

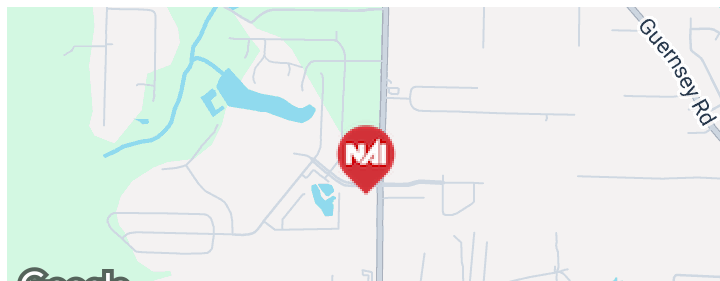


Woodbine Rd & Pintail Blvd.

Pace, Florida 32571

Property Highlights

- +/-2.2 Acres of Unimproved Commercial Land – development-ready greenfield site
- Prime Hard Corner Location at Woodbine Road, the primary commuter arterial in Pace, FL
- Fronting the Entrance to the 700+ Home Lakes of Woodbine Subdivision – built-in daily traffic and rooftops
- Zoning: HCD (Highway Commercial District) – supports a wide range of commercial uses
- All Utilities Available to Site
- Traffic Counts: +/-21,709 AADT on Woodbine Road
- Excellent Visibility & Access with strong commuter exposure
- Surrounded by Expanding Residential Communities and New Commercial Growth



Offering Summary

Sale Price:	\$1,800,000
Lot Size:	2.2 Acres

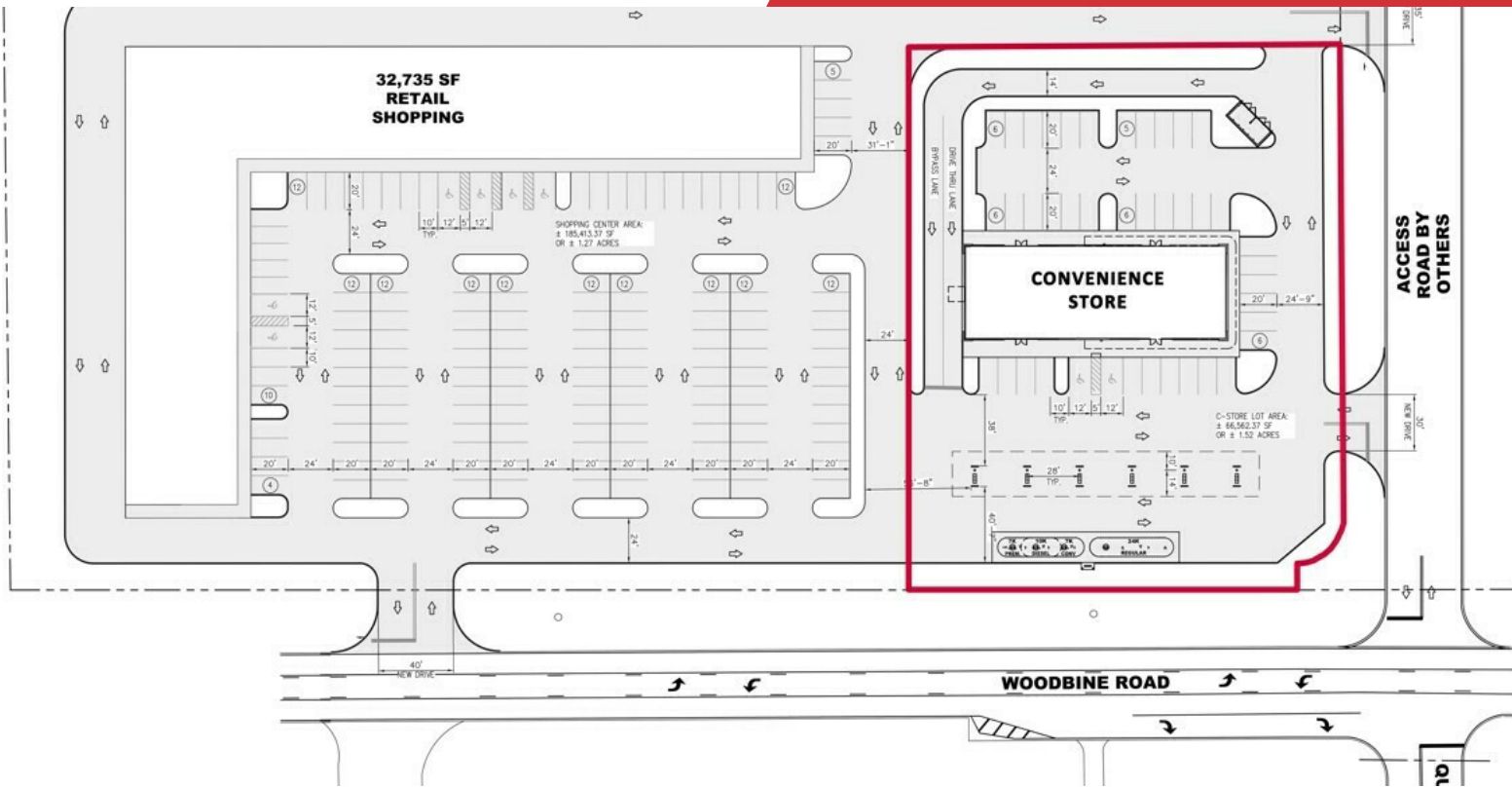
For More Information

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Property Description

Situated in the rapidly expanding city of Pace, FL, this hard corner parcel is well-positioned to leverage its location along the primary commuter arterial of Woodbine Road and at the head of the +700-home Lakes of Woodbine subdivision. Measuring approximately 265'x315', zoned HCD and with all necessary utilities available to the site, the property is development-ready. As a part of the larger Pensacola MSA, the city of Pace has been a leading market for population growth and development. By extension, Santa Rosa County has seen tremendous growth in terms of new large employer growth, as well as being the primary destination for suburban residents working in the Pensacola market.

Location Description

Located at the entrance to Woodbine Subdivision on Woodbine Rd and Pintail Blvd.