



Godwin Ln

CORNER LOT DEVELOPMENT OPPORTUNITY

6668 PINE FOREST ROAD

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Pine Forest Rd AADT:
18,700

Property Summary



OFFERING SUMMARY

Sale Price: \$279,000

Lot Size: 0.89 +/- Acres

Zoning: Com

Price / SF: \$7.23

PROPERTY OVERVIEW

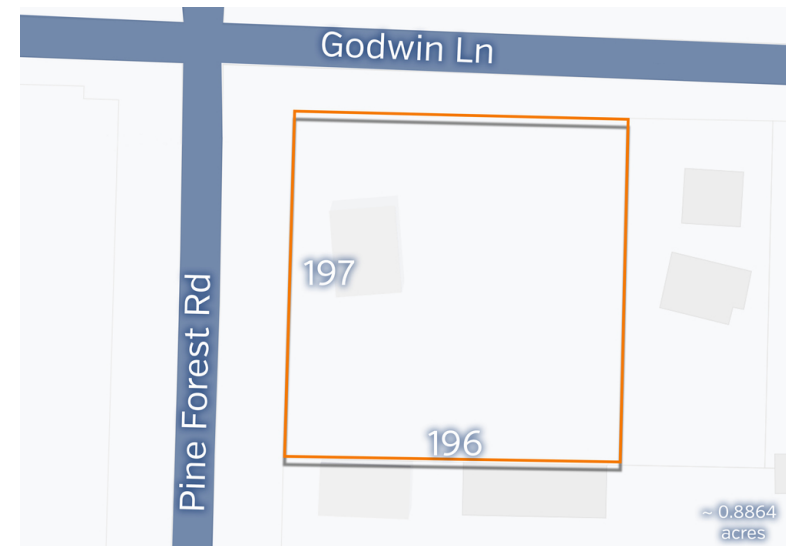
CORNER LOT located near the Pensacola Fairgrounds off of Pine Forest Road. .89 +/- acres of vacant land directly across from Zaxby's, Walmart, and a fully leased newly developed strip center with 12 retail spaces. Located on a throughway for Navy Federal traffic.

Retailers in the adjacent include Zaxby's, True Grit American Bistro, Duke and Stella Southern Style Charm, Lickin' Good Donuts, Maker's Loft, Muncheez, Louisiana Lunchbox, Bayou Cajun Seafood, Po'boys & Pho, Mr. Chen, Wayne's, Murphy Express Gas Station

