

LAND FOR SALE

MULTI-FAMILY DEVELOPMENT LAND | 16.89AC.

New Warrington Rd. , Pensacola, FL 32506



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Debbie Anglin, SIOR

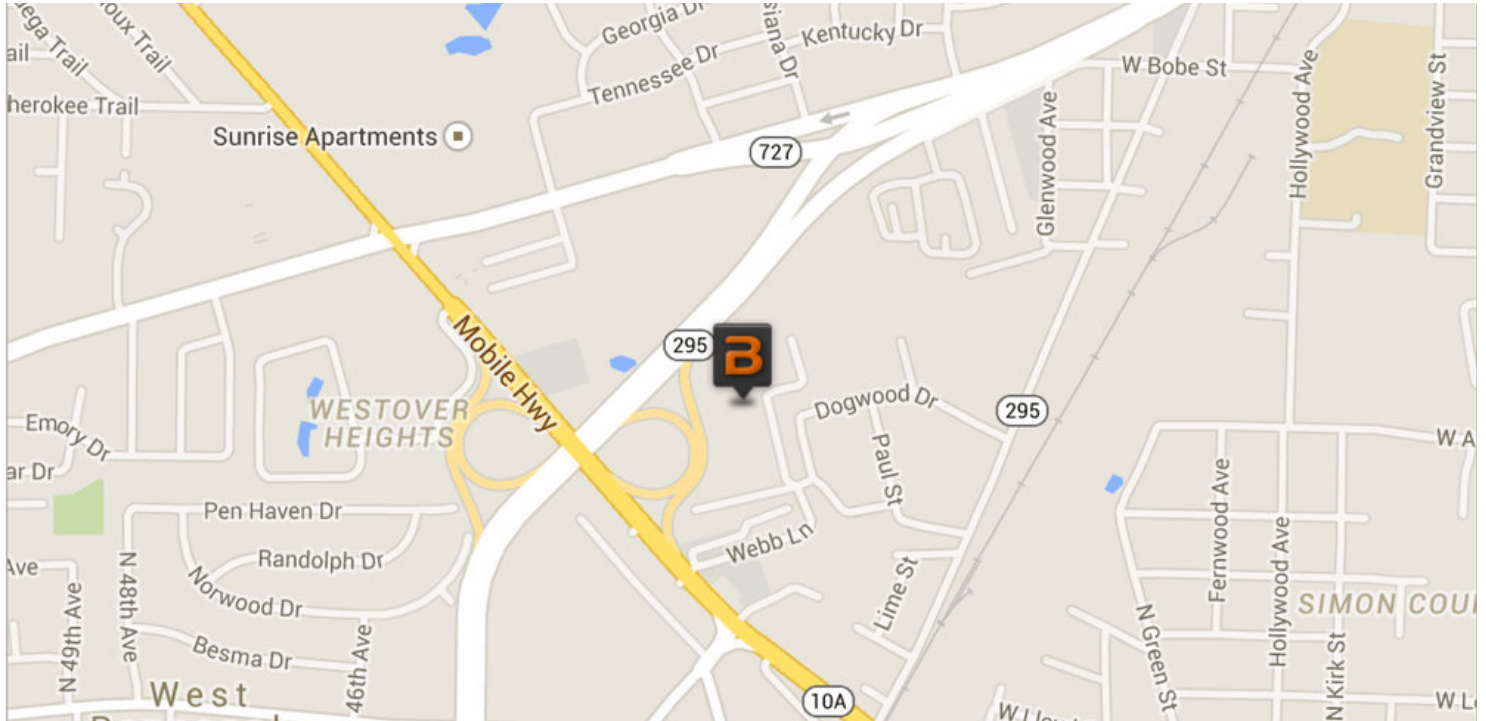
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OFFERING SUMMARY

Sale Price: \$549,000

Price / Acre: \$32,504

Lot Size: 16.89 Acres

Zoning: R-5

PROPERTY OVERVIEW

Property off Mobile Highway and Webb Lane. The property can be seen from New Warrington Road Spur. A total of 16.89 ac.

LOCATION OVERVIEW

Mobile Highway to Webb Lane, circle around to Dogwood Dr. to Dogwood Pl Apartments - land is beyond the apartments



