



7414 Snow Road Pensacola, FL 32505 I 3.29 AC I \$399,000

**PRICE DROP** 3.2945-acre HCLI-zoned industrial development site on Snow Road now offered at \$399,000 positioned near Hwy 29, I-10, and Pensacola’s active industrial corridor.

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Property Type:  
**Industrial Development Site**

Now offered at \$399,000, 7414 Snow Road presents a strong industrial development opportunity along one of Pensacola's key logistics corridors. This 3.2945-acre HCLI-zoned parcel features approximately 576 feet of frontage on Snow Road and is positioned just one block from the signalized intersection at Pensacola Boulevard/Hwy 29. The site is located directly along Interstate 10 with exceptional regional connectivity, immediate proximity to the I-10 onramp, and strong visibility from surrounding traffic corridors.





- 3.29 AC Industrial Land
- Zoning: HCLI Heavy Commercial & Light Industrial
- Size: ± 3.2945 Acre
- Parcel ID: 211S301101003017
- Frontage: ±576 FT on Snow Road (Irregular lot dimensions)
- Interstate Access: Directly along I-10 (65,931 CPD eastbound / 90,000 CPD westbound)

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# Market Overview

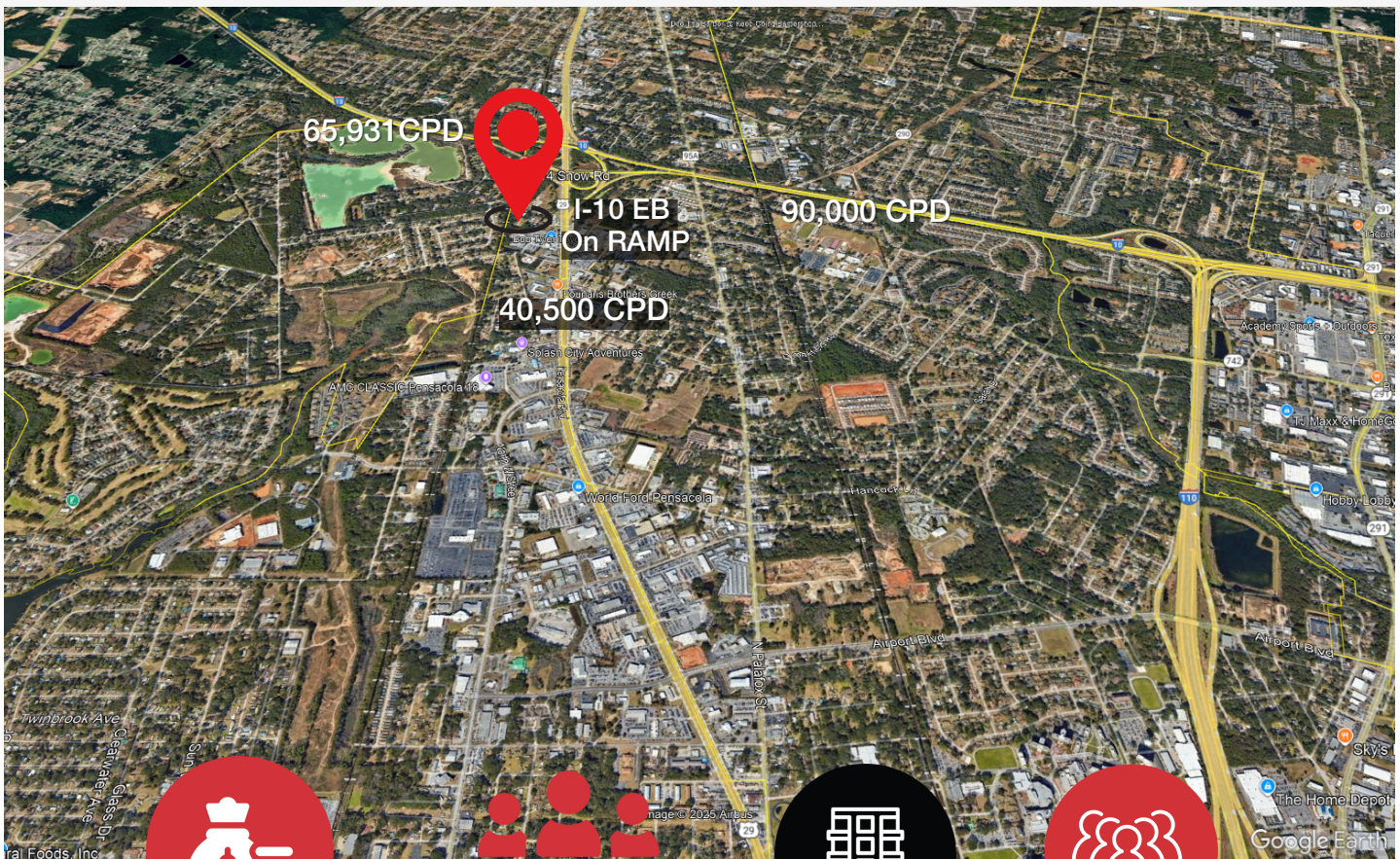
5-Mile Radius

The subject property sits within one of Pensacola's most commercially active and densely populated corridors, offering strong fundamentals for both industrial redevelopment and commercial uses. This area demonstrates the type of demographic and economic vitality that investors, developers, and operators seek.

The adjacency to I-10 (less than 1 mile) enhances logistical efficiency, making the property highly attractive for industrial development, distribution hub, or flex-commercial use. This segment of Pensacola Blvd continues to attract capital investment and redevelopment, with institutional buyers and private investors alike targeting underutilized parcels for conversion to higher-value use cases.

**\$16.02  
Billion**  
sales volume  
in 2025

5-MI RADIUS



**Total Retail Sales**  
**\$16B**



**Population**  
**161,479**



**Business**  
**8,000**



**Total Employees**  
**96,232**

5-MI RADIUS

Source: Site to Do Business

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