



2796 HWY 98 W

2796 HWY 98 W

MARY ESTHER, FL 32569

Wendi Summers Sampson

Advisor

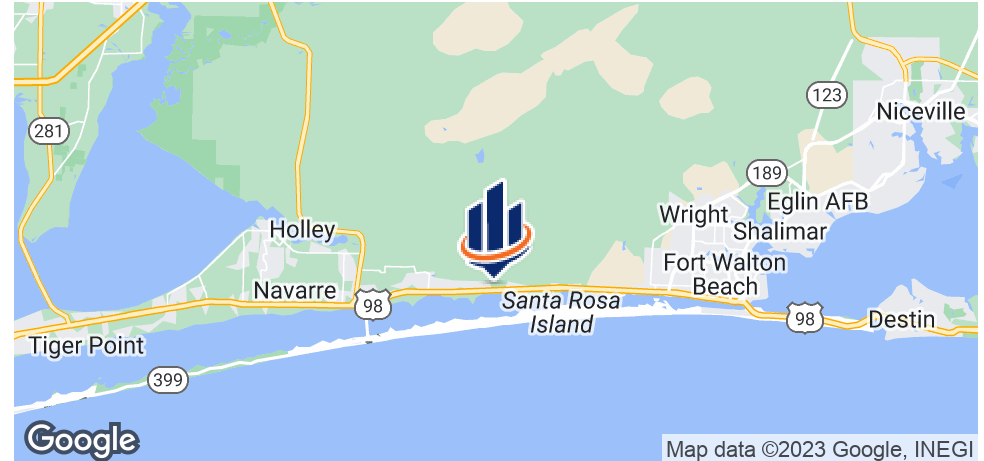
850.712.7567

wendi.summers@svn.com

U.S. HIGHWAY 98 AADT: 38,839



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	1.1 Acres
Year Built:	1950
Building Size:	3,136 SF
Zoning:	C-3
Market:	Mary Esther
Traffic Count:	38,839
Price / SF:	\$111.29

## PROPERTY OVERVIEW

3,163 SF metal building with new roof last year. [168 SF office + 2,968 SF whse] +/- 38,839 Traffic count. 4 roll-up doors, two drive-in and two on either end. 1.1 Acre [100' x 477.72' x 99.79' x 484'] Zoned C-3, Okaloosa County. Water by Okaloosa County, septic, no sewer. Building has 6" slab, and 4" footing that extends out from building in case owner wants to add brick facade or tilt-up. Appointment necessary for showing.

