

PENSACOLA FLORIDA
COM LAND FOR SALE

FMiG

\$3.75 MIL

**HIGH TRAFFIC COUNT
READY TO DEVELOP**

3 + ACRES ZONED COMMERCIAL



PRIME LAND
NEAR INTERSTATE +
NAVY FED
PENSACOLA, FL

FMiG

Information Available



FMiG is pleased to present a premier opportunity to acquire ±3.50 acres of fully entitled, development-ready commercial land located along the highly sought-after 9 Mile Road corridor in Pensacola, Florida.

This offering represents a rare, shovel-ready investment, with all major entitlements, site planning, and approvals already secured, allowing a new owner to immediately proceed with development or reposition the project to meet specific use requirements.

Strategically positioned in one of Northwest Florida's fastest-growing corridors, the property benefits from exceptional visibility and traffic exposure, with over 31,000 vehicles per day (AADT) along 9 Mile Road. The site is ideally suited for a wide range of uses, including retail, medical office, hospitality, mixed-use, or corporate development, making it highly attractive to developers, national brands, and institutional investors.



DISCLAIMER:

This is an Offering Memorandum and should not be considered an appraisal. In making any decision that relies upon FMiG's work, you should know that FMiG has not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of Appraisal Foundation. This opinion is based upon FMiG's general knowledge of the marketplace as real estate brokers and should not be relied upon as a real estate appraisal prepared by professional appraisers. This opinion is intended solely for your internal use. It is understood that you will not disclose this analysis to any other party without prior written consent. This opinion cannot serve as the basis for providing financing or a mortgage loan. The information included in this Offering Memorandum is considered confidential and not for distribution..

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An aerial photograph of a suburban area. A multi-lane road runs diagonally across the frame. To the left of the road are several buildings, including a large multi-story structure and a smaller white building. To the right of the road is a grassy area with a pond. The background shows more trees and a large building complex. The overall scene is captured from a high angle, showing the layout of the area.

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INFO**

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01 INFO



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APPROVED SITE PLANS AND PERMITTING AVAILABLE UPON REQUEST

APPROVED PLANS FOR:

- DAYCARE FACILITY
- GAS STATION
- C-STORE



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02
LOCAL REGION

NAVY 
FEDERAL
Credit Union®

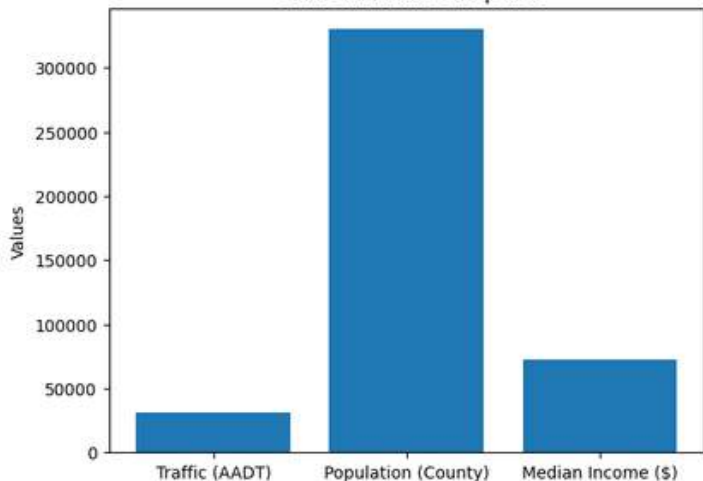
fusion
FINE WINE & SPIRITS



PROPERTY HIGHLIGHTS

- ±3.50 ACRES | DEVELOPMENT-READY SITE
- FULLY ENTITLED – PERMITS, APPROVALS, AND SITE PLANNING IN PLACE
- HIGH TRAFFIC CORRIDOR – ±31,000+ AADT ALONG 9 MILE ROAD
- PRIME GROWTH LOCATION – POSITIONED IN PENSACOLA'S FASTEST-EXPANDING SUBMARKET
- PROXIMITY TO MAJOR EMPLOYER – <1 MILE TO NAVY FEDERAL CREDIT UNION CAMPUS
- STRONG SURROUNDING DEVELOPMENTS – NEAR FUSION FINE WINE & LIQUORS, THE 52 APARTMENTS, AND EVOLVE APARTMENTS
- EXCELLENT ACCESSIBILITY – MINUTES TO I-10, PENSACOLA INTERNATIONAL AIRPORT, AND MAJOR MEDICAL CENTERS
- FLEXIBLE USE POTENTIAL – IDEAL FOR RETAIL, MEDICAL, HOSPITALITY, MIXED-USE, OR CORPORATE USERS
- INVESTMENT APPEAL – STRONG FIT FOR DEVELOPERS, NATIONAL TENANTS, AND 1031 EXCHANGE BUYERS

9 Mile Rd Market Snapshot



LOCAL REGION

DEMOGRAPHICS & MARKET

- ESCAMBIA COUNTY POPULATION: 329,996+
- MEDIAN HOUSEHOLD INCOME: ~ \$72,000
- RAPID RESIDENTIAL & COMMERCIAL GROWTH
- MAJOR EMPLOYMENT DRIVERS NEARBY

LOCATION ADVANTAGES

- MINUTES TO INTERSTATE 10
- CLOSE TO PENSACOLA INTERNATIONAL AIRPORT
- NEAR SACRED HEART & BAPTIST HEALTH SYSTEMS
- POSITIONED IN A HIGH-GROWTH RETAIL CORRIDOR

INVESTMENT POSITIONING

THIS IS A RARE OPPORTUNITY TO ACQUIRE A SHOVEL-READY COMMERCIAL SITE IN ONE OF PENSACOLA'S FASTEST-GROWING CORRIDORS. WITH ENTITLEMENTS ALREADY IN PLACE, INVESTORS CAN SIGNIFICANTLY REDUCE DEVELOPMENT TIMELINES AND COSTS.

THE COMBINATION OF STRONG TRAFFIC COUNTS, POPULATION GROWTH, AND PROXIMITY TO MAJOR EMPLOYERS MAKES THIS A HIGHLY ATTRACTIVE OPPORTUNITY FOR BOTH DEVELOPERS AND END USERS.

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