

LAND FOR SALE

# WATERFRONT SITE - MULTI OR SINGLE FAMILY

318 N 17th Ave, Pensacola, FL 32501



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.

**Jack Williams**

Senior Advisor

850.698.5346

C 850.698.5346

[jwilliams@stirlingprop.com](mailto:jwilliams@stirlingprop.com)





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## OFFERING SUMMARY

**Sale Price:** \$695,000

**Price / Acre:** \$978,873

**Lot Size:** 0.71 Acres

**Zoning:** R-2A

**Market:** FL-Pensacola/Ferry  
Pass/Brent

**Submarket:** Downtown

## PROPERTY OVERVIEW

Unique waterfront site on Bayou Texar, on 17th Ave, near the mouth of the bay. This site is zoned R-2A, which allows multi family (roughly 9 units for this site), and single family residential. Site has been largely cleared.

Owner has architectural plans for a condo that can be utilized. DEP tentatively agreed to 5 slips (subject to city approval). The site could also be easily split into two single family lots. 148 +/- feet of water frontage on Bayou Texar

This site has a city park across the street, boat launch nearby, pedestrian access to nearby restaurants, minutes from downtown, beaches, and Pensacola Naval Air Station.

The elevation of this site is such that virtually no flood insurance will be necessary.

## PROPERTY HIGHLIGHTS

- Waterfront multi family site on Bayou Texar
- Condo plans included
- 148 +/- feet of water frontage on Bayou Texar
- Up to 5 boat slips approved by DEP
- Can be divided into two residential lots