## PROPERTY HIGHLIGHTS

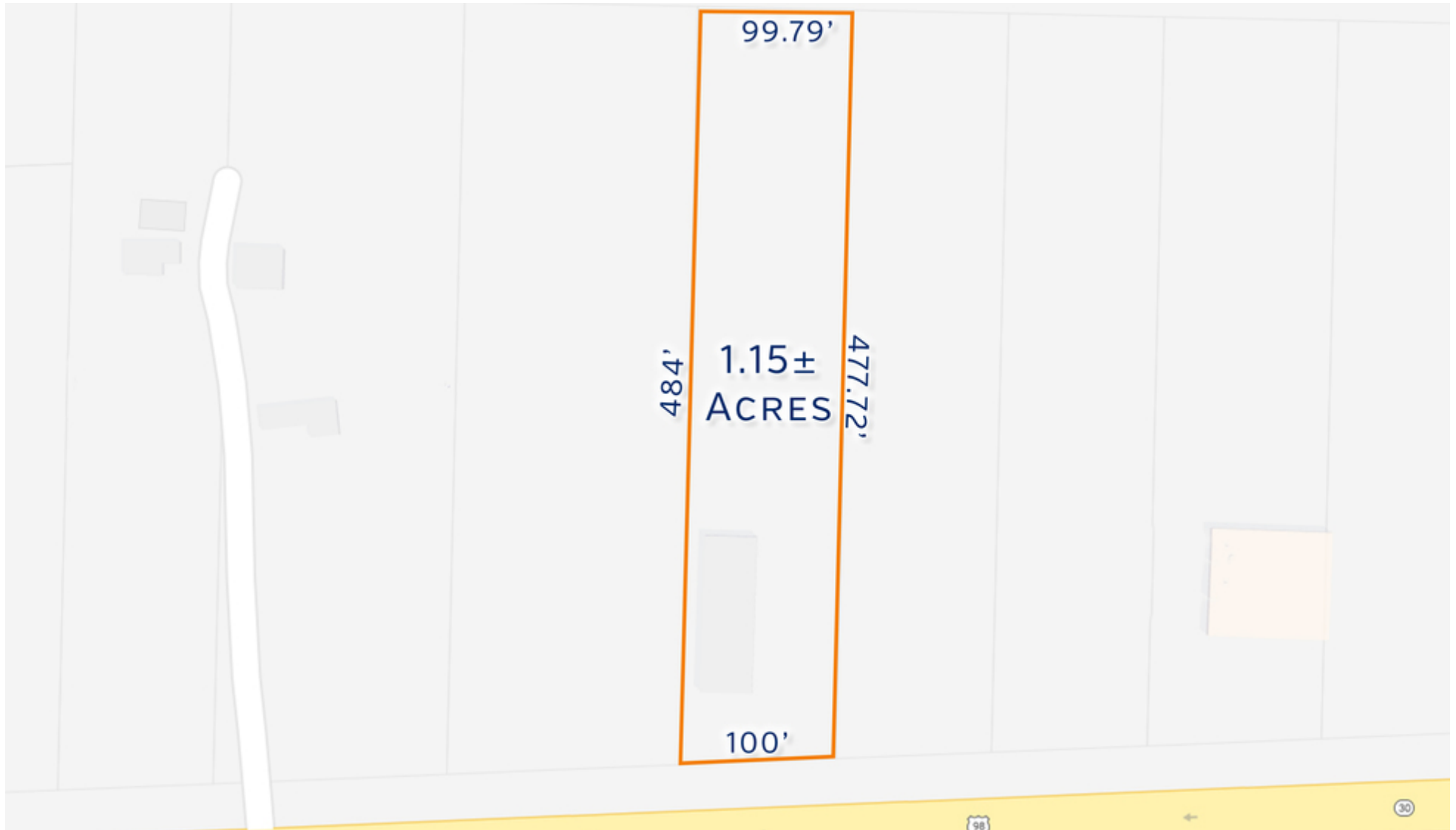
- 3, 163 SF Metal Bldg [168 office/2,968 whse] with new roof last year
- 4 Roll-up doors [2 12' and 2 14']
- Water/Septic
- 1.1 Acres with 100' frontage
- Zoned C-3 - Okaloosa County

