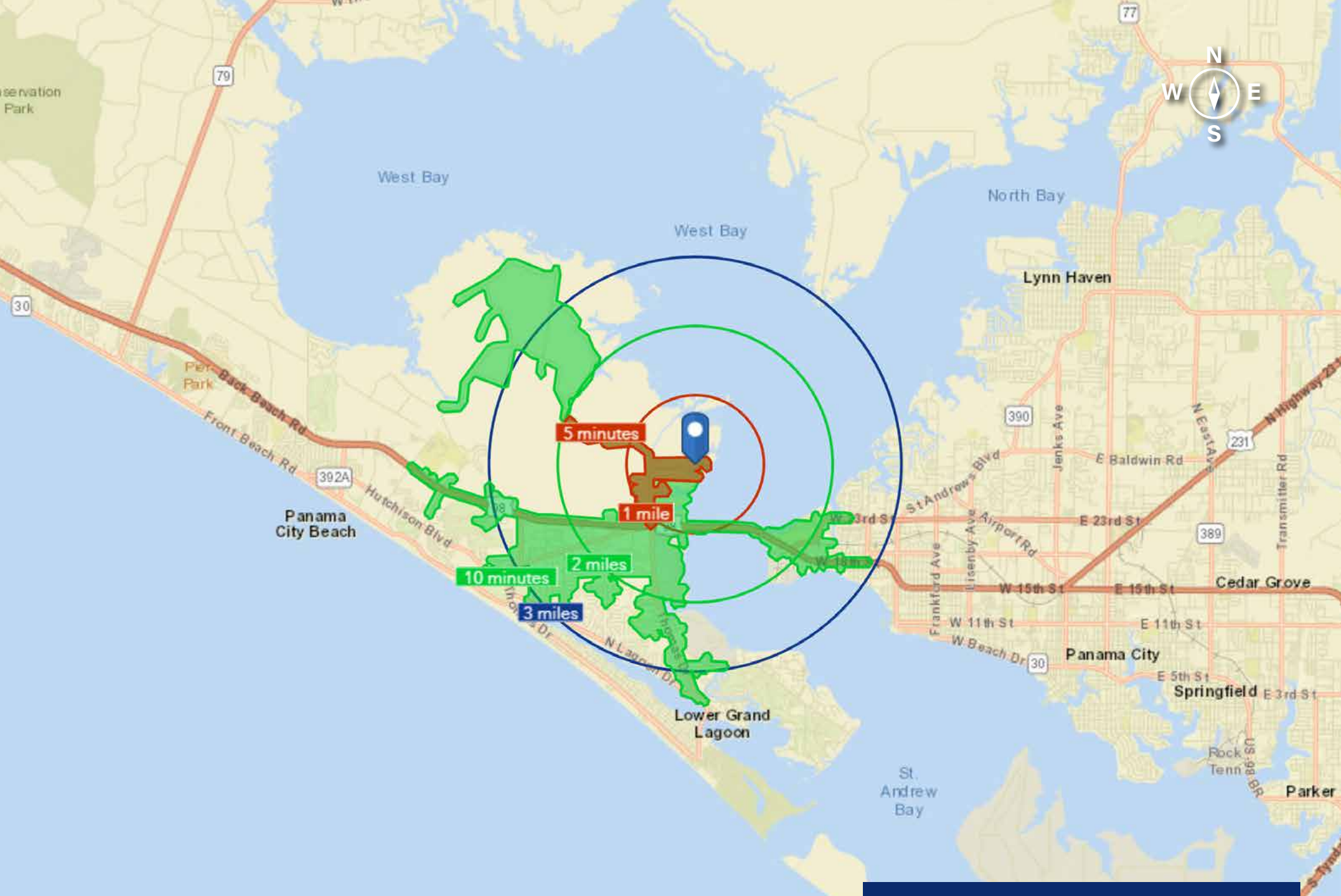
Located in the Panama City MSA, between Tallahassee and Pensacola.

