

LAND FOR SALE

PRIME 63 ACRE COMMERCIAL DEVELOPMENT SITE

6650 N. Pensacola Blvd., Pensacola, FL 32503



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.

Justin Beck, CCIM, CPM, SIOR

Vice President of Florida Region

850.477.7044

C 850.529.7499

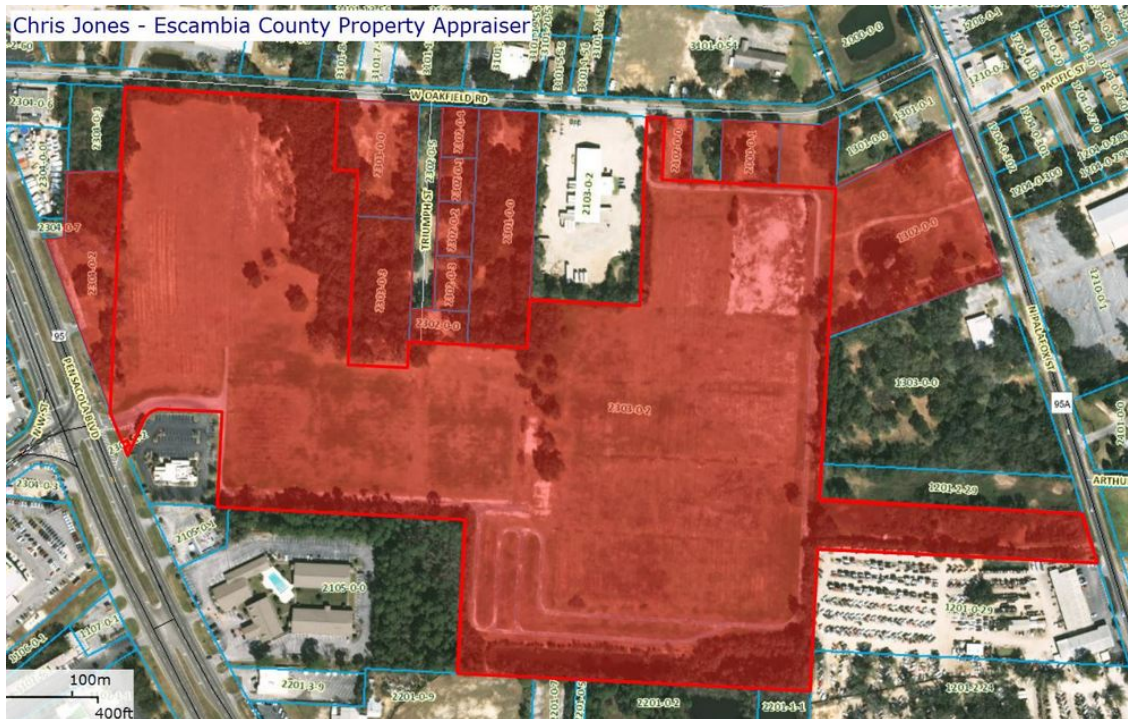
jbeck@stirlingprop.com



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OFFERING SUMMARY

Sale Price:	\$13,000,000
Price / Acre:	\$206,349
Lot Size:	63.0 acres
Minimum Divisible:	6.0 acres
Zoning:	Heavy Commercial / Light Industrial
Market:	FL-Pensacola/Ferry Pass/Brent
Traffic Count:	38,000

PROPERTY OVERVIEW

Beck Partners is proud to announce as exclusive representatives of the Seller, the availability of one of the finest large scale development parcels available in Northwest Florida. The site is situated along the major North/South corridor of Pensacola Blvd and is 1 mile South of Interstate 10, the main East/West corridor along the Gulf Coast. The site has fully lighted access to Hwy 29 at the North W Street intersection which allows for quick and easy ingress and egress. The property has frontage and access points on Pensacola Blvd./Highway 29, North Palafox Street and Oakfield Road. The seller will consider subdividing the property, which would allow for a variety of prospective uses including, retail, automotive, light industrial, distribution, and multi-family residential.

The property is zoned HC/LI (Heavy Commercial and Light Industrial) which provides for a complimentary mix of uses. For more information please reference the Escambia County Development Code: <http://tinyurl.com/ja8o5zp>.