# Aerial Photo





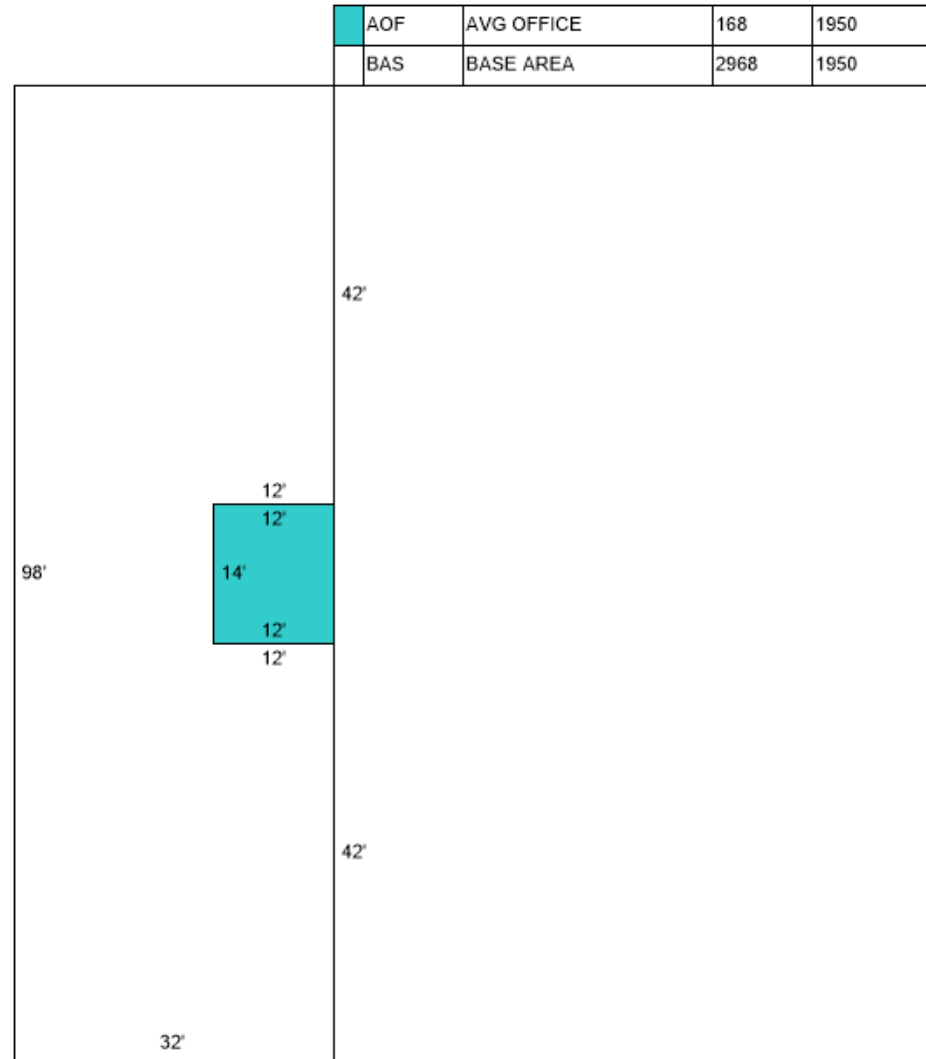
# Measured Plat



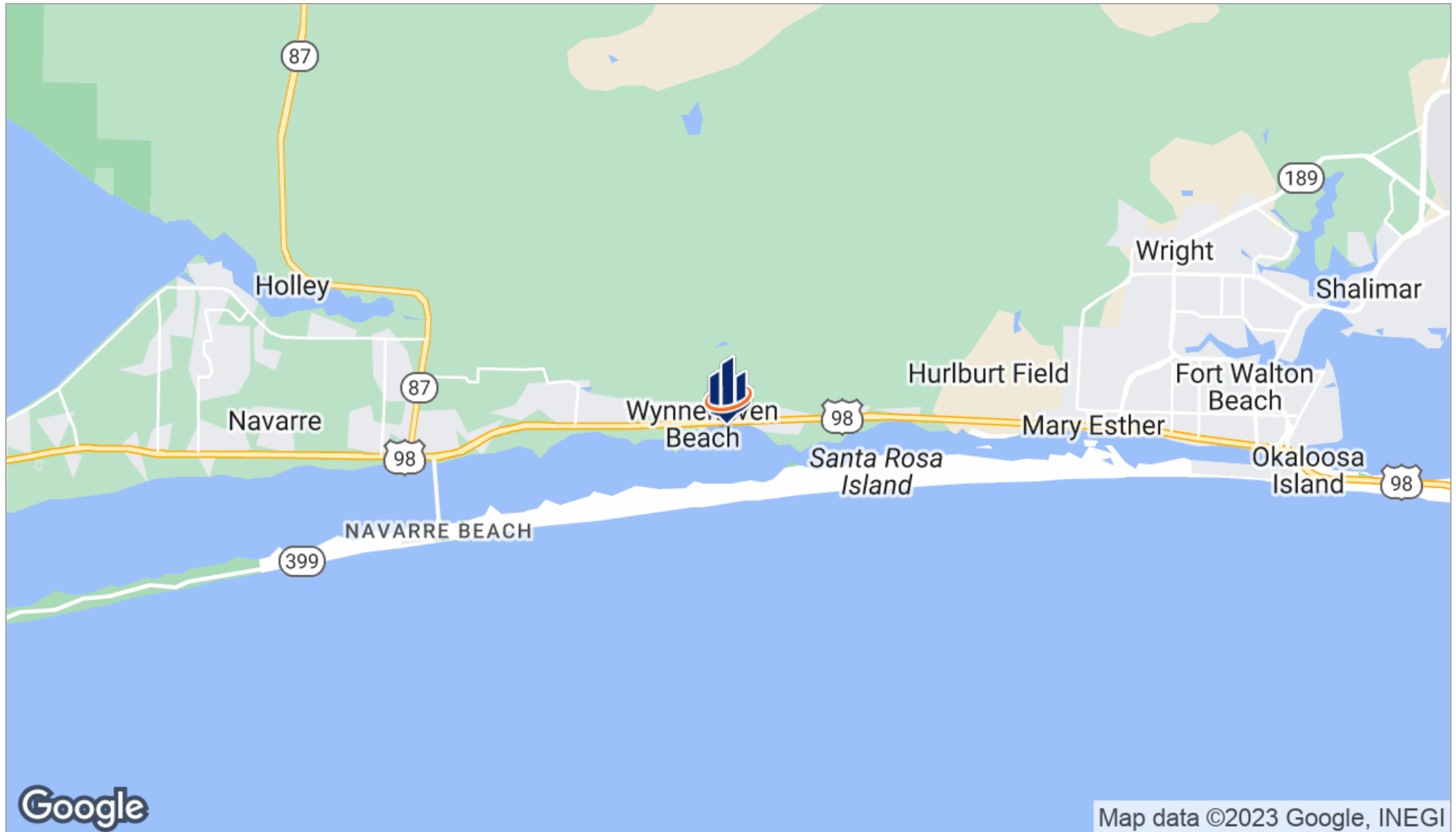
## Exterior Photo-Side



# Floor Plan [County]



# Location Maps



# Advisor Bio & Contact 1

## WENDI SUMMERS SAMPSON

Advisor



186 N. Palafox Street  
Pensacola, FL 32502  
T 850.712.7567  
C 850.712.7567  
wendi.summers@svn.com  
FL #SL3436763  
AL #000128147 - 0

## PROFESSIONAL BACKGROUND

Wendi Summers is an Advisor with SVN | SouthLand Commercial Real Estate which has offices in Pensacola, Panama City and Tallahassee, Florida. She is a Licensed Commercial Real Estate Agent in the states of Florida and Alabama. She specializes in Land, Industrial and Office properties. Wendi represents buyers, sellers, landlords, and tenants.

### Background:

Wendi had an extensive 20 year + career in broadcasting, promotions, marketing and sales. The last 12 of those years spent at NewsRadio 92.3 - Cat Country 98.7 producing and hosting her popular weekday morning show, PEP Talk with Wendi Summers. Throughout her career, she expanded her network to include a multitude of listeners and clients while also earning the respect of her peers in the communications industry, and has become a well-known Pensacola supporter and mainstay. Wendi's experience and love of working with business owners makes her a valuable member of our team and yours.

### Family/Community:

Wendi's love of the Gulf Coast area came in 1994 when she relocated from the Midwest and adopted Pensacola as her new hometown. She is the mother of two grown children, and in her spare time, can be found at the beach paddleboarding, snorkeling, fly-fishing, biking and simply enjoying all that life along Florida's Gulf Coast has to offer. Wendi has been involved in many local organizations and charities, such as Impact 100, Autism Pensacola, the Pensacola Humane Society as well as a founder of the Krewe du YaYas and its nonprofit charity, Keeping Abreast Foundation, which offers breast cancer screening and services to men and women in the tri-county area.

## EDUCATION

Communication, Quincy College and Pensacola State College  
Florida Real Estate Career Quest, A David Collins School  
The University of Alabama, Culverhouse College of Business, Alabama Real Estate

## MEMBERSHIPS & AFFILIATIONS

Keeping Abreast Foundation, Krewe du Ya Yas  
Impact 100 Pensacola Chapter  
Board Member, Gulf Coast Minority Chamber of Commerce