



+/-220 ACRES

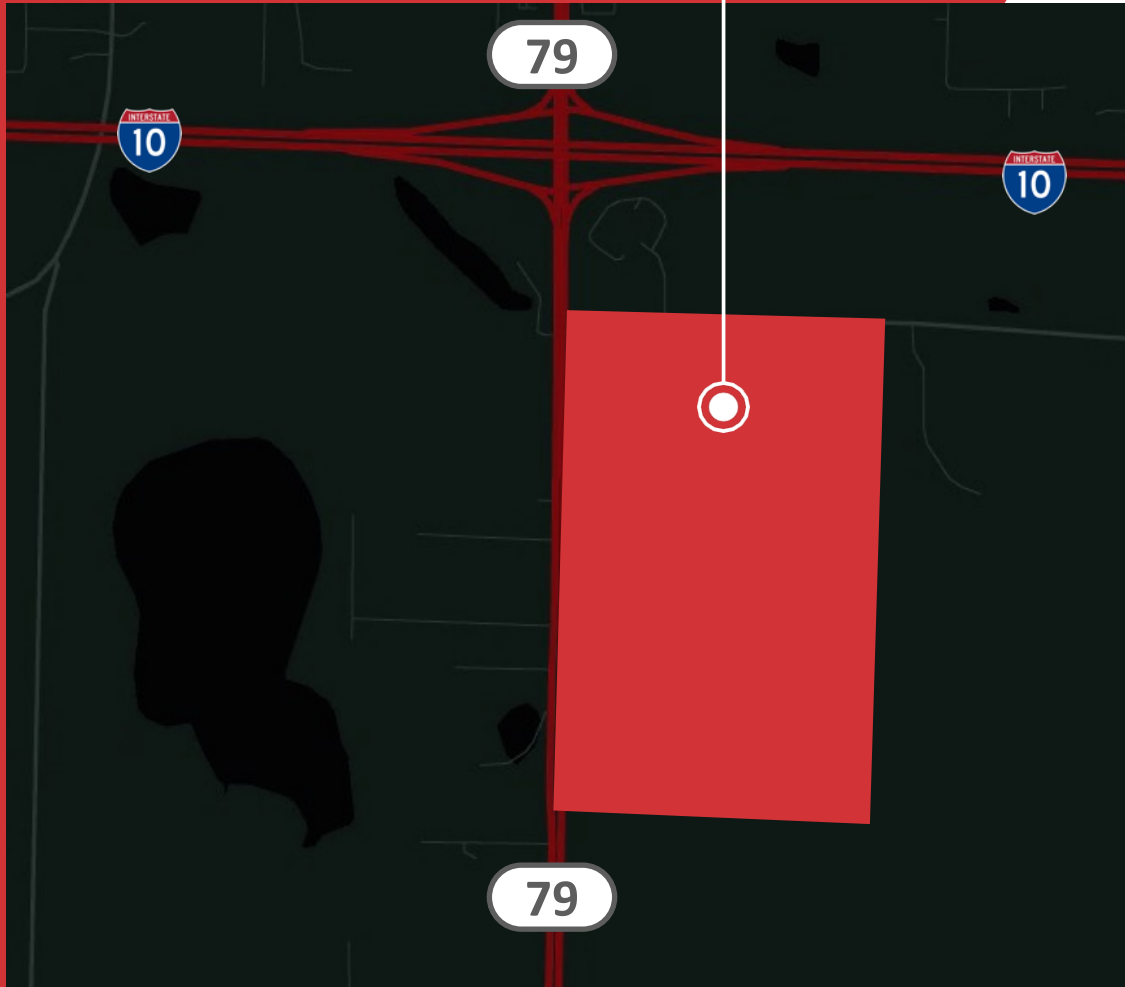
**PREMIER
DEVELOPMENT
OPPORTUNITY**

I-10 AND SR 79
BONIFAY, FL

NAITALCOR

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220+/- ACRES



PROPERTY OVERVIEW

The +/- 220 acre subject property sits one block south of Interstate 10 and Highway 79 intersection. With over 3,750' of paved frontage on Highway 79 and 2,500' of paved frontage along the north boundary, there is sufficient ingress and egress to all sections of the site. Neighboring Doctor's Memorial Hospital, +/- 80 acres of the property is zoned Commercial, +/- 140 acres is zoned Urban Mixed-use. The zoning allows for +/- 7 million square feet of commercial or +/- 2,200 residential units. More entitlement/wetland delineation information is available upon request.