PROPERTY HIGHLIGHTS

- One of the largest available development parcels in the market.
- Advantageous zoning allows for variety of uses.
- Fully lighted Intersection.
- 1.0 Miles South of I-10
- Full range of utilities available at site; Sewer, Electric, Fiber.



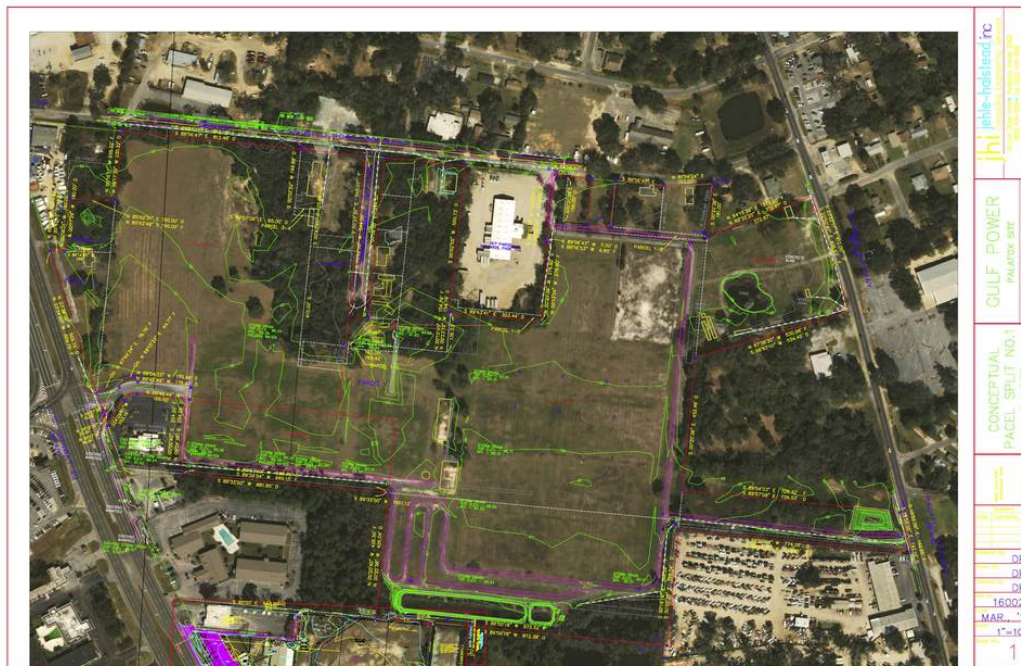
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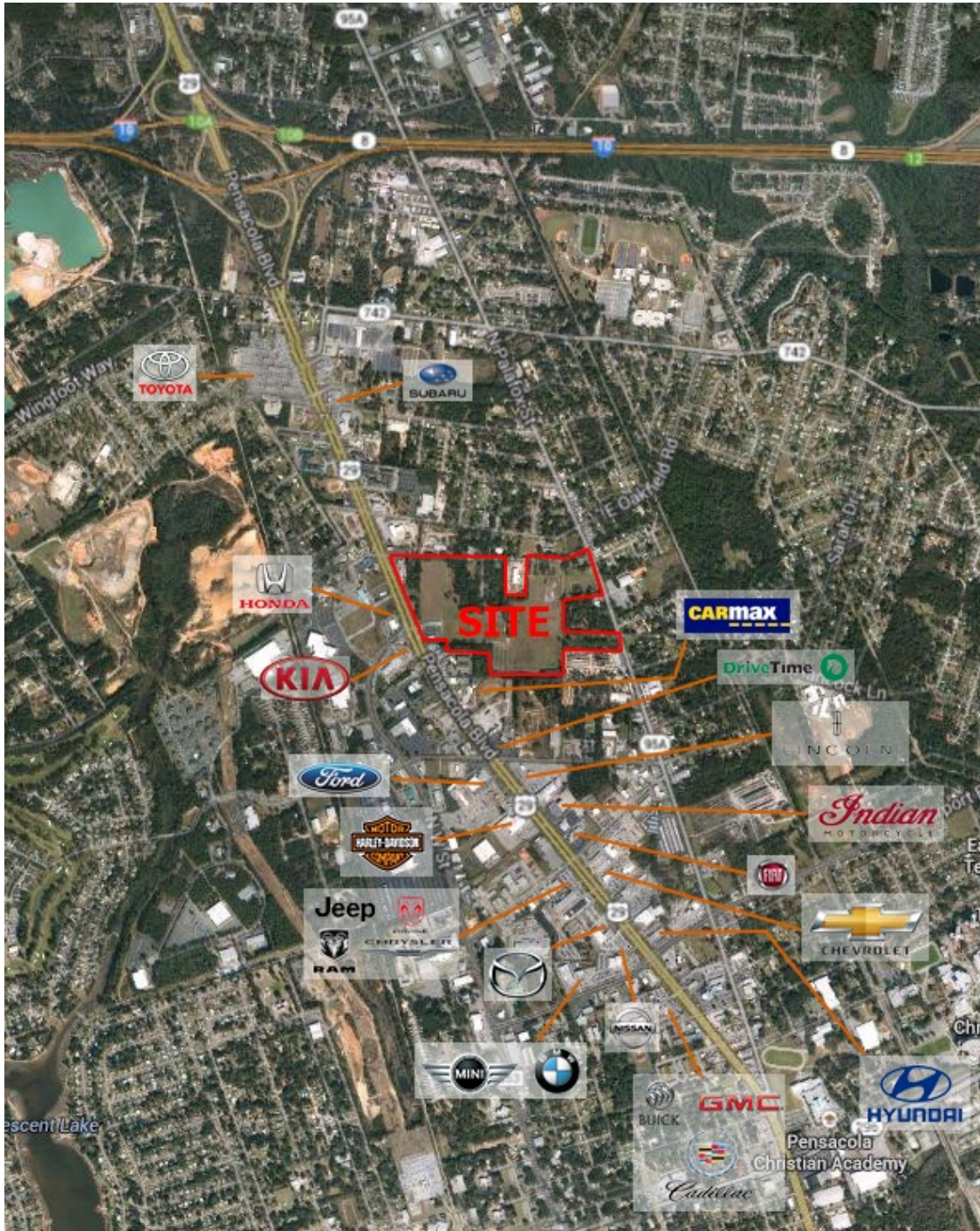
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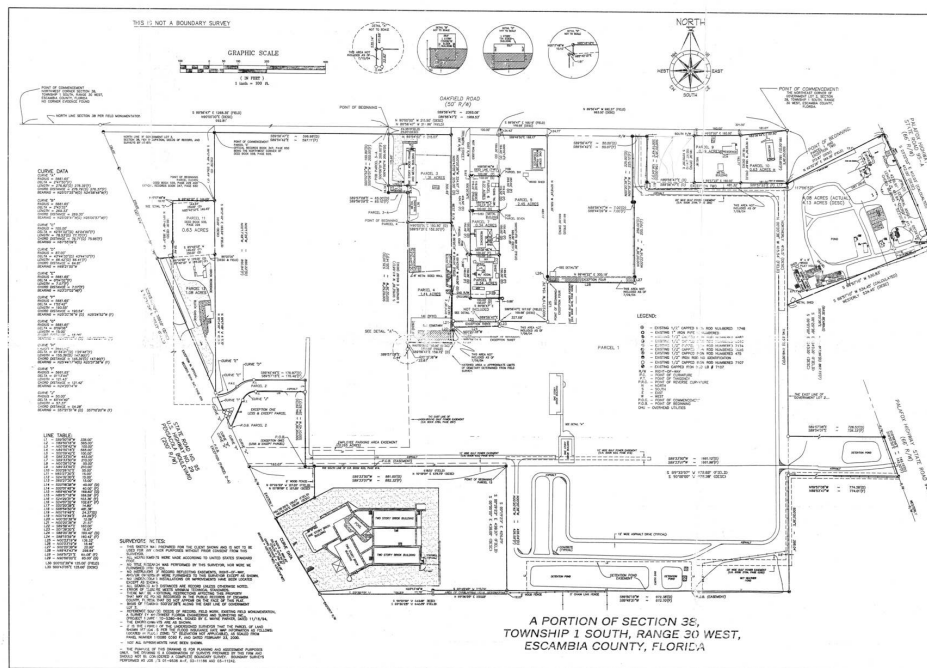
