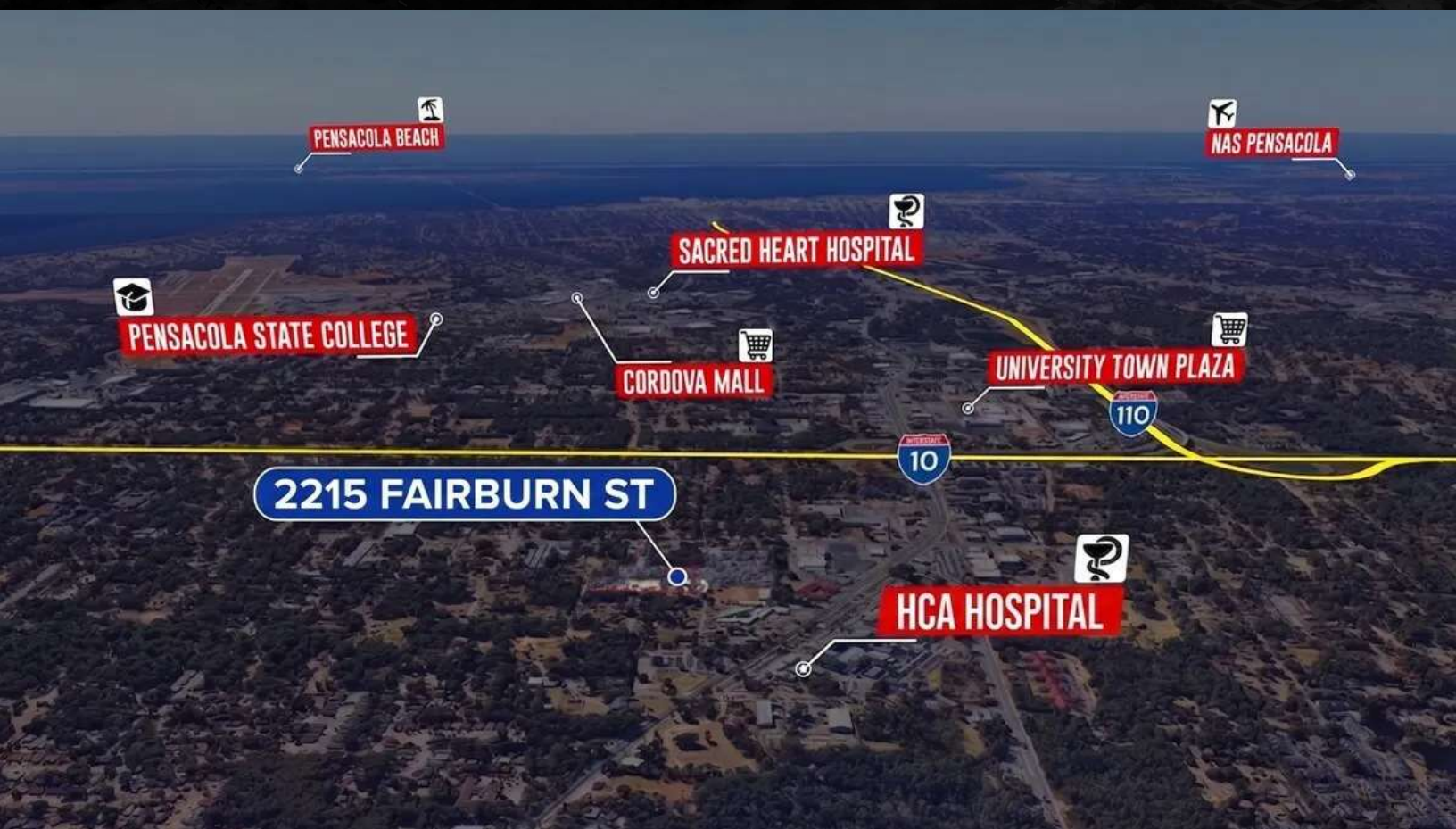




PROPERTY DESCRIPTION

+/- 17 Acre Commercial Development Site in the heart of the Ferry Pass between N. Davis Hwy and E. Olive Rd. Pensacola, FL. Split zoning with +/-12.11 acres zoned COM allowing 25 units per acre, and +/-4.89 acres zoned MDR allowing 10 units per acre. The site is within the service area of the Pensacola Bay Mitigation Bank. Site accessibility includes Olive Rd with 100 feet of frontage & curb cut and second entrance at Olive Rd and Binkley St with full median cut. Additional access to the site from the stop light at Davis Hwy/Klinger St and via turn lane at Davis Hwy/Berg St. Demographics within a 5-mile radius include a Total Population of 114,066 and Average Household Income of \$83,642. Immediate surroundings include West Florida Hospital, Ferry Pass Plaza, University Town Plaza, University Town Center, I-10/I-110, Ellyson Industrial Park and The University of West Florida. Olive Rd AADT 19,000 and Davis Hwy AADT 74,000. I-10 and I-110 is less than one mile. Located next to the Davis Hwy Escambia County Area Transit Bus Route.

