



Established 25 Years in Service | GoodYear Tire/Auto Repair Business and Real Estate For Sale

**180 NORTH TYNDALL PARKWAY,
PANAMA CITY, FL 32404**

ACRE
PARTNERS

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PROPERTY SUMMARY

Real Estate & Profitable Business Opportunity | Panama City, FL

This offering presents a premier opportunity to acquire both the lucrative business operations and the underlying prime real estate of a highly profitable, established Goodyear Tire & Service Center in Panama City, Florida. Positioned on a high-visibility, high-traffic corner lot in a rapidly expanding sector of the city, this turn-key operation boasts a fully modernized facility, state-of-the-art equipment, and an unbeatably secure customer pipeline driven by explosive local demographic growth and close proximity to major federal infrastructure.

PRICE	\$2,114,226
LOT SIZE	35,196 SF (0.81 AC)
TOTAL SF	6,360 SF
PROPERTY TYPE	Retail
YEAR BUILT	1985





INVESTMENT HIGHLIGHTS

- **Turn-Key, High-Volume Operation**

A highly profitable, fully operational service center with a strong legacy brand identity (Goodyear). All FF&E (Furniture, Fixtures, and Equipment) are included in the sale, featuring 8 active bays and 8 heavy-duty lifts.

- **Fully Modernized Facility**

The building underwent an extensive capital renovation in 2022, which included a brand-new roof and completely upgraded service areas, ensuring minimal near-term CapEx for the incoming investor.

- **Irreplaceable Corner Location**

Situated on a large, high-traffic corner lot with exceptional ingress/egress, prominent signage, and maximum vehicular exposure.

- **Proximate to Tyndall Air Force Base**

Located just miles from Tyndall AFB, currently undergoing a multi-billion-dollar transformation into the military's "Installation of the Future." The base injects thousands of high-earning service members, contractors, and families directly into the immediate trade area.

- **Explosive Residential Tailwinds**

The surrounding area is experiencing an unprecedented residential boom, with several master-planned developments bringing thousands of brand-new single-family homes and active-adult communities into the shop's direct footprint.



2025 FINANCIAL REPORT

EXPENSES	
Rent	\$60,000
Store Insurance	\$19,171.92
Pay Roll	\$288,000
Work Co	\$9,035.16
Electric	\$14,400
Dumpster	\$1,387.92
Water	\$1,773.60
Internet	\$3,588
Phone	\$2,700
Security	\$359.88
POS	\$5,804.88
POS Marl	\$3,056.40
On Hold	\$903
All Data	\$2,341.80
Google	\$1,002.72
Amazon	\$178.92
TV Ad	\$828
Fire Ex	\$300
Bay Tax	\$184.32
FL Tax	\$99.96

M Office	\$120
Toner	\$1,800
Gas	\$900
Accounting	\$949.92
Office Supplies	\$1,800
PayChex	\$720
Equipment Re	\$12,000
Amazon	\$16,800
Good Year	\$11,027.52
Epicor	\$3,494.04
Misc 1	\$174.96
Misc 2	\$3,887.04
Sum	\$468,790
Real Estate Expenses	
Insurance	\$14,499.96
Property Taxes	\$3,421
Sum	\$17,920.96
Total Expenses	(\$486,711)

Property Tax Rate 1.01%

INCOME		
20%	20%	60%
2023 Gross Income	2024 Gross Income	2025 Gross Income
\$732,692	\$672,455	\$868,780
Add Backs		
Shop Supply Fee Rev.		\$65,000
Salaries		\$59,556
Cell Phones		\$5,100
Weighted Average	\$802,297.40	
Total Add Backs	\$129,656	
Adjusted Total	\$931,953.40	
2025 Expenses	(\$468,711)	
Seller Discretionary Income	\$463,242	
Market Multiple 3x	\$1,389,726	

PROPERTY COMPARABLES

	SOLD DATE	BUILDING SIZE SF	PRICE PER SF	LOT SIZE SF	CLOSED PRICE	YEAR BUILT
Sales Comparables						
400 E 15th Street, Panama City, FL	10/3/2025	8280 SF	\$114.73	45,302	\$950,000	1997

On-Market Comparables						
	LIST PRICE	BUILDING SIZE SF	PRICE PER SF	LOT SIZE SF	CLOSED PRICE	YEAR BUILT
2717 E 5th, Panama City, FL	\$395,000	2750 SF	\$143.64	17,249		1981
1220 W 19th Street, Panama City, FL	\$1,950,000	3000 SF	\$650	60,707 SF		1978
1304 W 19th Street, Panama City, FL	\$1,750,000	5588 SF	\$313.17	71,438 SF		1977

Subject Property						
180 N Tyndall Parkway, Panama City, FL		6300 SF	\$115	23,478 SF		1985

Real Estate Sales Price	\$724,500
Total Listing Price Business + Real Estate	\$2,114,226



PANAMA CITY FLORIDA

Panama City, Florida, is a vibrant coastal city located in the Florida Panhandle along the Gulf of Mexico. Renowned for its stunning white sandy beaches and crystal-clear waters, Panama City offers a perfect blend of natural beauty and modern amenities. The city is a popular destination for tourists seeking sun, sea, and adventure, with numerous recreational activities such as fishing, boating, and diving.