REGIONAL LOCATION MAP



The subject property is less than two miles north of US Hwy 98.

LOCATION MAP



1, 2, 3 mile radius
5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Bay	MSA	FL	US
Population	1,545	3,029	18,116	681	9,082	180,035	196,412	20,619,313	327,514,334
Households	651	1,233	7,748	301	3,934	72,651	78,222	8,064,657	123,158,887
Families	391	705	4,610	184	2,235	46,864	50,526	5,223,357	81,106,685
Average Household Size	2.33	2.41	2.32	2.26	2.29	2.43	2.42	2.50	2.59
Owner Occupied Housing Units	377	582	3,800	192	1,663	42,647	46,600	5,071,790	77,207,043
Renter Occupied Housing Units	274	652	3,948	109	2,270	30,004	31,622	2,992,867	45,951,844
Median Age	43.4	39.3	39.3	46.1	38.3	40.4	40.8	42.2	38.2
Income									
Median Household Income	\$48,495	\$47,368	\$50,973	\$49,341	\$47,879	\$49,902	\$49,190	\$50,606	\$56,124
Average Household Income	\$76,029	\$66,816	\$67,854	\$78,790	\$62,810	\$65,427	\$64,600	\$72,632	\$80,675
Per Capita Income	\$32,881	\$29,556	\$29,122	\$33,972	\$27,811	\$27,164	\$26,620	\$28,921	\$30,820
Trends: 2015 - 2020 Annual Growth Rate									
Population	0.93%	1.67%	1.51%	1.06%	2.04%	1.21%	1.17%	1.36%	0.83%
Households	0.91%	1.75%	1.50%	1.04%	2.06%	1.19%	1.16%	1.30%	0.79%
Families	0.81%	1.59%	1.39%	0.96%	1.95%	1.12%	1.09%	1.25%	0.71%
Owner HHs	0.73%	1.60%	1.39%	0.72%	2.34%	1.03%	1.01%	1.19%	0.72%
Median Household Income	3.66%	2.81%	1.94%	3.93%	2.42%	1.85%	1.96%	2.13%	2.12%

The average household income within a 1-mile radius is 16% higher than the county average and 18% higher than the MSA average.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Bay MSA FL US