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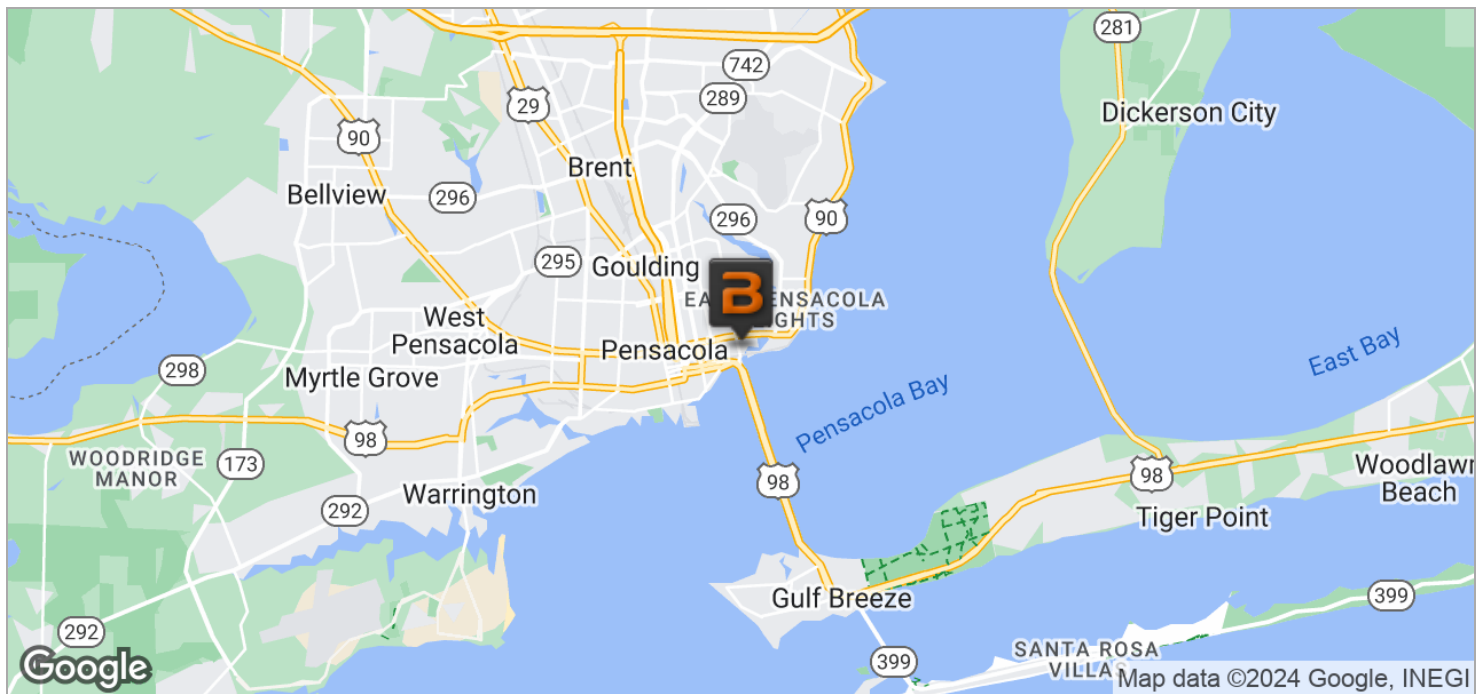
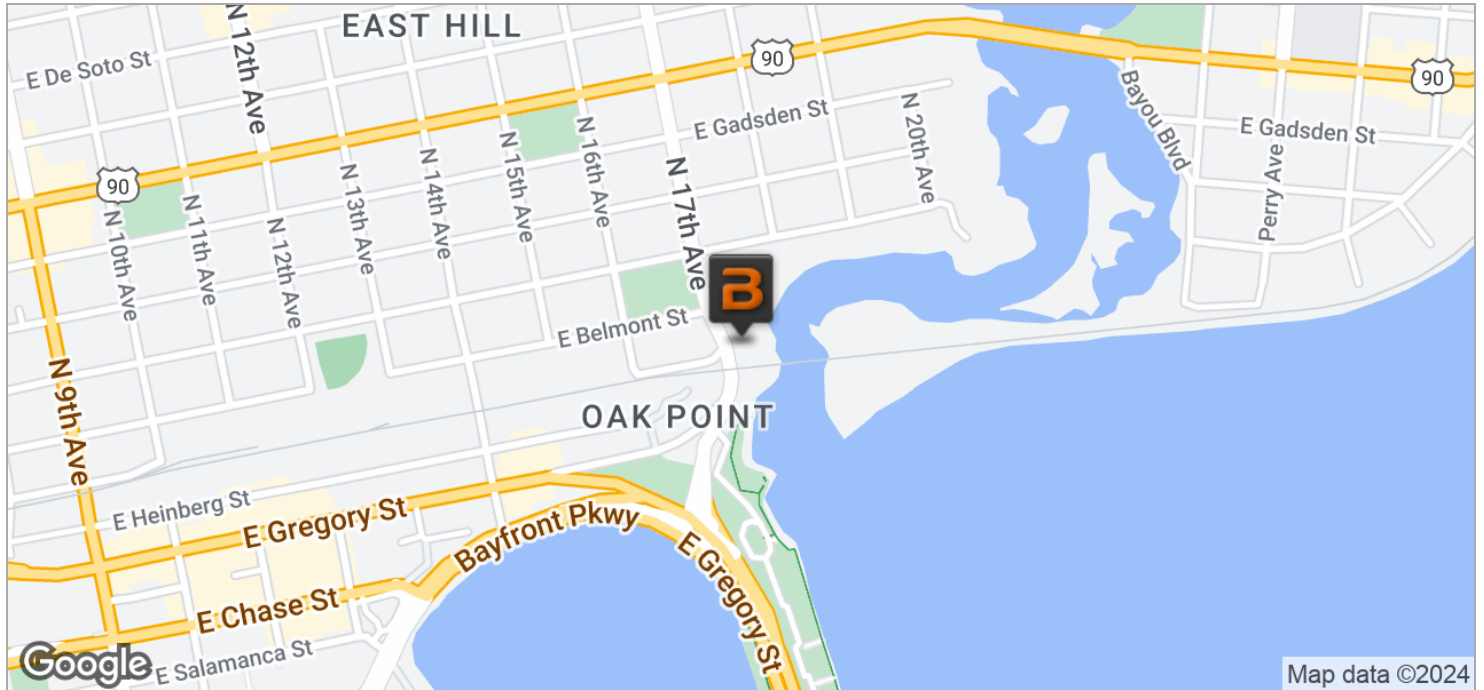