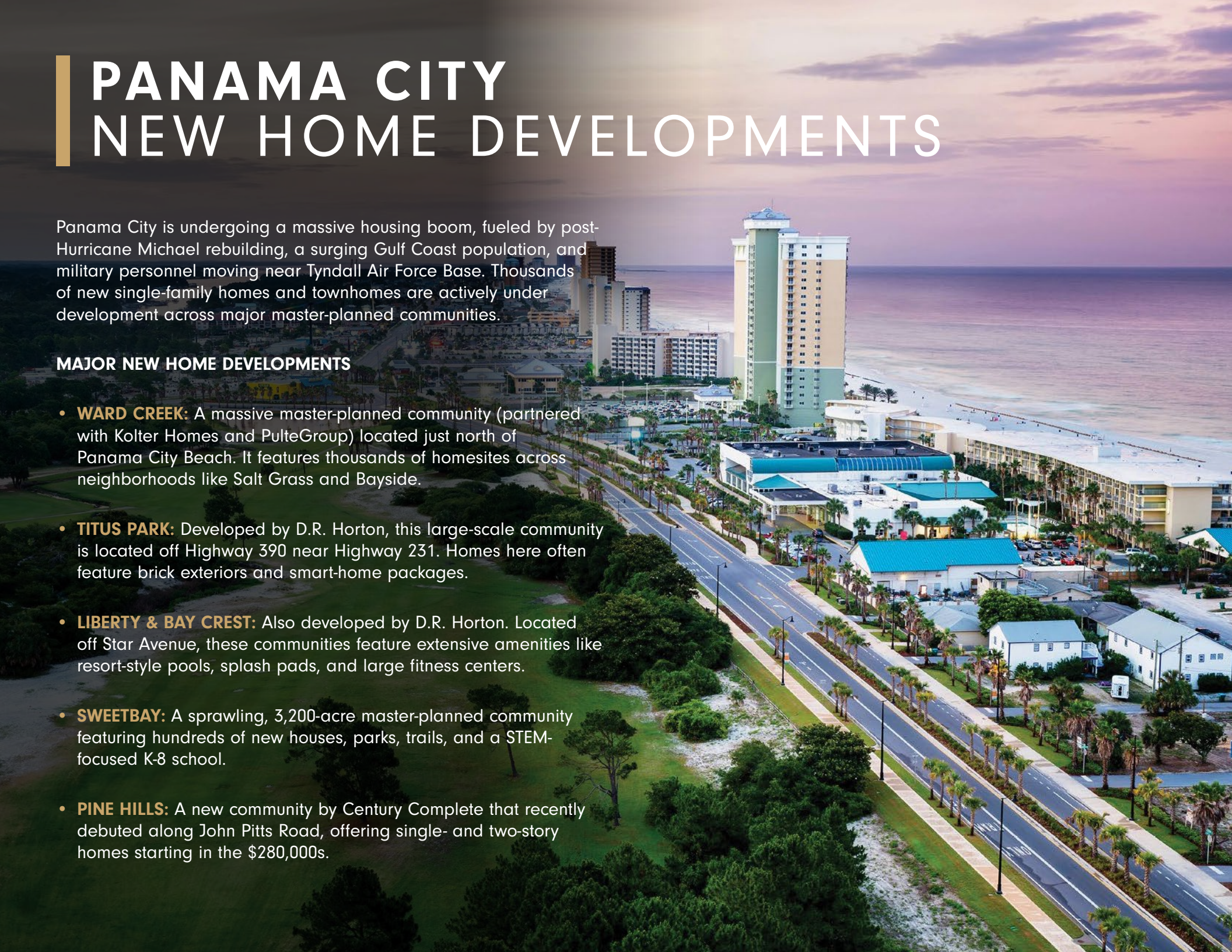
Beyond its beaches, Panama City boasts a rich cultural scene with a variety of museums, art galleries, and theaters. The historic downtown area is filled with charming shops, restaurants, and entertainment venues, making it a hub of activity for both locals and visitors. With a warm climate year-round, Panama City is not only a vacation hotspot but also a desirable place to live, offering a high quality of life and a welcoming community.

PANAMA CITY NEW HOME DEVELOPMENTS

Panama City is undergoing a massive housing boom, fueled by post-Hurricane Michael rebuilding, a surging Gulf Coast population, and military personnel moving near Tyndall Air Force Base. Thousands of new single-family homes and townhomes are actively under development across major master-planned communities.