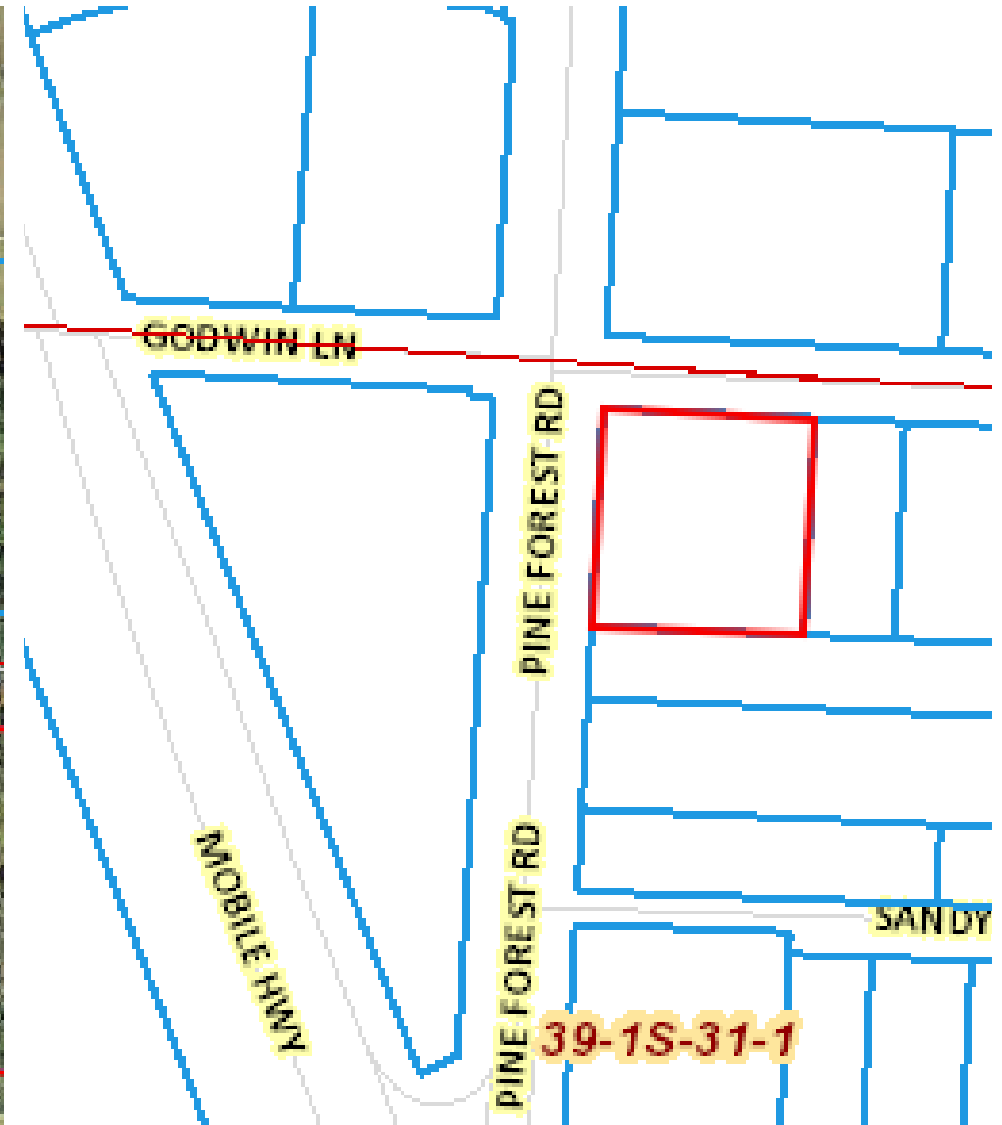
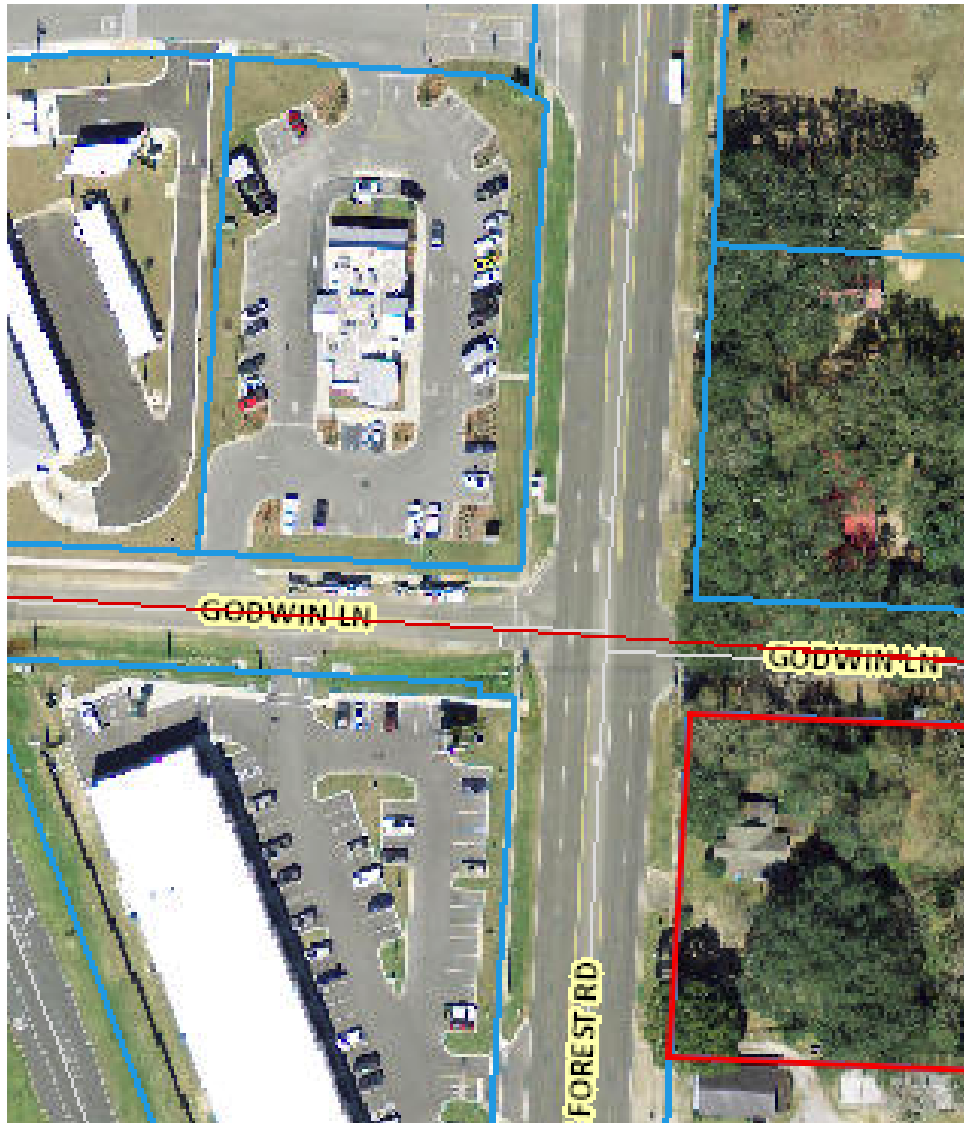
PROPERTY HIGHLIGHTS

