

LAND FOR SALE

# CHEMSTRAND RD - HIGH DENSITY ZONED ACREAGE

9701 Chemstrand Rd, Pensacola, FL 32534



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.

**Calvin Bell**

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### OFFERING SUMMARY

**Sale Price:** \$550,000

**Price / Acre:** \$79,710

**Lot Size:** 6.9 Acres

**Zoning:** HDMU

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

**Submarket:** Northside

### PROPERTY OVERVIEW

6.9 +/- acres of HDMU zoned acreage (25 units/acre). This offering covers two parcels (9701 & 9647), with the ability to possibly acquire additional acreage. This family property has multiple houses and they have been given no value for this offering. The property is level, high and dry, and has many beautiful trees throughout. The Chemstrand Rd area has been a steady growth corridor with many residential subdivisions. This site is located just 1/4 mile north of the Nine Mile Rd and Chemstrand Rd intersection, and is very convenient to all types of retail, restaurants and service facilities.

### LOCATION OVERVIEW

6.9 acres of HDMU (High density multi use) zoned property, just north of Nine Mile Rd.



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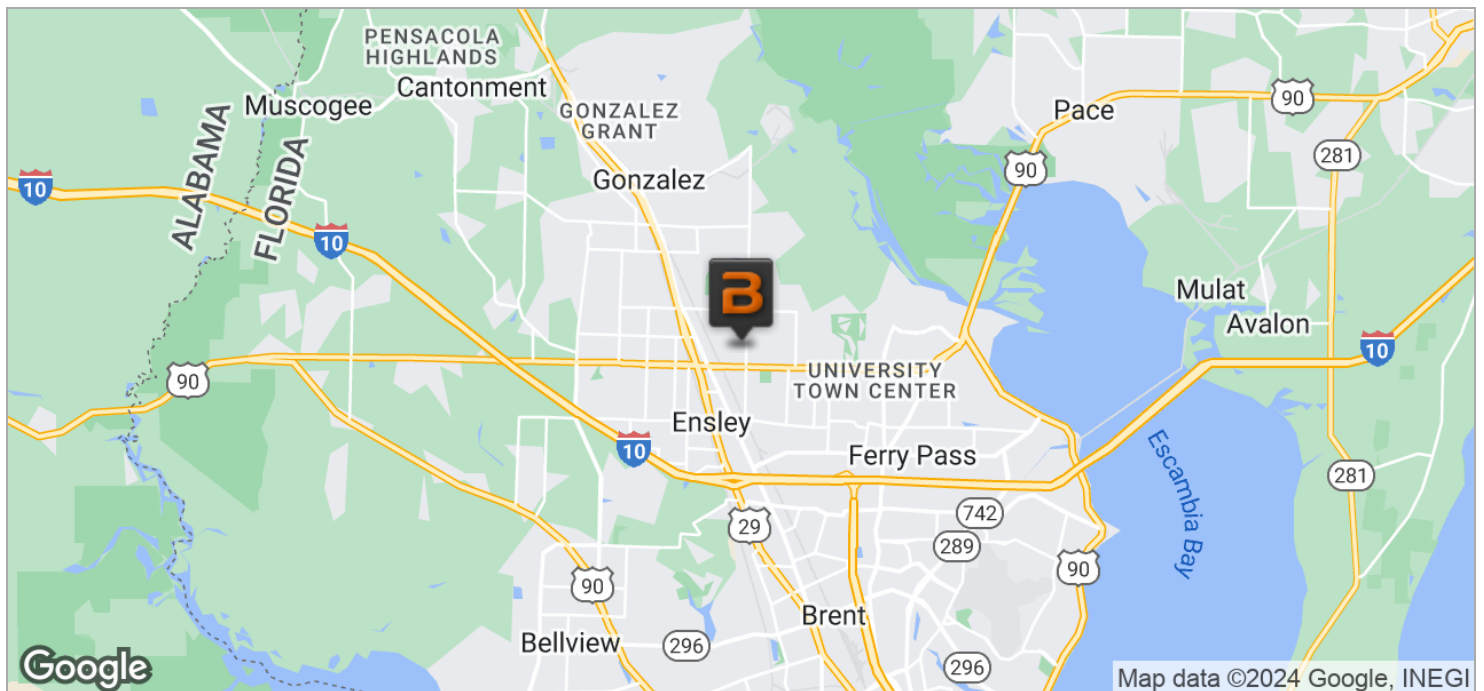
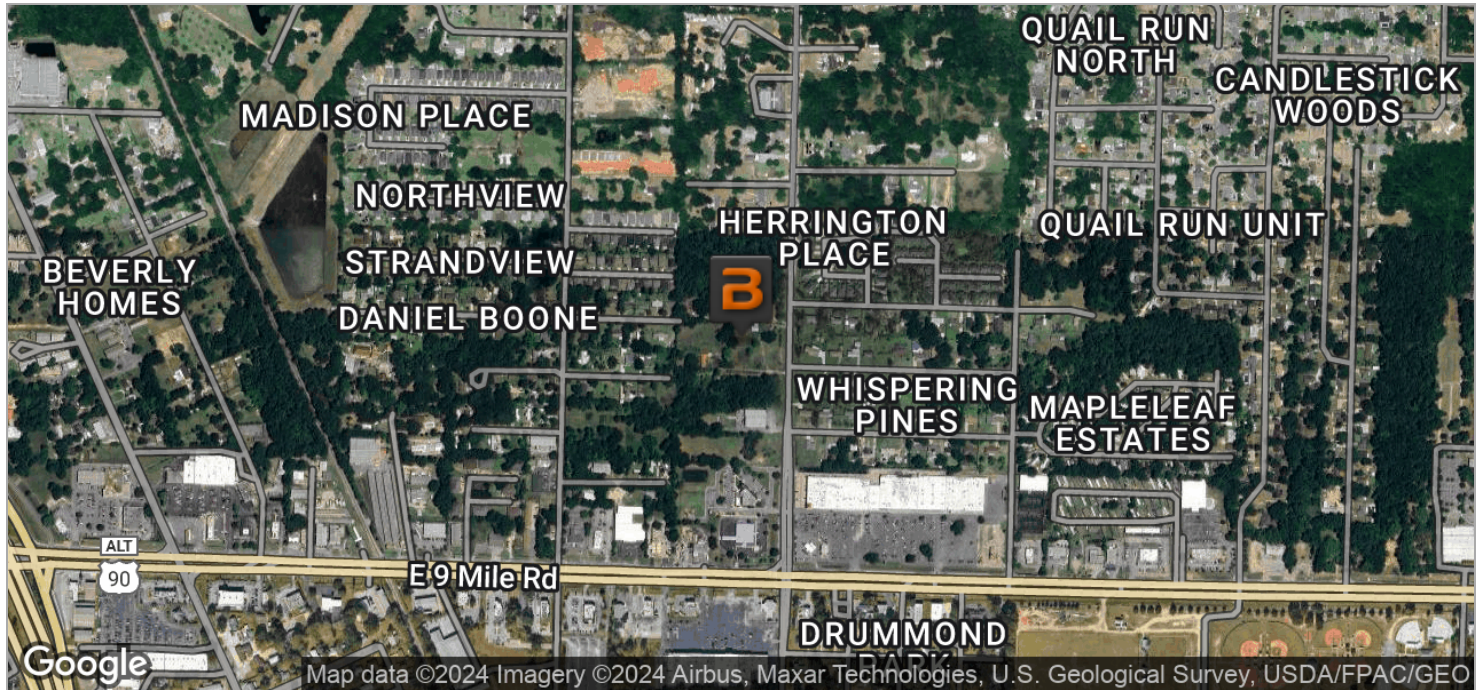