OFFERING SUMMARY

Sale Price:	\$2,200,000
Number of Units:	1
Lot Size:	17 Acres
Zoning	COM
Property Type	Land
Traffic Count	19,000

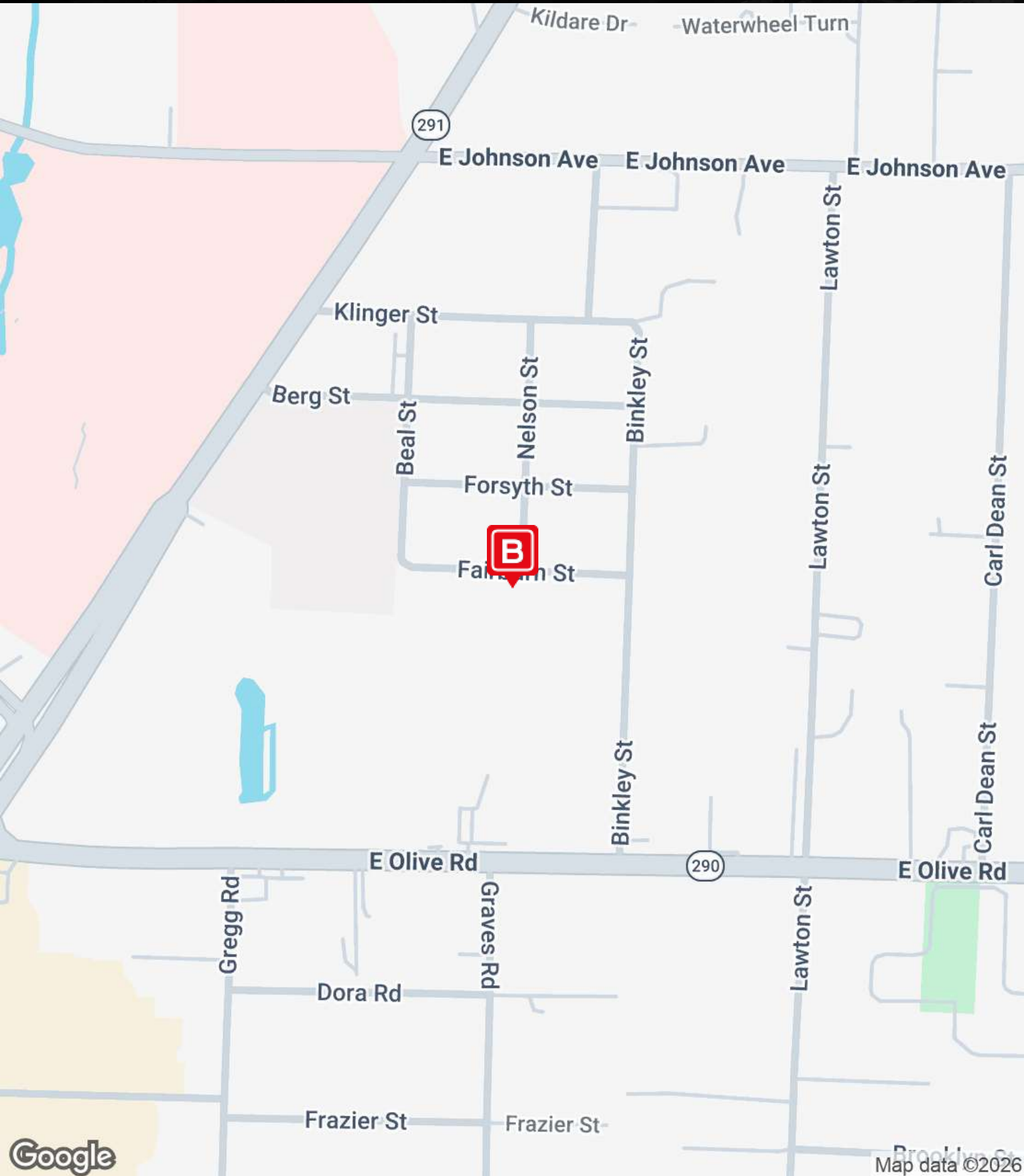
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

