

RARE OPPORTUNITY – LAST AVAILABLE HC/LI PARCEL AT I-10 INTERCHANGE

ASKING PRICE

7414 SNOW ROAD

Pensacola, FL 32505 · Escambia County

\$450,000



3.29 ACRES

±576 FT FRONTAGE ON SNOW RD

I-10 / PENSACOLA BLVD INTERCHANGE

3.29

ACRES (±3.2945 AC)

576 FT

ROAD FRONTAGE

90K

CPD I-10 WESTBOUND

HC/LI

ZONING

PROPERTY DETAILS

ADDRESS	7414 Snow Road, Pensacola, FL 32505
PARCEL ID	211S301101003017
SIZE	±3.2945 Acres
ZONING	HC/LI – Heavy Commercial / Light Industrial
FRONTAGE	±576 FT on Snow Road
TOPOGRAPHY	Level wooded tract, ready for clearing
USE CODE	Vacant Commercial
COUNTY	Escambia County, FL
ASKING PRICE	\$450,000

SITE HIGHLIGHTS

- **Direct I-10 Interchange Access** – at Diamond Dairy lighted intersection on Pensacola Blvd (40,500 CPD)
- **Southbound Median Cut** – truck turnaround, immediate access to I-10 westbound on-ramp
- **“Car City” Corridor** – Audi, BMW, CarMax, KIA, Nissan, Toyota, Honda and more
- **Level, Cleared-Ready Tract** – minimal site prep required
- **High-Visibility Logistics Position** – ideal for fleet, service, or distribution
- **Growing Industrial & Commercial Base** – Pensacola Blvd / I-10 node expanding rapidly

HC/LI

Heavy Commercial / Light Industrial

Permits automotive, retail, warehouse, logistics, QSR, hospitality & more. One of the most flexible zoning categories in Escambia County.

TRAFFIC COUNTS

90,000

CPD · I-10 WESTBOUND

65,931

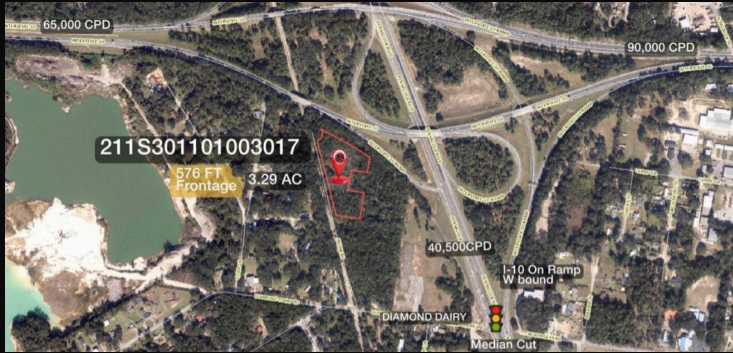
CPD · I-10 EASTBOUND

40,500

CPD · PENSACOLA BLVD

60,500

CPD · NINE MILE RD



SURROUNDING TENANTS & DEMAND DRIVERS – MULTIPLE CATEGORIES

▲ **AUTO / DEALERS**

- CarMax
- Toyota · KIA · Nissan
- Audi · BMW · Honda
- Hill-Kelly Dodge
- Sandy Sansing
- Manheim Auction
- DriveTime · Maaco

▲ **EQUIPMENT / INDUSTRIAL**

- United Rentals
- Sunbelt Rentals
- Northern Tool
- Ryder Truck
- Enterprise Fleet
- World Ford

▲ **RETAIL / FOOD**

- Lowe's · Walmart
- Hardee's
- AMC Classic
- Quality Inn
- Hotel Pensacola
- At Home Inn

▲ **SERVICES / OTHER**

- Anderson Subaru
- Regency Suites
- Sunbelt Rentals
- Del Sol · Step One
- Cowin Equipment
- Pensacola Honda

● Located at the intersection of Pensacola's busiest commercial corridors – ideal for retail, logistics, hospitality, equipment, or automotive uses.

MARIA SOKOLOVA

LICENSED REAL ESTATE AGENT · FLORIDA

+1(850) 380-8180

✉ mariasokoestate@gmail.com

Dalton Wade Real Estate

Information contained herein was obtained from sources deemed reliable. No warranty or representation is made as to its accuracy. Buyer to verify all information independently. Parcel ID: 211S301101003017 - Escambia County Property Appraiser - Owner of Record: Streamridge LLC