0.32 ACRE W AVERY STREET DEVELOPMENT OPPORTUNITY NEAR DOWNTOWN PENSACOLA

35 W AVERY STREET | PENSACOLA, FL 32501

PRESENTED BY:

CHRIS BOUCHARD

SENIOR ADVISOR

AVAILABLE FOR PURCHASE

SNS REALTY INC

EXECUTIVE SUMMARY

SALES PRICE	$199,000
ACREAGE	.27 ACRE
OCCUPANCY TYPE	VACANT LAND
ZONING	R-1AAA

Discover the opportunity to develop on this well-located 0.32-acre parcel situated along W Avery Street, just moments from the N Palafox corridor and less than a mile from Downtown Pensacola. With R-1AAA zoning, a clean rectangular layout, and approximately 91 feet of frontage, this property offers flexibility and ease of development for residential use.

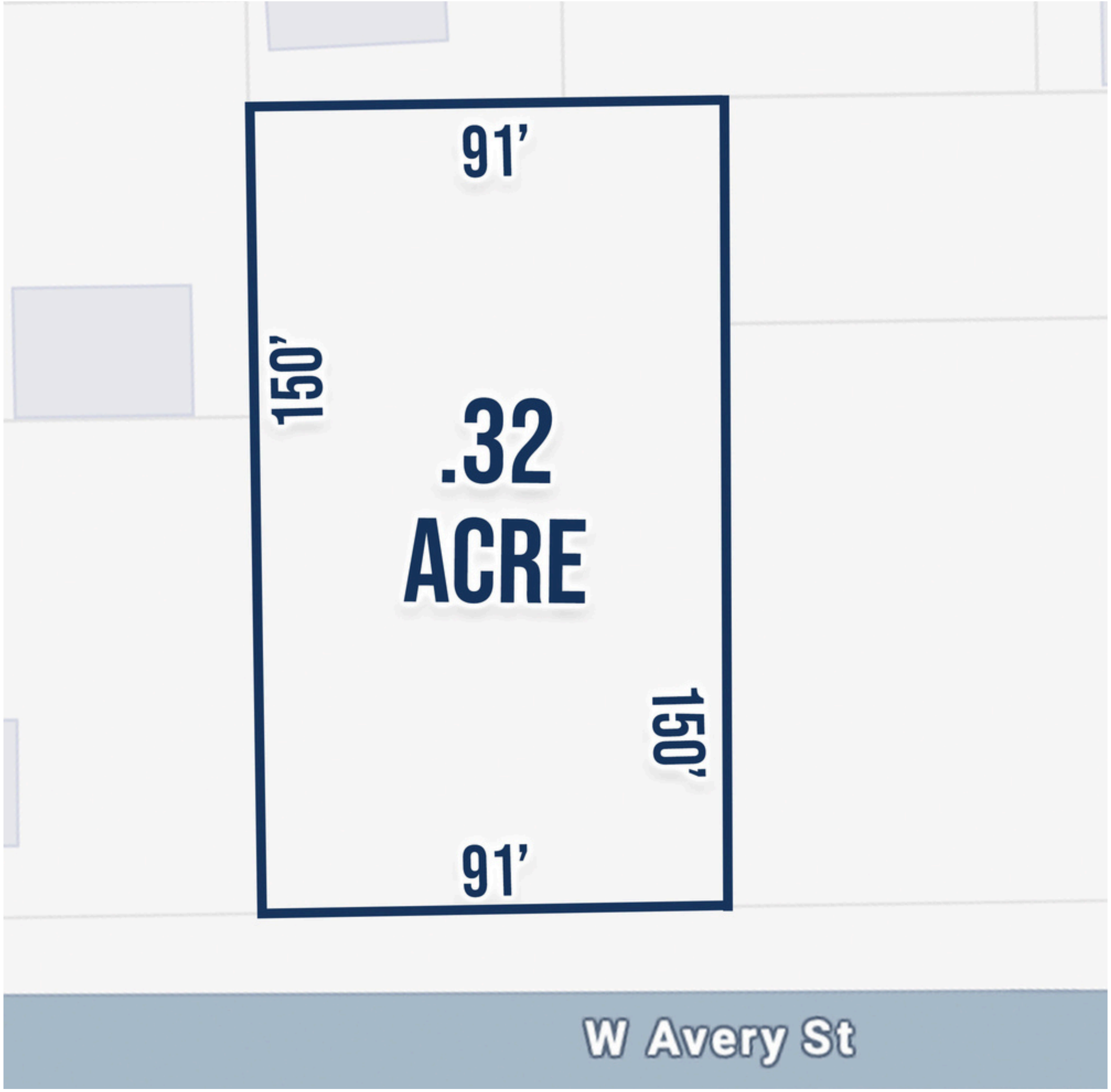
This parcel is ideally positioned within an area experiencing steady growth and revitalization, supported by both public and private investment. Its proximity to Downtown, combined with convenient access to major thoroughfares, makes it an attractive option for residential development in a location near Pensacola's urban core.

As the surrounding area continues to evolve, this property stands to benefit from increased demand and improved connectivity. Whether developed independently or in conjunction with nearby parcels, this site offers a compelling opportunity to be part of one of Pensacola's emerging growth pockets.

120 E MAIN STREET, SUITE A | PENSACOLA, FL 32502

850.912.4460 | WWW.SNSRE.NET

MEASURED PLAT MAP



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AERIAL MAP

REGIONAL MAP

PENSACOLA MARKET AREA SUMMARY

Pensacola serves as the economic and cultural hub of Northwest Florida, benefiting from a diversified regional economy and sustained public and private investment. The market is anchored by major employers across defense, financial services, healthcare, manufacturing, and education, creating a stable employment base that supports long-term real estate demand. Unlike many coastal markets driven primarily by tourism, Pensacola's balanced economic profile provides resilience across market cycles while continuing to attract new residents and businesses.

Recent years have seen significant large-scale investment that reinforces the market's growth trajectory. Navy Federal Credit Union continues to expand its Pensacola campus through additional office facilities, structured parking, and infrastructure improvements, underscoring long-term confidence in the region. Advanced manufacturing investment, including the expansion of GE Vernova in Escambia County, has strengthened Pensacola's role within the broader energy and industrial supply chain. These projects generate high-quality jobs and contribute to secondary demand for housing, retail, and professional services throughout the metro area.

Public infrastructure investment further supports Pensacola's long-term outlook. The ongoing expansion and modernization of Pensacola International Airport is increasing passenger capacity and improving regional connectivity, benefiting both tourism and business travel. Combined with direct access to Interstate 10, proximity to the Port of Pensacola, and Florida's business-friendly tax environment, Pensacola remains well positioned to capture continued in-migration from higher-cost markets. Strong quality of life fundamentals, relative affordability, and consistent population growth continue to support demand across commercial, mixed-use, and residential real estate assets.

FOR MORE INFORMATION:

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