

LAND FOR SALE

1+- AC. VACANT COM. LAND ACROSS FROM LOWES ON FAIRFIELD

4212 W. Fairfield Drive, Pensacola, FL 32505



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.

Debbie Anglin, SIOR

Senior Advisor
850.477.7044 x4384
C 850.501.1075
danglin@stirlingprop.com



LAND FOR SALE

1+- Ac. Vacant Com. Land Across From Lowes On Fairfield

4212 W. Fairfield Drive, Pensacola, FL 32505



OFFERING SUMMARY

Sale Price: \$150,000

Price / Acre: \$150,000

Lot Size: 1 Acres

Zoning: Com

Market: FL-Pensacola/Ferry
Pass/Brent

Traffic Count: 23,000

PROPERTY OVERVIEW

1+/- Acre of Vacant Commercial Land just East of Mobile Highway on Fairfield Drive. Across from Many Big Box Retailers (Lowes, Office Depot, Auto Zone, Chili's, Ross stores, etc.). Banks in Area - Wells Fargo, Compass Bank, Members 1st Cr. Un. This parcel is 200 FF x 217 feet deep, level, high and dry, with all utilities available. There are also two driveway entrances to this site.

LOCATION OVERVIEW

Approx. 1+- Ac. of Vacant Land - Zoned - Com.



Debbie Anglin, SIOR
danglin@stirlingprop.com
850.477.7044 x4384



LAND FOR SALE

1+- Ac. Vacant Com. Land Across From Lowes On Fairfield

4212 W. Fairfield Drive, Pensacola, FL 32505



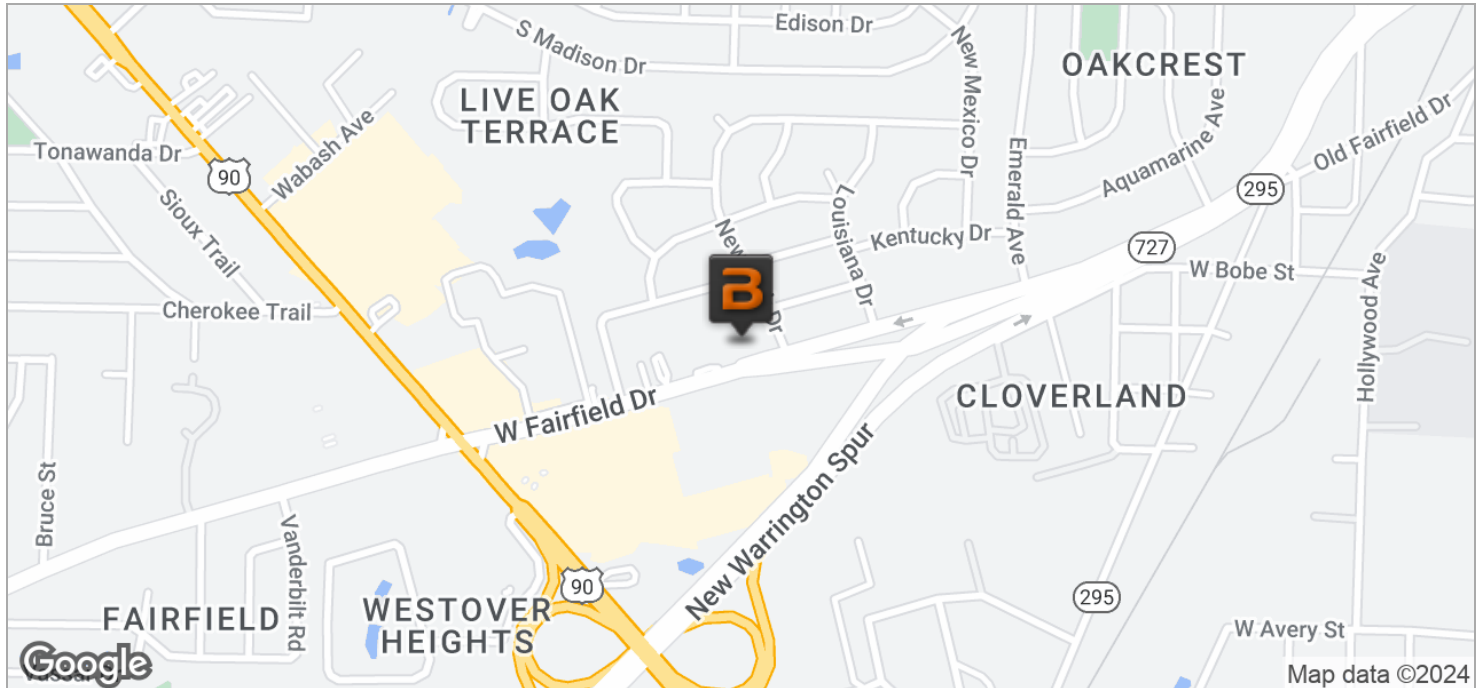
Debbie Anglin, SIOR
danglin@stirlingprop.com
850.477.7044 x4384