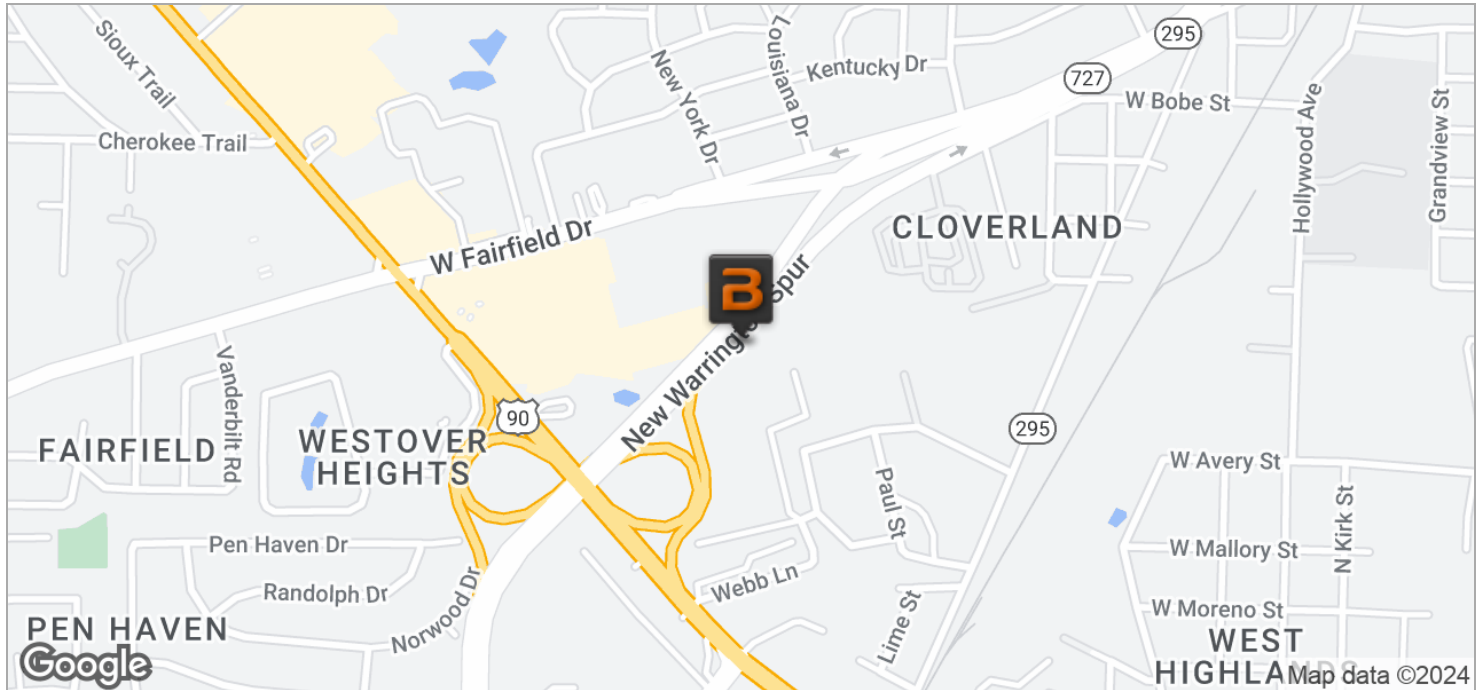
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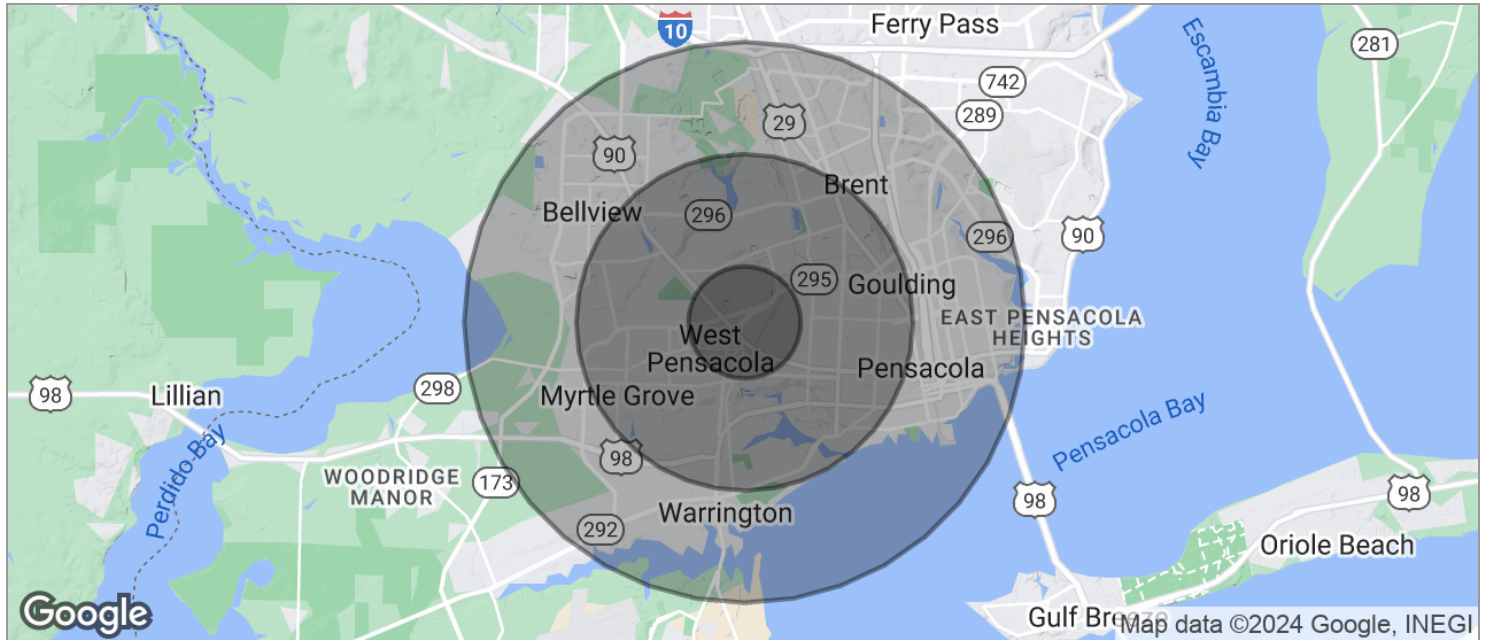
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	8,609	73,865	145,868
MEDIAN AGE	33.6	34.7	35.6
MEDIAN AGE (MALE)	31.6	33.2	34.0
MEDIAN AGE (FEMALE)	35.2	36.4	37.2
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	3,298	27,202	53,551
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$37,044	\$40,371	\$45,944
AVERAGE HOUSE VALUE	\$111,915	\$129,531	\$155,483

* Demographic data derived from 2020 ACS - US Census



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