Households by Income

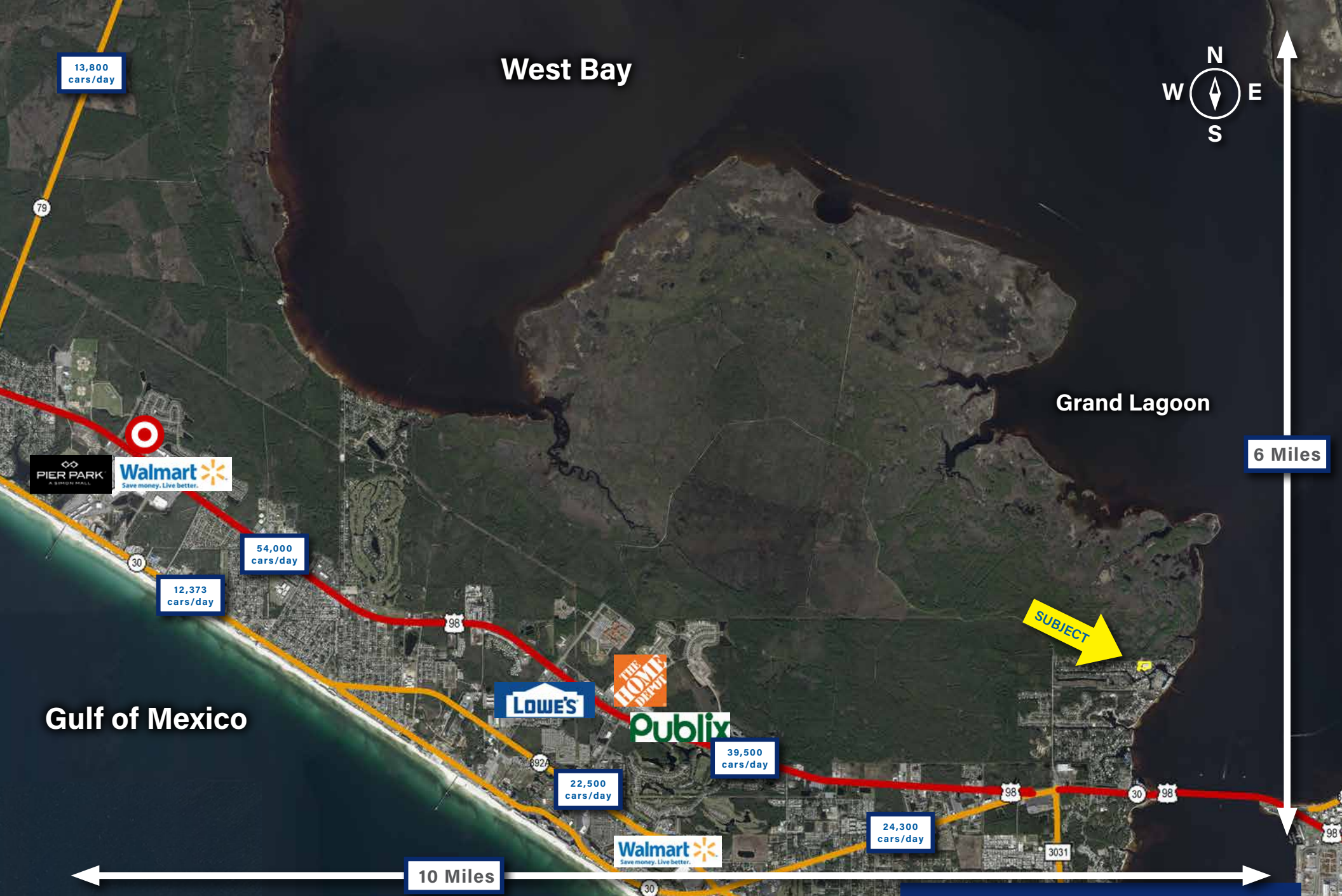
<\$15,000	14.60%	15.40%	11.20%	14.60%	13.40%	11.00%	11.40%	12.00%	11.50%
\$15,000 - \$24,999	9.80%	10.40%	11.90%	9.60%	10.40%	11.50%	11.80%	11.70%	10.00%
\$25,000 - \$34,999	12.40%	13.00%	12.20%	11.30%	14.10%	11.50%	11.40%	11.10%	9.70%
\$35,000 - \$49,999	14.10%	13.10%	13.40%	15.30%	13.50%	16.00%	16.00%	14.60%	13.10%
\$50,000 - \$74,999	16.40%	18.80%	20.80%	15.30%	20.20%	21.10%	21.00%	18.70%	17.80%
\$75,000 - \$99,999	5.80%	10.50%	12.10%	5.60%	12.90%	11.90%	11.90%	11.70%	12.40%
\$100,000 - \$149,999	11.20%	9.20%	10.40%	11.60%	8.70%	10.50%	10.30%	11.50%	13.90%
\$150,000 - \$199,999	11.20%	6.70%	5.30%	12.60%	4.80%	4.00%	3.90%	4.30%	5.70%
\$200,000+	4.10%	2.90%	2.80%	4.70%	1.90%	2.50%	2.30%	4.60%	6.10%