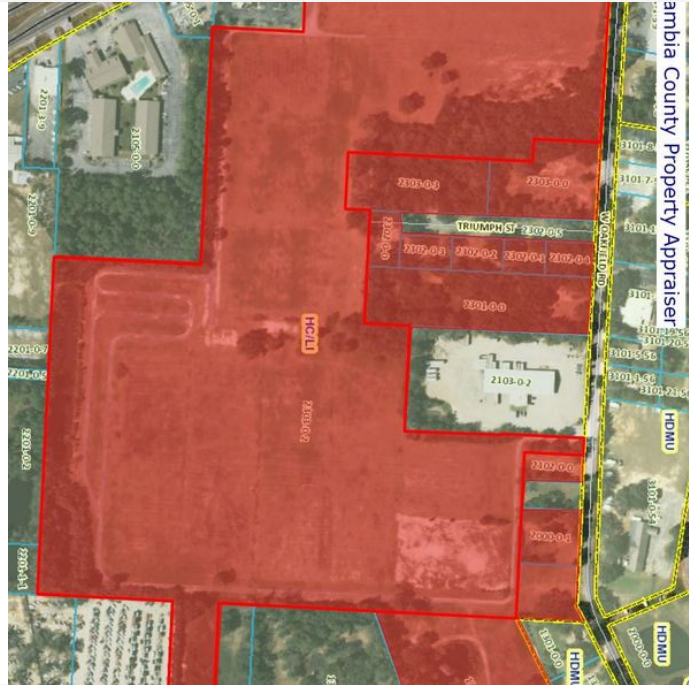
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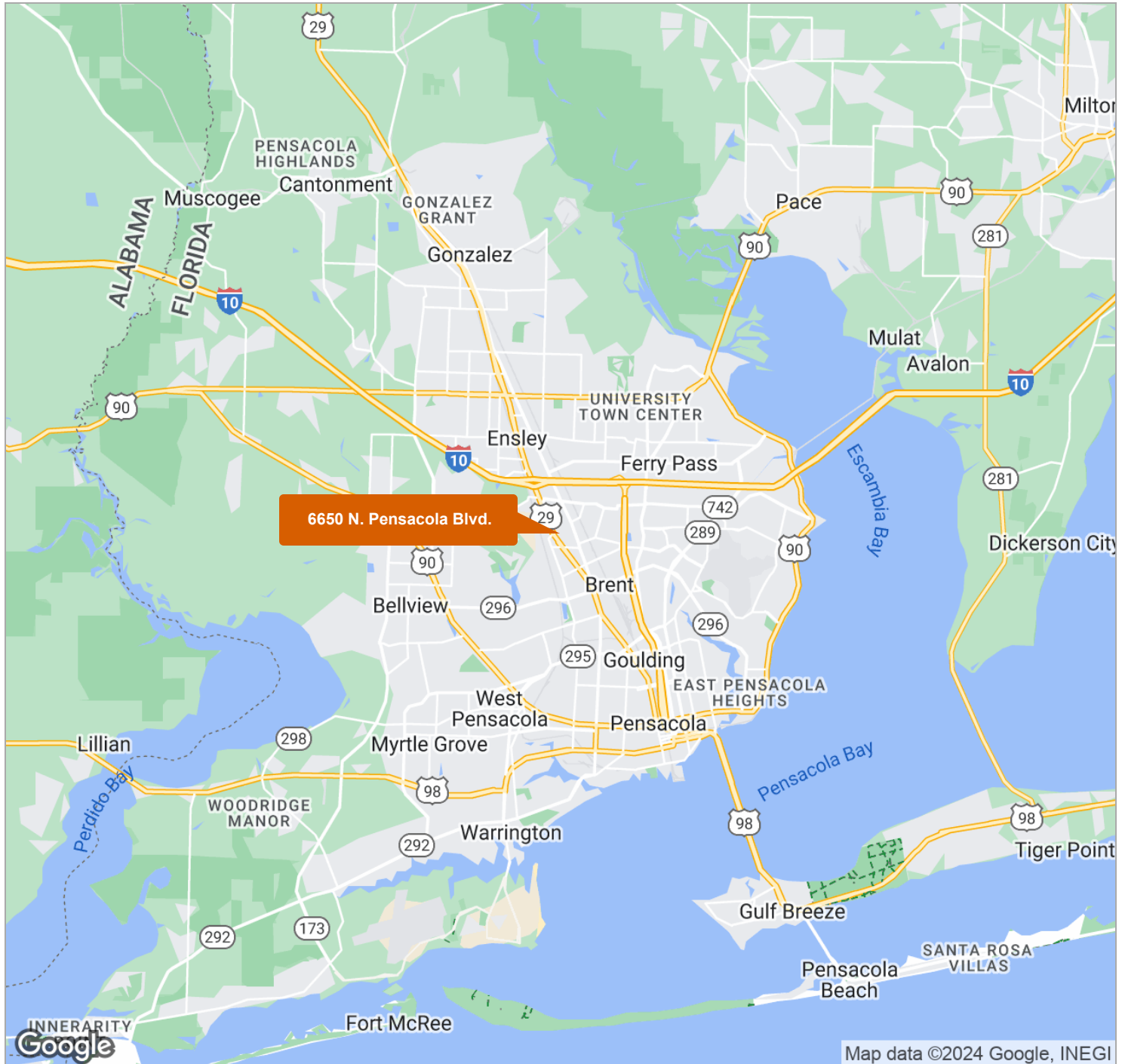
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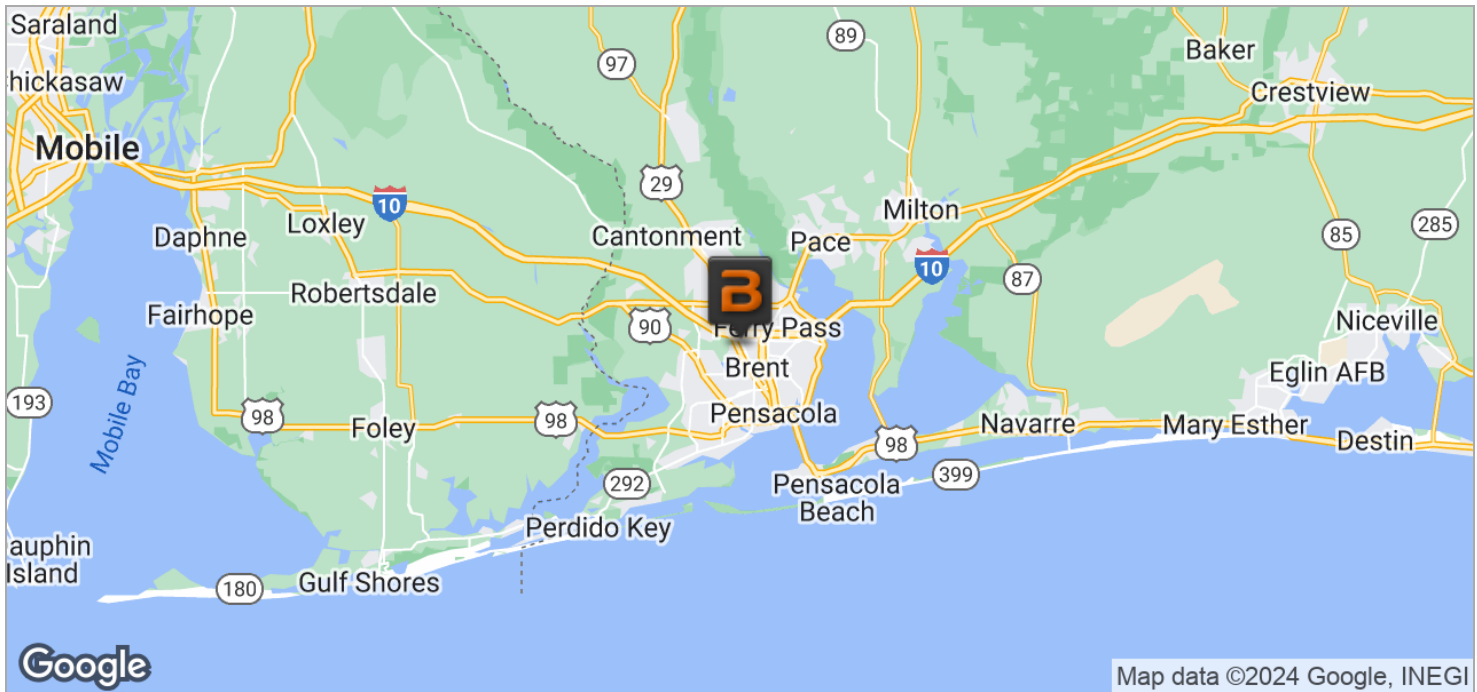
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