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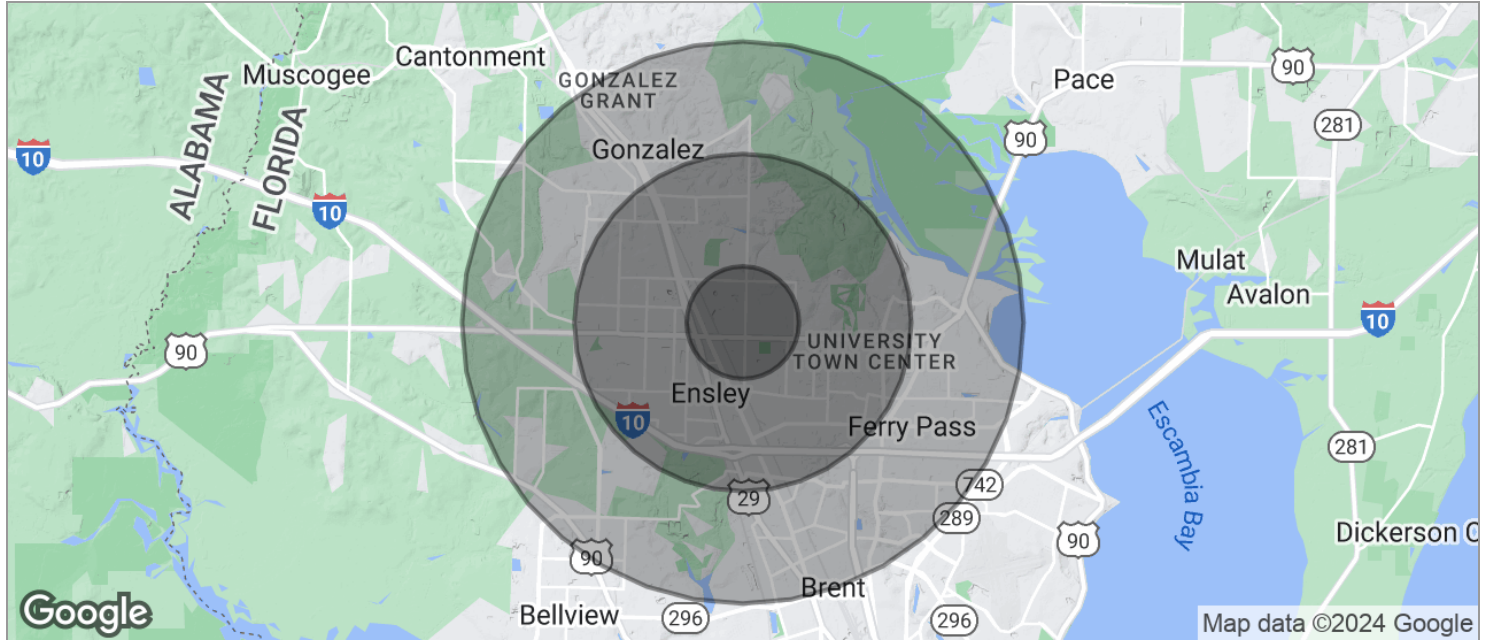
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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,041	37,123	88,979
MEDIAN AGE	37.0	38.8	38.6
MEDIAN AGE (MALE)	35.0	37.8	37.9
MEDIAN AGE (FEMALE)	41.3	41.3	40.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,115	15,244	35,880
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$52,179	\$59,117	\$59,395
AVERAGE HOUSE VALUE	\$151,938	\$170,759	\$176,739

\* Demographic data derived from 2020 ACS - US Census



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