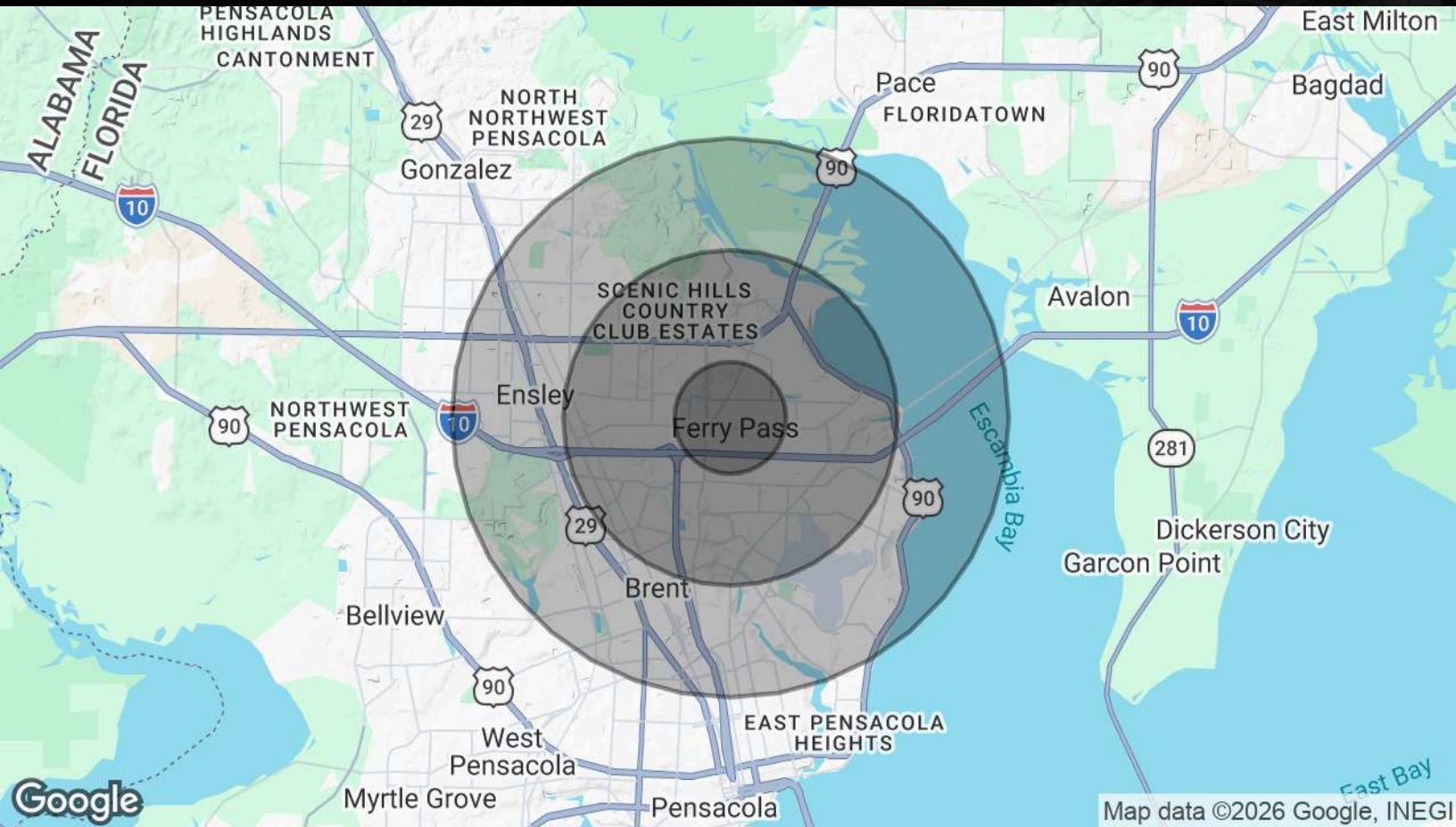
Total Households	3,268	24,095	45,682
Total Population	7,853	59,076	114,066
Average HH Income	\$80,664	\$80,339	\$83,642

PROPERTY HIGHLIGHTS

- 100 Ft. Frontage on Olive Rd. Split Zoning with COM 25 Units Per Acre. High Demographic Stats within a 5 Mile Radius.







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,853	59,076	114,066
Average Age	34.9	36.3	37.8
Average Age (Male)	37.2	35.9	37.1
Average Age (Female)	36.3	38.4	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,268	24,095	45,682
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$80,664	\$80,339	\$83,642
Average House Value	\$213,998	\$239,028	\$249,451

2023 American Community Survey (ACS)