MAJOR NEW HOME DEVELOPMENTS

- **WARD CREEK:** A massive master-planned community (partnered with Kolter Homes and PulteGroup) located just north of Panama City Beach. It features thousands of homesites across neighborhoods like Salt Grass and Bayside.
- **TITUS PARK:** Developed by D.R. Horton, this large-scale community is located off Highway 390 near Highway 231. Homes here often feature brick exteriors and smart-home packages.
- **LIBERTY & BAY CREST:** Also developed by D.R. Horton. Located off Star Avenue, these communities feature extensive amenities like resort-style pools, splash pads, and large fitness centers.
- **SWEETBAY:** A sprawling, 3,200-acre master-planned community featuring hundreds of new houses, parks, trails, and a STEM-focused K-8 school.
- **PINE HILLS:** A new community by Century Complete that recently debuted along John Pitts Road, offering single- and two-story homes starting in the \$280,000s.



TYNDALL AIR FORCE BASE GROWTH & REBUILD

Tyndall Air Force Base in Florida is experiencing massive, rapid expansion as it completes its multibillion-dollar rebuilding following Hurricane Michael. This ongoing growth is driven by the arrival of new F-35 squadrons and a wave of new facility and infrastructure developments.

CURRENT BASE POPULATION

Tyndall Air Force Base accommodates a substantial active-duty and civilian population, directly contributing to regional demographic spikes in the surrounding Bay County area.

- **ACTIVE DUTY:** 2,200 - 2,500 personnel
- **DEPENDENTS:** 5,000+ family members
- **CIVILIANS, CONTRACTORS, & RESERVE:** ~3,000 personnel
- **MILITARY RETIREES (REGIONAL):** ~12,000+ retirees and dependents

BASE GROWTH & REBUILD

Positioned as the “Installation of the Future,” the base has achieved significant development milestones:

- **INFRASTRUCTURE:** The base is adding roughly 120 new military facilities, including high-capacity dormitories designed to house hundreds of incoming airmen.
- **HOUSING:** Construction has included 550 single-family homes to accommodate the influx of relocating military families.

