

LAND FOR SALE

# MOBILE HWY- PINE FOREST RD. AREA OUT PARCEL

6710 Mobile Hwy, Pensacola, FL 32526



This information has been secured by Beck Partners CRE, LLC, from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

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### OFFERING SUMMARY

**Sale Price:** \$279,900

**Price / Acre:** \$180,581

**Lot Size:** 1.55 Acres

**Zoning:** HC/LI

### PROPERTY OVERVIEW

1.55 acre cleared site on Mobile Hwy abutting new Walmart Development @ the Pine Forest Road intersection. 271' road frontage with HC/LI zoning. This will allow for office/showroom, retail with outside storage, mini-warehouses, automotive, heavy equipment and/or tractor sales. The site is high & dry as well as cleared ready for development. This area expects to experience growth over the next several years based on county expectations. Located near the Escambia County Equestrian Center. Sewer is not available on site but is south of the property where Walmart ties in to ECUA. A private line may be run to the property from this point on the east side of Mobile Hwy. ECUA map is included with property pictures & survey.

### LOCATION OVERVIEW

Mobile Hwy west just past Pine Forest Road intersection & Walmart development.



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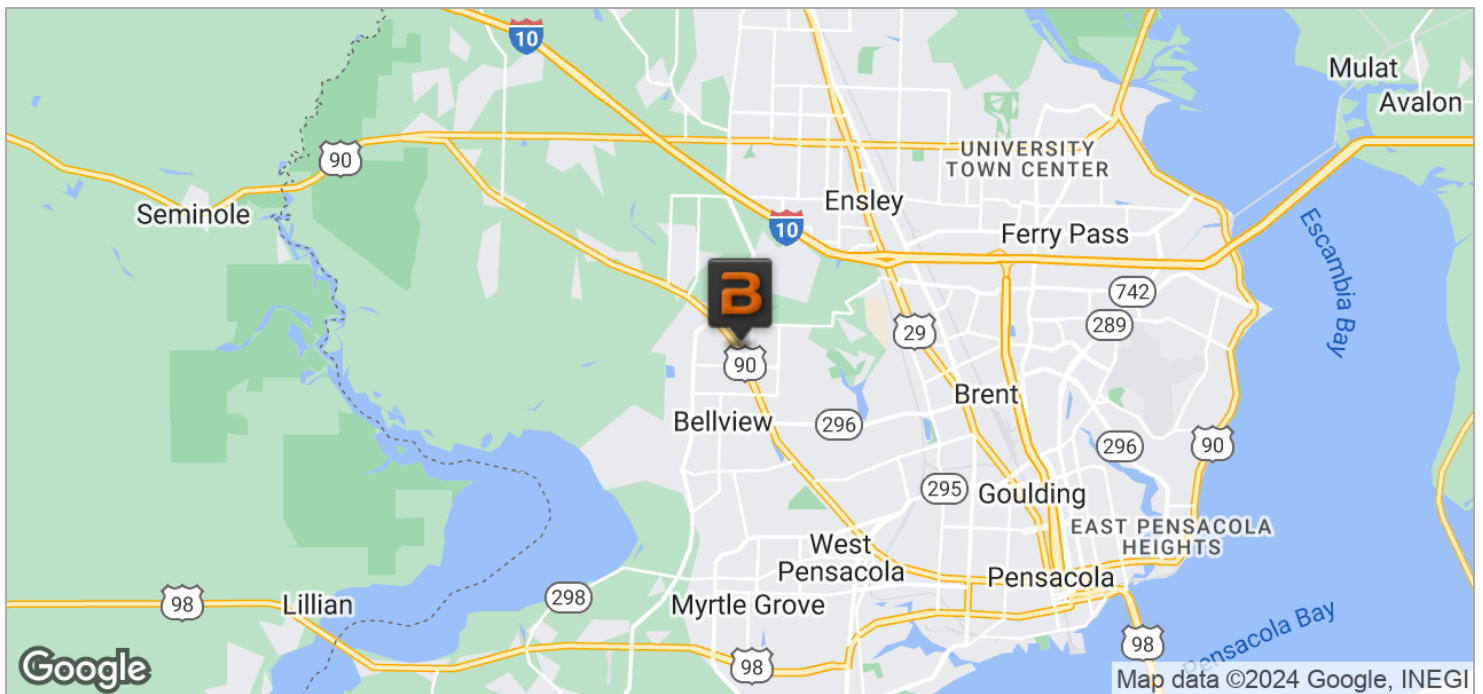
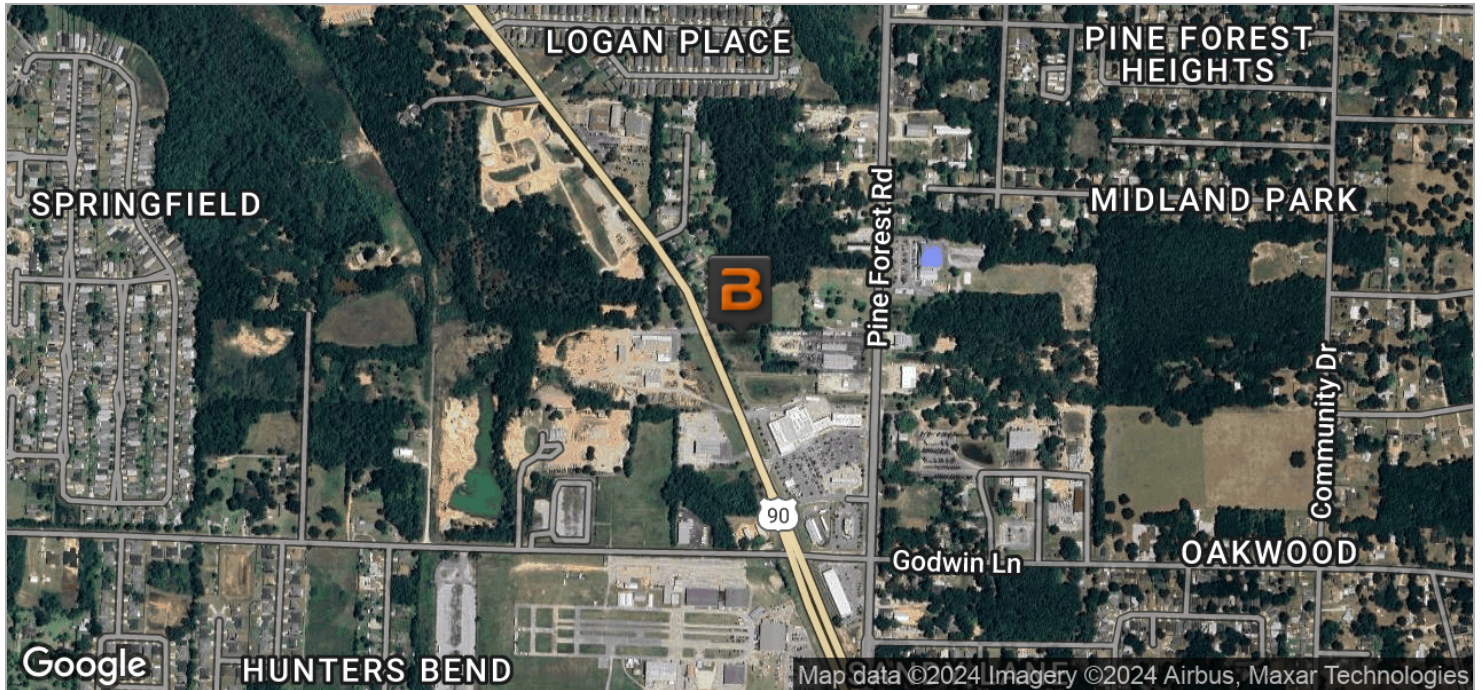