Population by Age

0 - 4	5.10%	5.60%	5.80%	4.60%	5.80%	5.80%	5.60%	5.30%	6.10%
5 - 9	5.40%	5.00%	5.10%	5.40%	4.90%	5.80%	5.70%	5.50%	6.30%
10 - 14	5.80%	5.50%	5.20%	6.00%	5.20%	5.70%	5.60%	5.60%	6.30%
15 - 19	5.10%	5.40%	5.20%	4.60%	5.20%	5.30%	5.20%	5.70%	6.40%
20 - 24	5.60%	7.20%	7.30%	3.80%	7.60%	6.30%	6.20%	6.40%	7.00%
25 - 34	13.30%	15.90%	16.00%	12.60%	17.10%	14.40%	14.40%	13.10%	13.80%
35 - 44	11.60%	12.50%	12.30%	11.60%	12.80%	12.10%	12.20%	11.80%	12.50%
45 - 54	13.80%	13.10%	13.80%	14.70%	13.70%	13.40%	13.50%	13.00%	13.00%
55 - 64	14.70%	12.70%	13.30%	16.20%	12.50%	13.90%	14.00%	13.50%	12.90%
65 - 74	11.50%	9.60%	9.60%	13.20%	9.00%	10.20%	10.40%	11.30%	9.20%
75 - 84	5.30%	5.00%	4.60%	5.30%	4.40%	5.10%	5.20%	6.20%	4.40%
85+	2.80%	2.50%	1.80%	2.10%	1.90%	2.00%	2.00%	2.70%	2.00%