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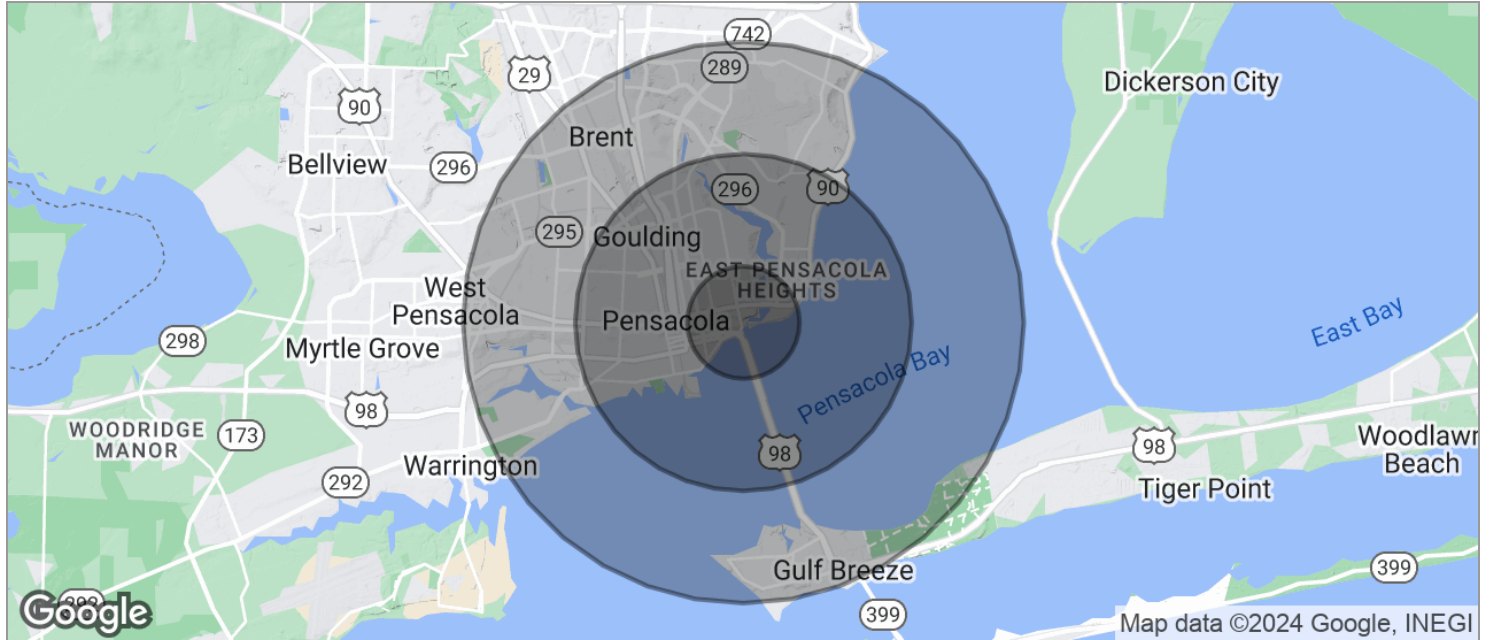
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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,332	36,695	87,963
MEDIAN AGE	44.4	41.5	38.7
MEDIAN AGE (MALE)	45.9	38.8	36.6
MEDIAN AGE (FEMALE)	43.5	43.7	40.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,725	15,221	33,900
# OF PERSONS PER HH	1.9	2.4	2.6
AVERAGE HH INCOME	\$69,193	\$64,945	\$59,963
AVERAGE HOUSE VALUE	\$289,494	\$280,266	\$271,059

\* Demographic data derived from 2020 ACS - US Census



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