- Corner Lot
- Growing Area
- Advertising sign on property currently supplies revenue
- AADT: 18,700 cars passing daily

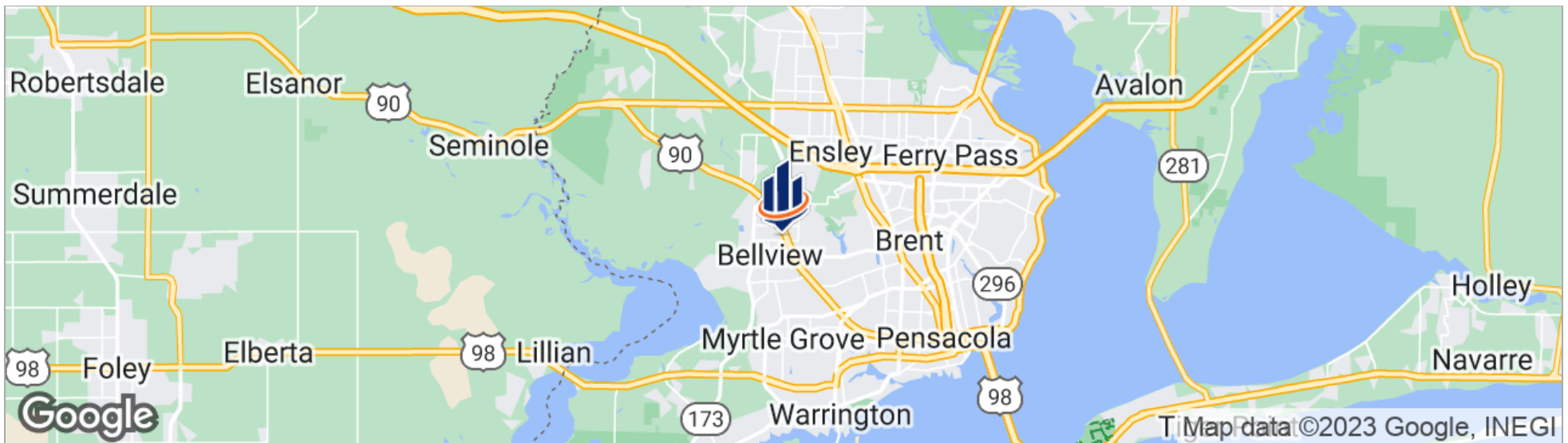
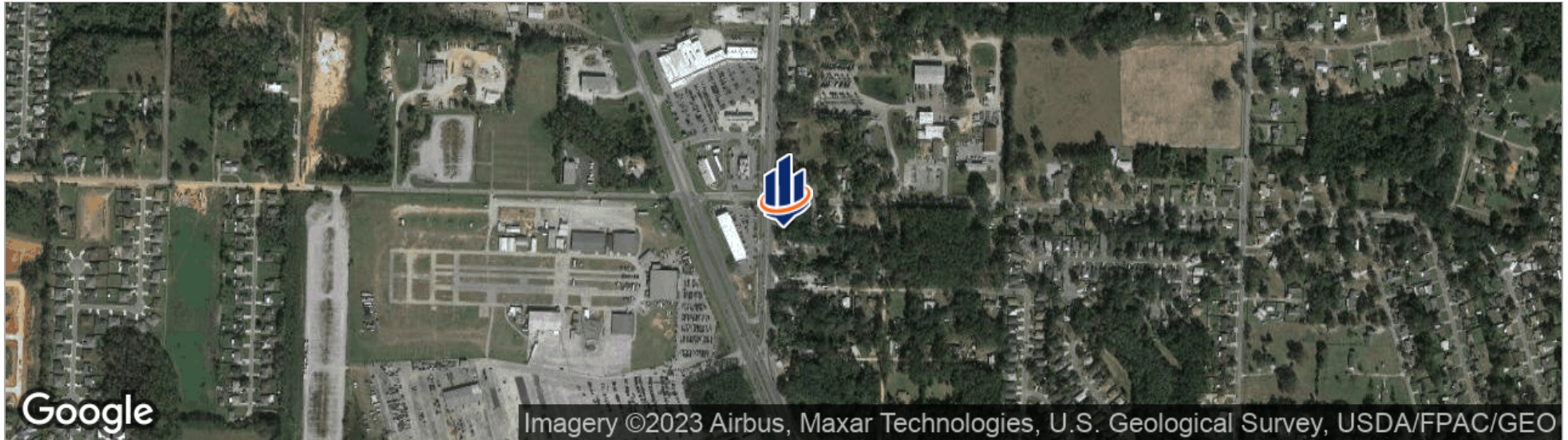
Site/Location Overview