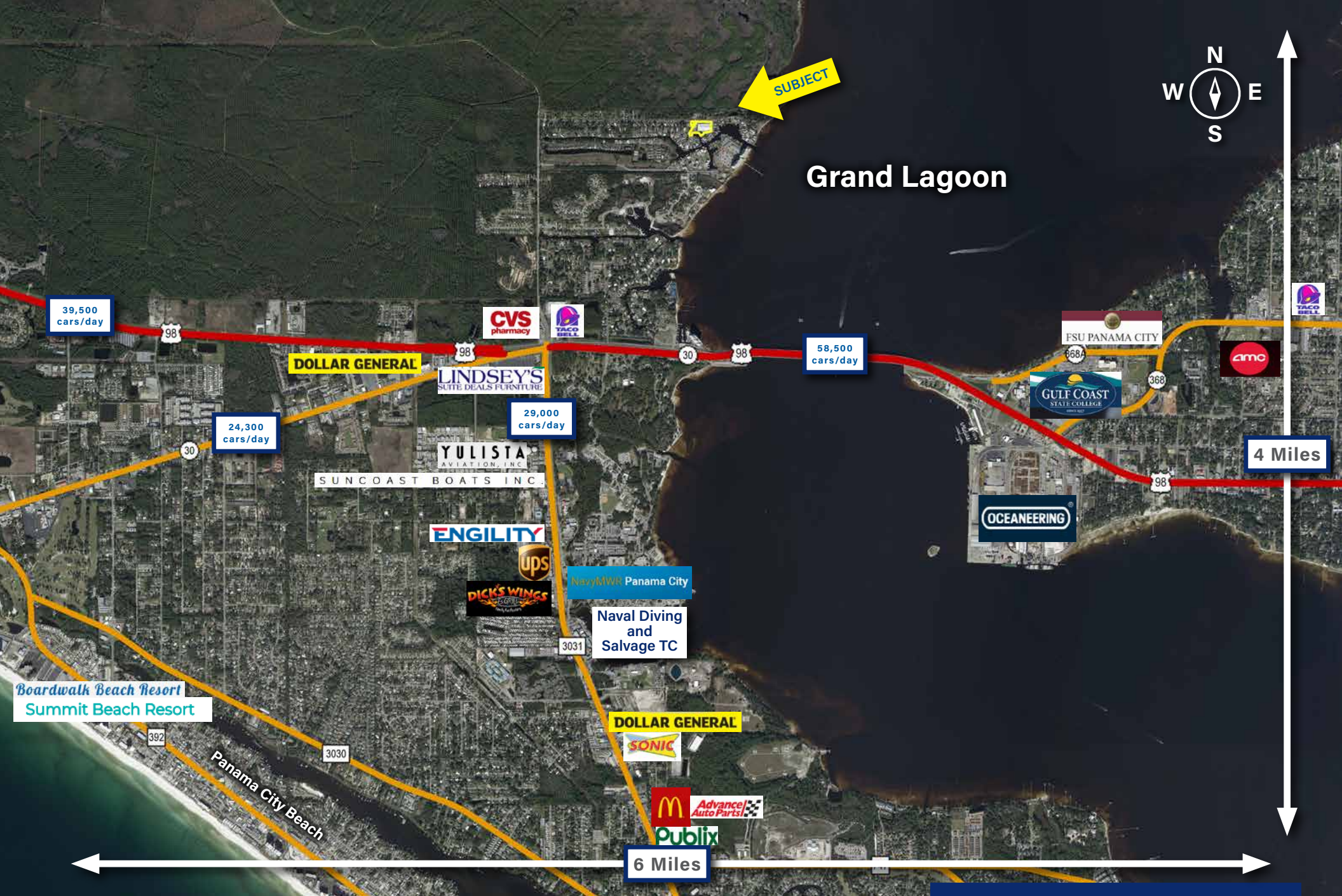
Race and Ethnicity

White Alone	89.30%	87.50%	85.20%	91.00%	86.90%	80.00%	79.70%	73.10%	70.20%
Black Alone	2.20%	3.10%	5.30%	1.50%	3.70%	11.40%	12.10%	16.40%	12.80%
American Indian Alone	0.40%	0.60%	0.50%	0.30%	0.60%	0.80%	0.70%	0.40%	1.00%
Asian Alone	2.10%	2.20%	2.10%	1.90%	1.90%	2.30%	2.20%	2.80%	5.60%
Pacific Islander Alone	0.10%	0.20%	0.20%	0.00%	0.30%	0.20%	0.10%	0.10%	0.20%
Some Other Race Alone	1.90%	2.30%	2.10%	1.60%	1.90%	1.60%	1.60%	4.20%	6.80%
Two or More Races	3.90%	4.10%	4.50%	3.70%	4.60%	3.70%	3.60%	3.00%	3.40%
Hispanic Origin (Any Race)	8.30%	8.30%	7.90%	8.10%	8.10%	6.70%	6.60%	25.50%	18.10%