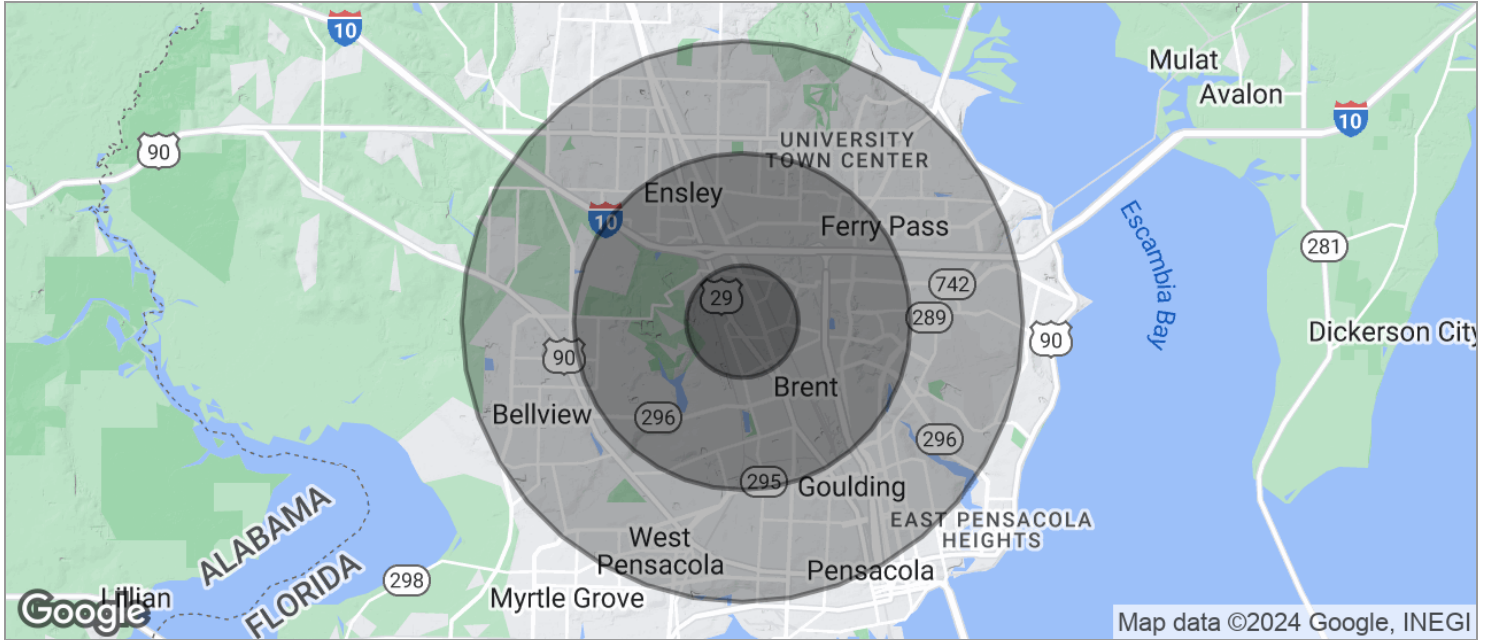
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,148	54,182	149,864
MEDIAN AGE	39.8	34.6	36.8
MEDIAN AGE (MALE)	40.4	34.4	34.8
MEDIAN AGE (FEMALE)	40.0	35.8	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,805	20,088	57,644
# OF PERSONS PER HH	2.3	2.7	2.6
AVERAGE HH INCOME	\$49,183	\$47,932	\$50,267
AVERAGE HOUSE VALUE		\$148,057	\$161,141

* Demographic data derived from 2020 ACS - US Census



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