LAND FOR SALE

1+- Ac. Vacant Com. Land Across From Lowes On Fairfield

4212 W. Fairfield Drive, Pensacola, FL 32505



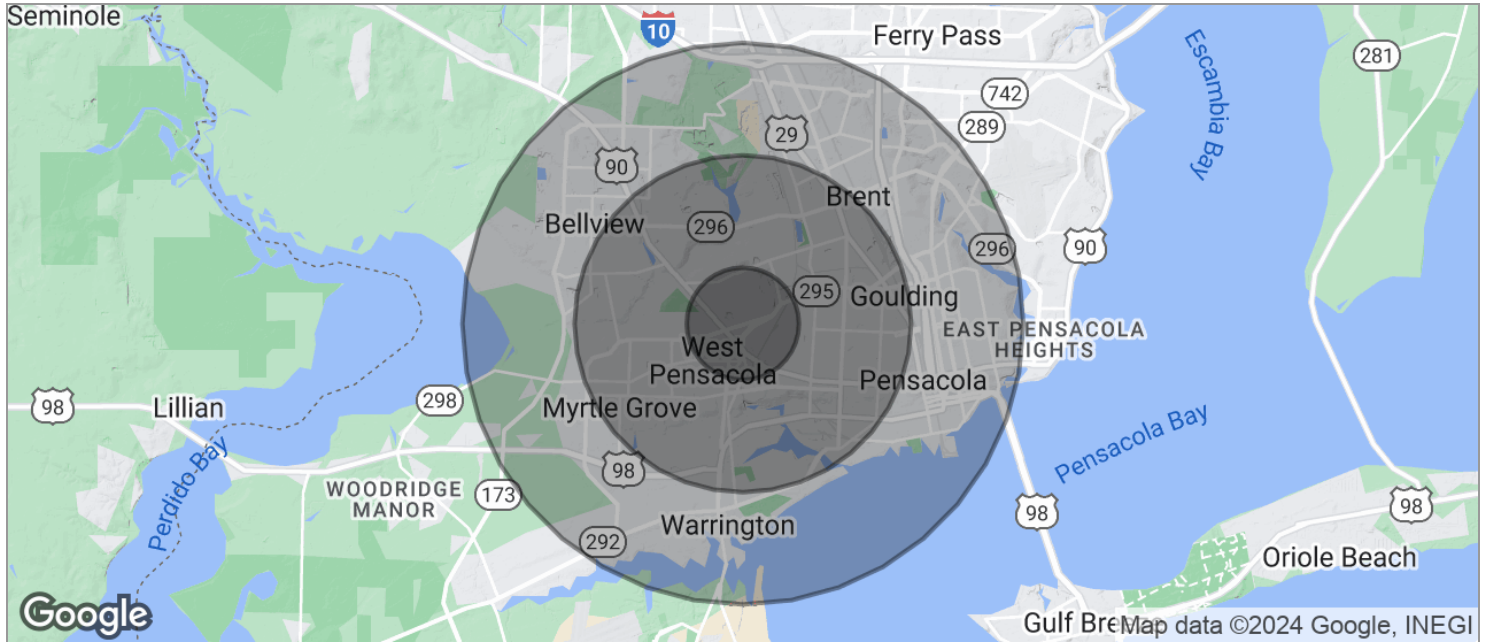
Debbie Anglin, SIOR
danglin@stirlingprop.com
850.477.7044 x4384



LAND FOR SALE

1+- Ac. Vacant Com. Land Across From Lowes On Fairfield

4212 W. Fairfield Drive, Pensacola, FL 32505



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,036	73,936	146,123
MEDIAN AGE	33.3	34.8	35.7
MEDIAN AGE (MALE)	31.7	33.4	34.1
MEDIAN AGE (FEMALE)	34.6	36.5	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,383	27,212	53,853
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$38,169	\$40,934	\$45,974
AVERAGE HOUSE VALUE	\$111,890	\$130,976	\$153,475

* Demographic data derived from 2020 ACS - US Census



Debbie Anglin, SIOR
danglin@stirlingprop.com
850.477.7044 x4384