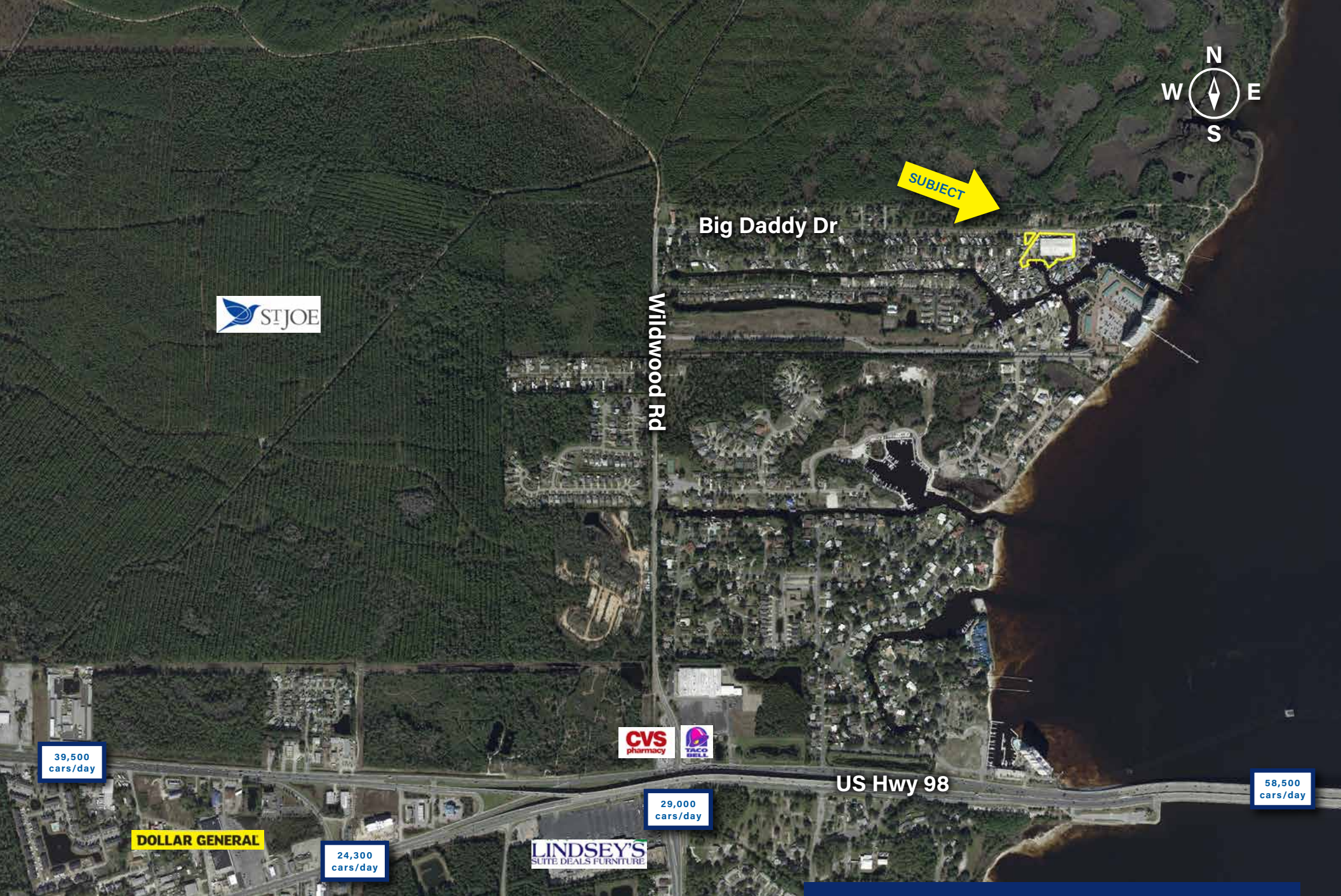


MARKET AREA MAP

The Gulf of Mexico is less than 10 miles away by boat. The property is strategically located with quick access to many bodies of water, good for fishing and boating.



Active trade area; variety of commercial business and tourist attractions.



Subject is surrounded by residential and has easy access to US Hwy 98.

NEIGHBORHOOD AERIAL

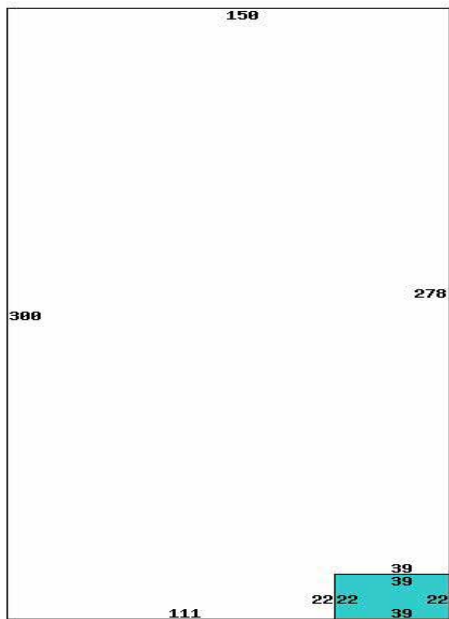


Big Daddy Dr.

The site has full access via Big Daddy Rd.

SITE AERIAL

BUILDING INFORMATION



<i>Description</i>	<i>Total:</i>
Adjusted SF	45,000 +/- SF
Acreage	2.23 +/- acres
Wet Slips	15
Vehicle Spaces	30+

