# MOBILE HWY- PINE FOREST RD. AREA OUT PARCEL

6710 Mobile Hwy, Pensacola, FL 32526





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### **OFFERING SUMMARY**

Sale Price: \$279,900

Price / Acre: \$180.581

Lot Size: 1.55 Acres

### 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.

HC/LI Zoning:





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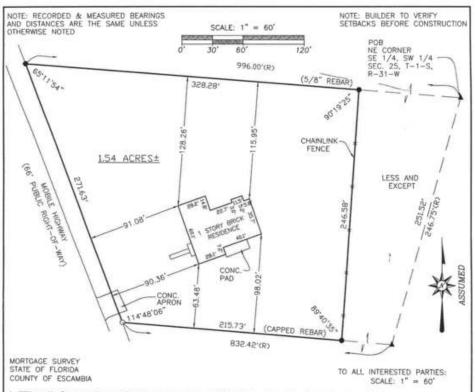






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I, William H. Sommerville, III, Florida Registered No. 0006141, hereby state that all parts of this survey, performed on the 25th day of May. 2005, and the drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and

Begin at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 25, Township 1 South, Range 31 West, and run West along the North line of said Southeast quarter of the Southwest quarter 996 feet to point of intersection with the East right of way line of Mobile Highway, also known as U.S. Highway 90; thence Southerly along East right of way line of said highway 271.63 feet; thence East on a line parallel with said North line 832.42 feet more or less to the East line of said Southeast quarter of the Southwest quarter of said Section; thence North along said East line 246.75 feet of the Southwest quarter of said Section to the Point of Beginning. Less and except that certain portion as described in Official Records 2413 at page 70 and Less and except any portion lying within the Road Right of Way of Mobile Highway and Pine Forest Road.

Less and Except that certain parcel conveyed to Edmund Ray Medley and Lydia Rose Medley by deed recorded 2/10/97 in Volume 4096, Page 1721. Less and except that certain parcel conveyed to Edmund Ray Medley and Lydia Rose Medley by deed recorded 9/28/99 in Volume 3653, Page 604.

That there are no rights—of—way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wire which serve the premises only) or structures or supports thereof, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is not located in a special flood hazard area and is shown in a Zone "X" of the Flood Insurance Rate Map Community Panel No. 122033C0360F, Dated February 23, 2000 for said Escambia

Note: No title or abstract research was performed by the undersigned.

GIVEN UNDER MY HAND AND SEAL, this the 2nd day of June, 2005.





- 5/8" REBAR SET FOUND PROPERTY MARKER
- A CALCULATED POINT
- (R) RECORDED REFERENCE

PROJECT NO. 05-429 TYPE OF SURVEY

MORTGAGE

COLDWELL BANKER



SMW Engineering Group, Inc. 208 Oak Mountain Circle Pelham, Alabama 35124 (205) 252-6985 Fax: (205) 320-1504

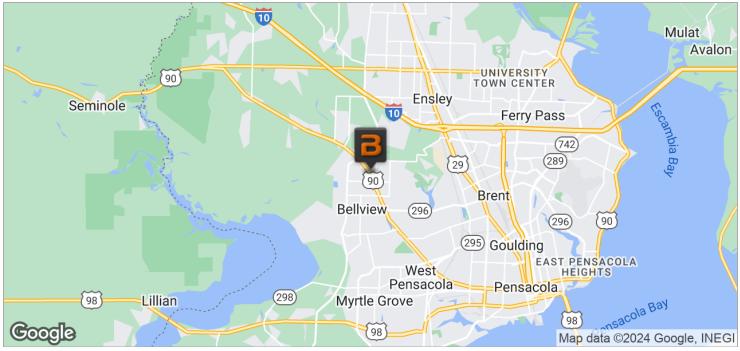




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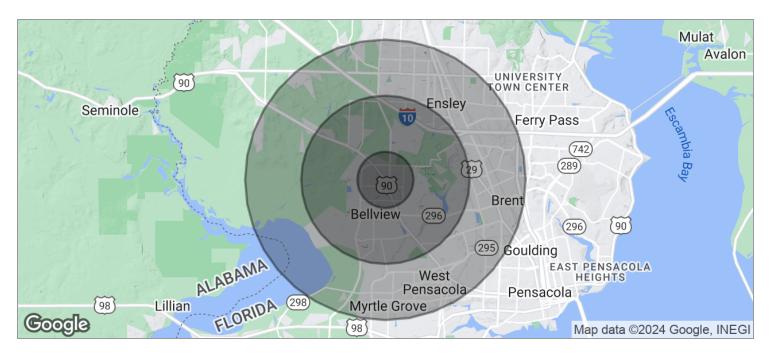






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POPULATION	1 MILE	3 MILES	5 MILES	
TOTAL POPULATION	4,816	40,133	102,795	
MEDIAN AGE	40.0	40.4	37.5	
MEDIAN AGE (MALE)	37.9	39.3	36.5	
MEDIAN AGE (FEMALE)	41.6	41.7	38.9	
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES	
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	<b>1 MILE</b> 1,885	<b>3 MILES</b> 15,516	<b>5 MILES</b> 39,232	
TOTAL HOUSEHOLDS	1,885	15,516	39,232	



<sup>\*</sup> Demographic data derived from 2020 ACS - US Census