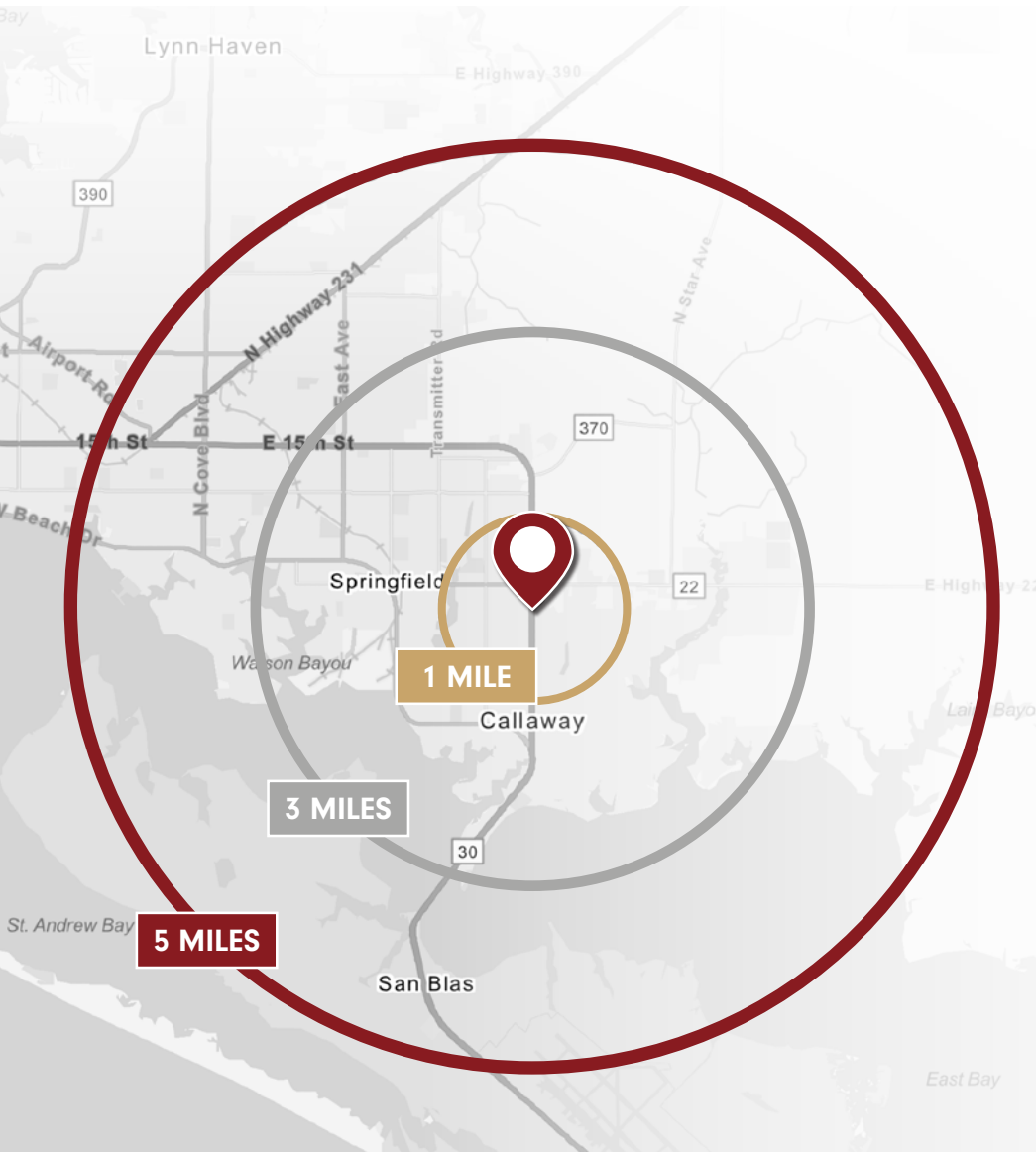
SURROUNDING COMMUNITY IMPACT

This development has sparked significant economic activity and growth in the neighboring Panama City and Bay County areas.

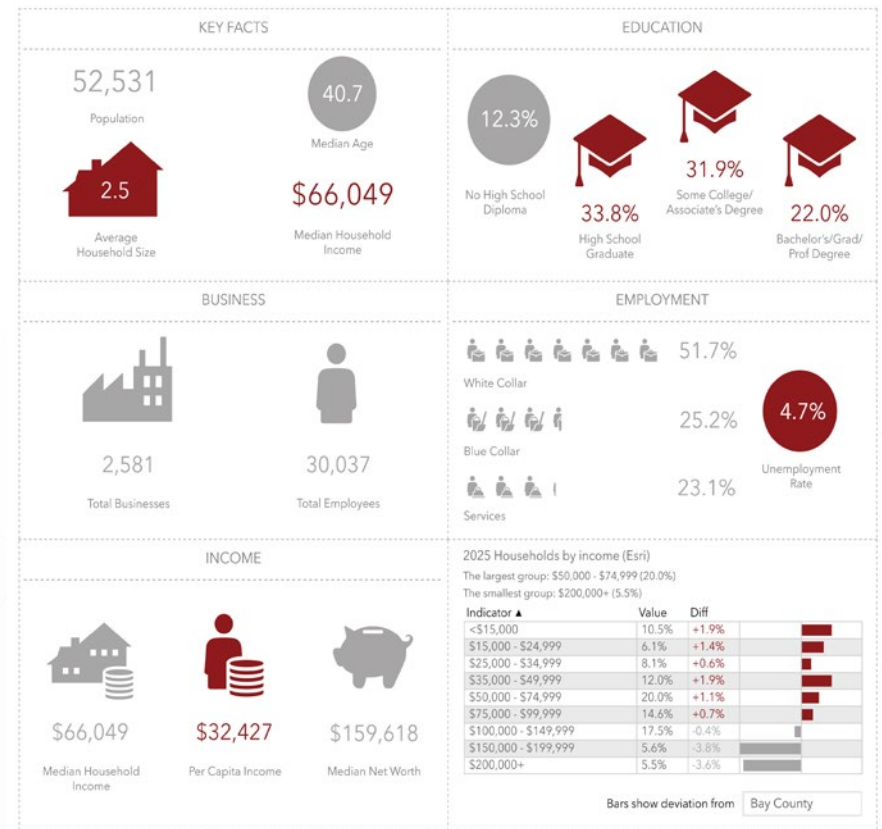
- **ECONOMIC BOOST:** The base accounts for more than \$3.1 billion in annual economic impact and drives the creation or support of over 30,000 jobs in the region.
- **EDUCATIONAL EXPANSION:** Local schools (such as Tyndall Academy) have expanded their campus and offerings to accommodate the growing number of military families moving to the area.



LOCATION HIGHLIGHTS



5 MILE SUMMARY



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,446	33,714	52,531
Households	2,900	13,242	20,847
Families	1,872	8,744	13,646
Average Household Size	2.54	2.52	2.48
Owner Occupied Housing Units	1,870	8,638	13,614
Renter Occupied Housing Units	1,030	4,604	7,233
Median Age	39.5	40.3	40.7
Median Household Income	\$60,200	\$65,072	\$66,049
Average Household Income	\$73,334	\$79,903	\$82,343

AMENITY MAP



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