Site aerial facing east





Entrance to the subject



Spacious Warehouse



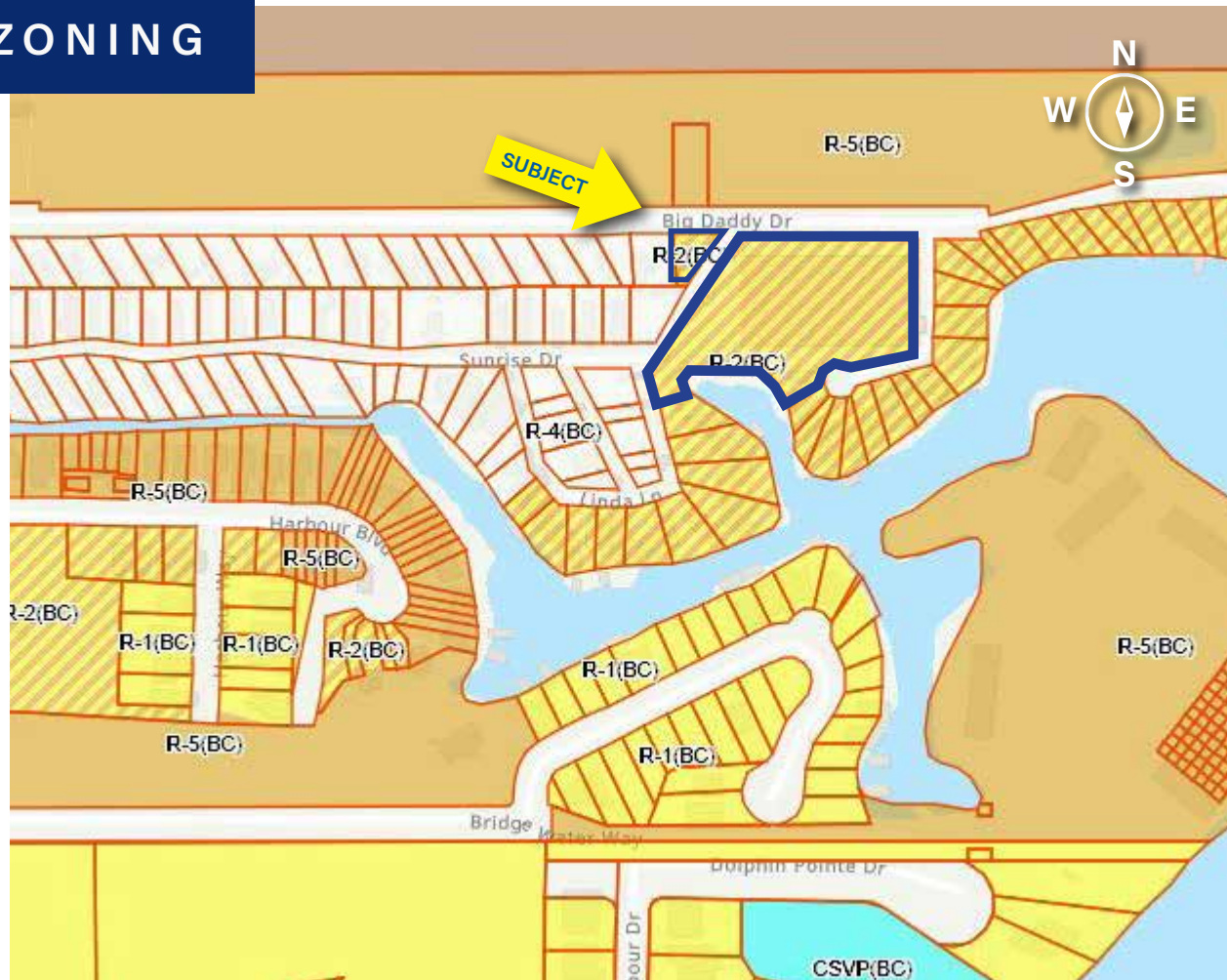
The dry storage can store up to 130 boats



Wet Slip can store 15 boats



ZONING



Duplex/Manufactured Housing (R-2)

Duplex, triplex and quadplex buildings are allowable in the R-2, R-3, CL, CM and CH zoning districts, subject to the standards of those zoning districts and the standards in this section. The minimum Lot area shall be 3,000 square feet per Dwelling Unit.

Marinas may be allowed in the R and C zoning districts subject to conditional use approval (Grandfathered use).

-  R-2
-  R-1
-  R-5
-  R-4



SVN | Saunders Ralston Dantzler
Real Estate

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