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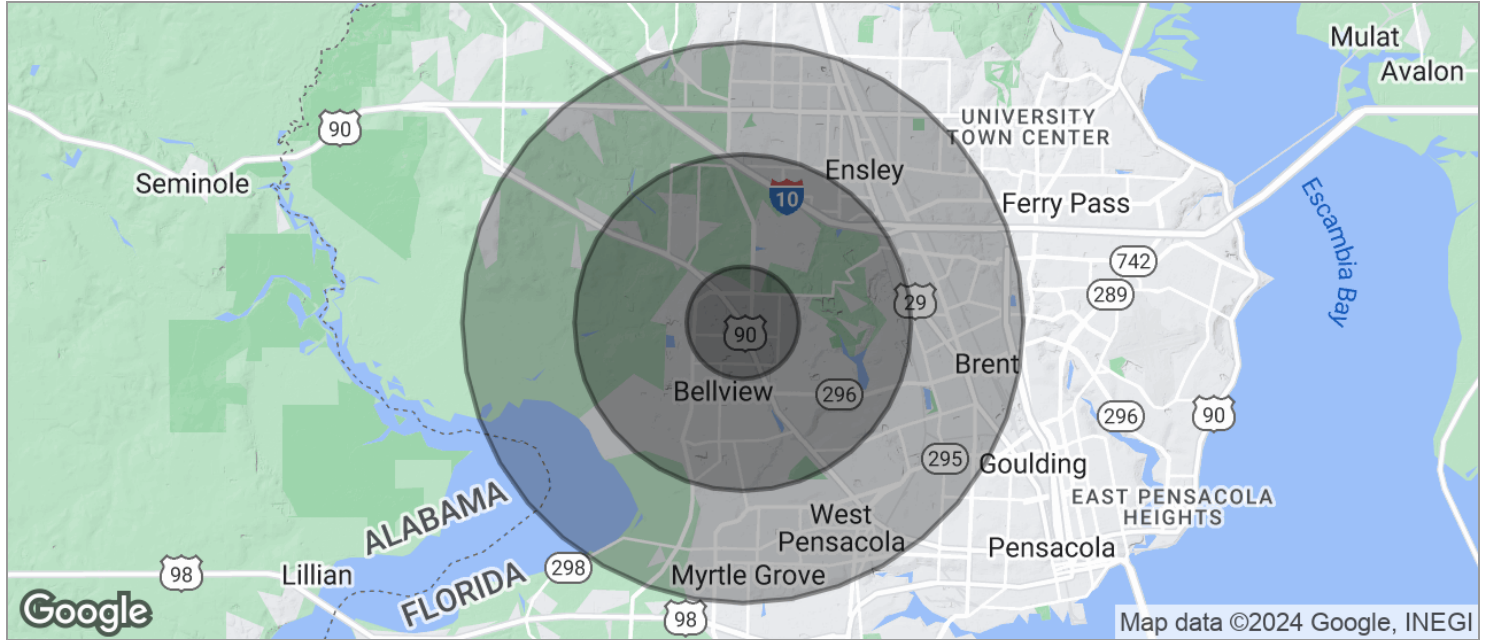
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 4,816     | 40,133    | 102,795   |
| MEDIAN AGE          | 40.0      | 40.4      | 37.5      |
| MEDIAN AGE (MALE)   | 37.9      | 39.3      | 36.5      |
| MEDIAN AGE (FEMALE) | 41.6      | 41.7      | 38.9      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 1,885     | 15,516    | 39,232    |
| # OF PERSONS PER HH | 2.6       | 2.6       | 2.6       |
| AVERAGE HH INCOME   | \$59,799  | \$56,399  | \$50,938  |
| AVERAGE HOUSE VALUE | \$170,601 | \$169,791 | \$162,879 |

\* Demographic data derived from 2020 ACS - US Census



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