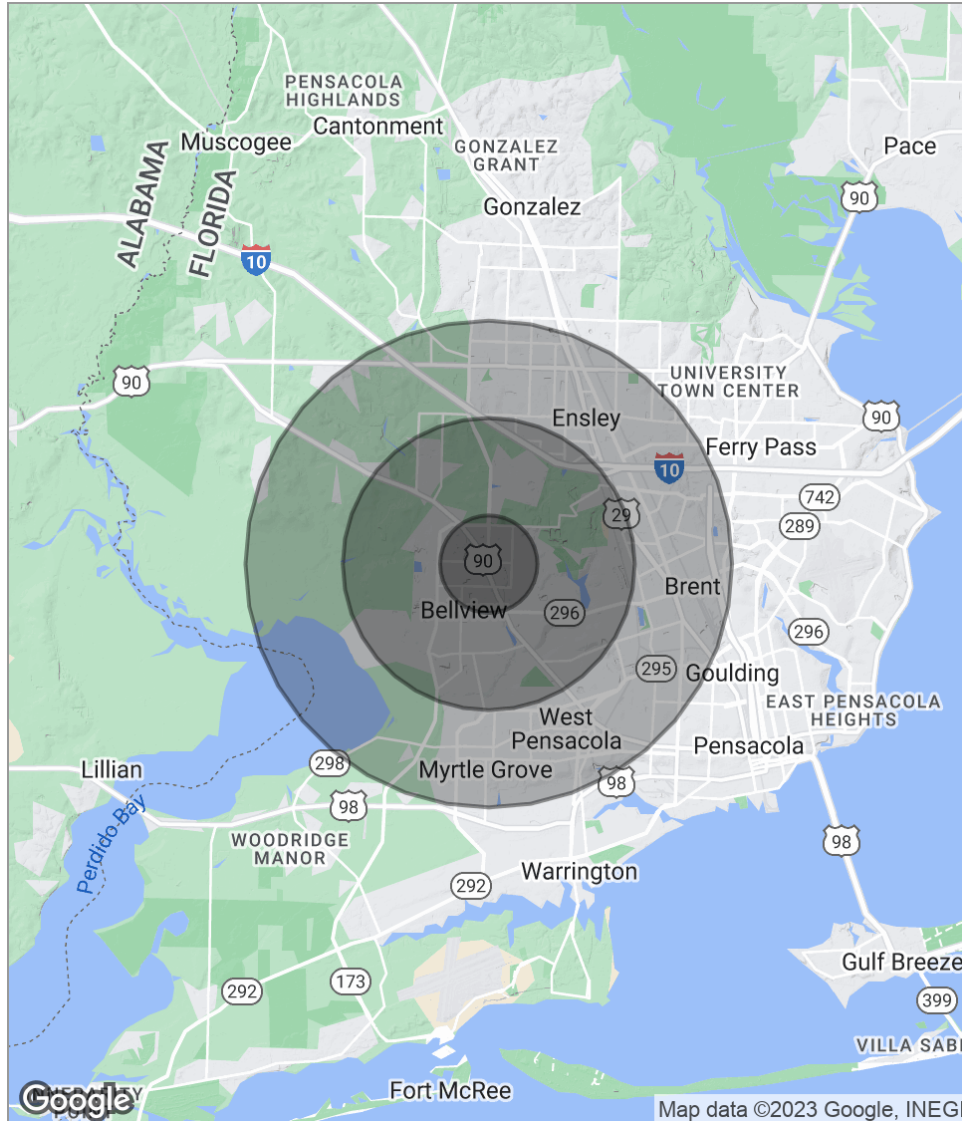
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,551	43,715	108,445
Median age	39.4	39.8	37.1
Median age [Male]	37.5	38.8	36.1
Median age [Female]	41.2	40.9	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,175	16,776	41,090
# of persons per HH	2.6	2.6	2.6
Average HH income	\$58,219	\$55,075	\$50,142
Average house value	\$168,663	\$167,175	\$160,251

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)
2016 #1 Top Producer in the State of Florida for SVN
2016 #3 Top Producer in the USA for SVN
2016 NAIOP Broker Deal of the Year Award Winner

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"