As part of the state-funded "79 Corridor Project Authority", central water and sewer are completed along the frontage of the property on Highway 79. Electric and cable services are also available to the site. FDOT annual drive count for Interstate 10 is 23,000 AADT & Highway 79 is 7,700 AADT which has reflected an average 15% increase per year since 2020. Exact acreage and property lines to be determined with a boundary survey executed by the buyer.

SALE PRICE: \$9,500,000

KEY FEATURES

- **Prime Location:** Southeast corner of SR 79 and Thomas Drive, with $\pm 3,750$ feet of paved frontage along SR 79, just 390 feet south of I-10.
- **Size and Zoning:** 297.62 acres, with approximately 220 acres fully entitled for development. Approved zoning permits up to 7 million square feet of commercial space or approximately 2,200 residential units.
- **Traffic and Visibility:** High-traffic corridor, with AADT counts of 21,500 on I-10 and 12,100 on SR 79, set to grow with tourism to Florida's Gulf Coast beaches.
- **Infrastructure:** Central water, sewer, and electric services are already on-site, with a 1.5 million gallon per day capacity.
- **Economic Incentives:** Located within the 79 Corridor Project Authority Overlay Zone, offering Tax Increment Financing (TIF) and development incentives through Rural Opportunity Area (ROA) benefits.



Providential Property offers unmatched potential for developers seeking a high-traffic, fully entitled site with existing infrastructure in Northwest Florida's high-growth tourism and commercial corridor.

STRATEGIC LOCATION

- Adjacent to Doctor's Memorial Hospital, the area's primary healthcare provider.
- Approved Busy Bee Travel Plaza Development: Positioned next to the Busy Bee project, adding to the site's visibility and convenience for travelers.

NEARBY ATTRACTIONS

- 44 miles north of Panama City's white sandy beaches
- 55 miles to Port of Panama City



42 miles to Northwest Florida Beaches International Airport (ECP)



LOCATION DESCRIPTION

Heading west on Interstate 10, take Exit 122 onto Highway 79. Heading south on Highway 79 the subject property is situated .18 miles from the exit and stretches 3,750' south along Highway 79 on the eastern side of the road.

OFFERING SUMMARY

Sale Price	\$9,500,000
Lot Size	220 acres
Parcel ID	0618.00-000-000-001.000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	45	244	551
Total Population	117	625	1,395
Average HH Income	\$53,465	\$52,563	\$52,801

DEVELOPMENT OPPORTUNITIES

- Ideal for a master-planned commercial or mixed-use project that could include retail, lodging, restaurants, and professional office spaces.
- Prime location for a large retail or outlet center, hospitality complex, or a phased mixed-use development.
- Immediate infrastructure and economic zone incentives allow developers to move quickly on projects and benefit from significant cost savings and tax advantages.

INVESTMENT HIGHLIGHTS

- Extensive Highway Frontage:** ±3,750 feet of SR 79 frontage, offering premier visibility and access.
- Utility Infrastructure:** Full utility access including central water, sewer, high-speed broadband, and natural gas.
- Incentive-Driven Location:** Overlay Zone incentives coupled with Rural Opportunity Area (ROA) benefits.
- Flexible Development Potential:** Largest SR 79 frontage within the Overlay Zone, ideal for phased development responsive to market demands.

AERIAL MAP



LOCATION MAP



 **DOCTORS' MEMORIAL HOSPITAL**
A TALLAHASSEE MEMORIAL HEALTHCARE AFFILIATE

Busy Bee 

79

INTERSTATE 10

LOCATION MAP





NAI

+/- 220 ACRES

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**NAI TALCOR
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