

7.9 Acre Multi-Family Development Opportunity | Pensacola, FL

For Sale | \$1,000,000



Offering Highlights

- FOR SALE: \$1,000,000
- Acres: 7.9
- Zoning: C-1 Commercial, 25 Units per acre.
- Traffic Counts: 34,000 Daily Cars

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FL # BK3216338

7.9 Acre Multi-Family Development Opportunity

5900 Mobile Highway • Pensacola, FL 32526



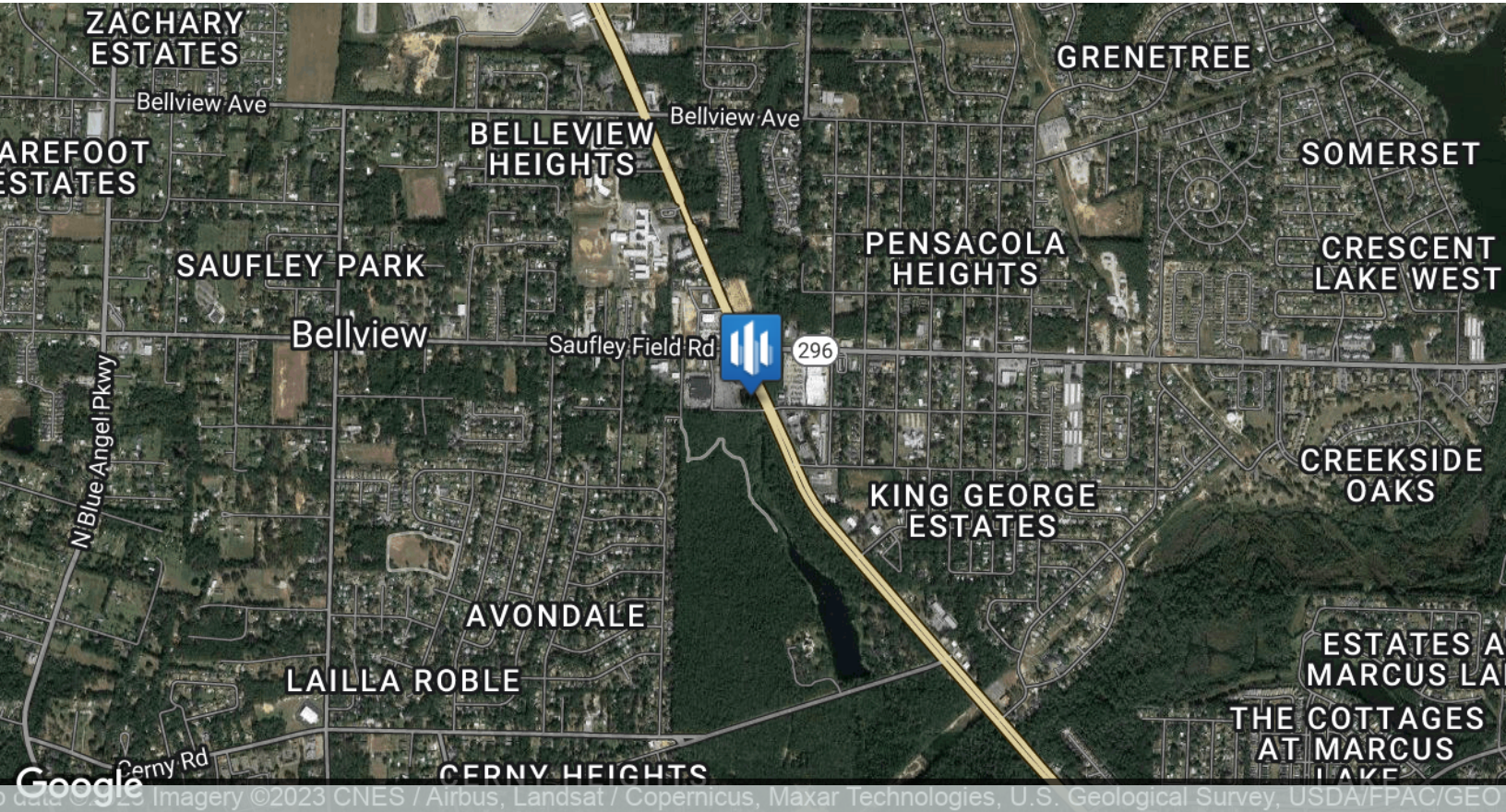
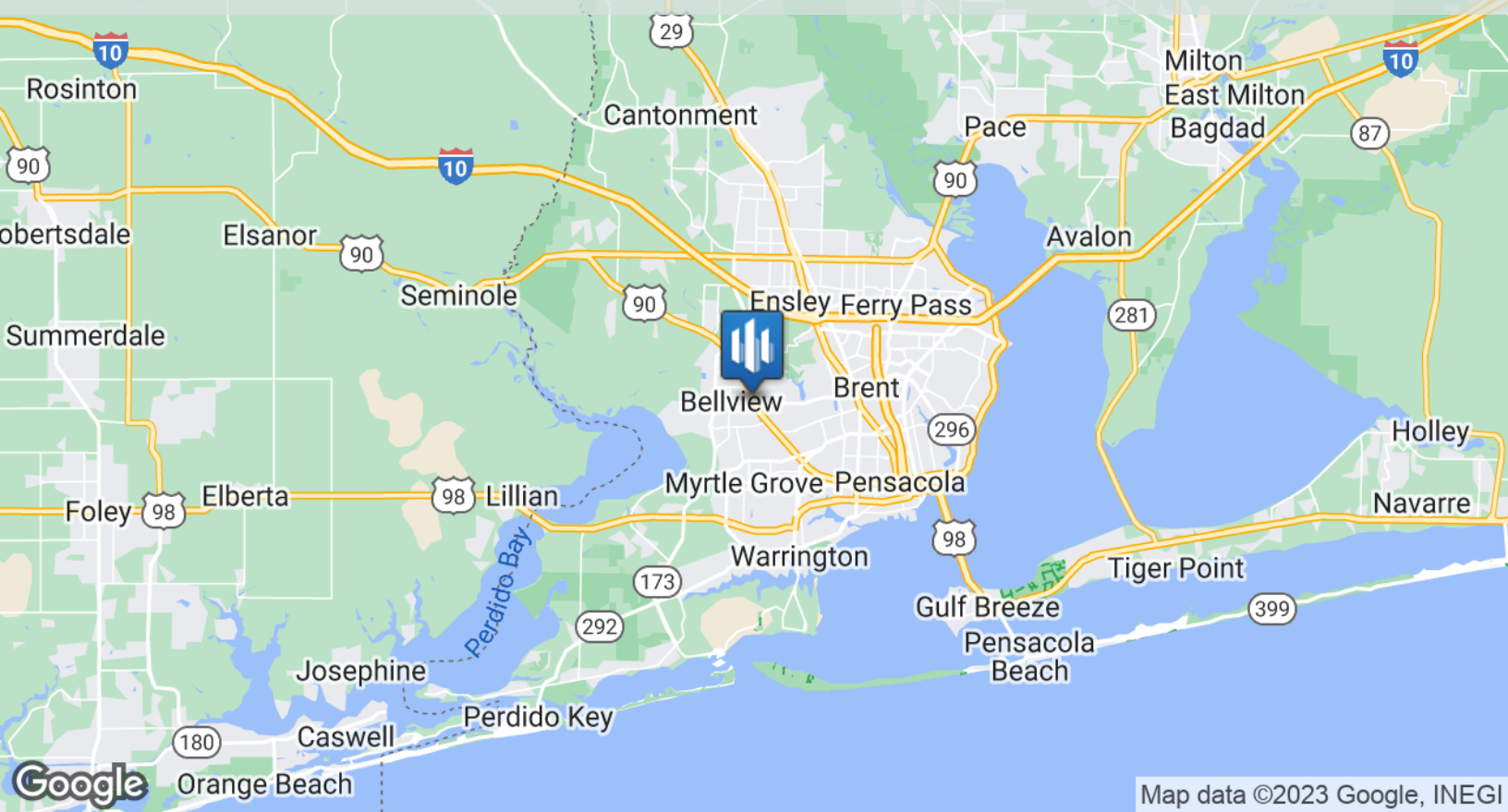
Investment Overview

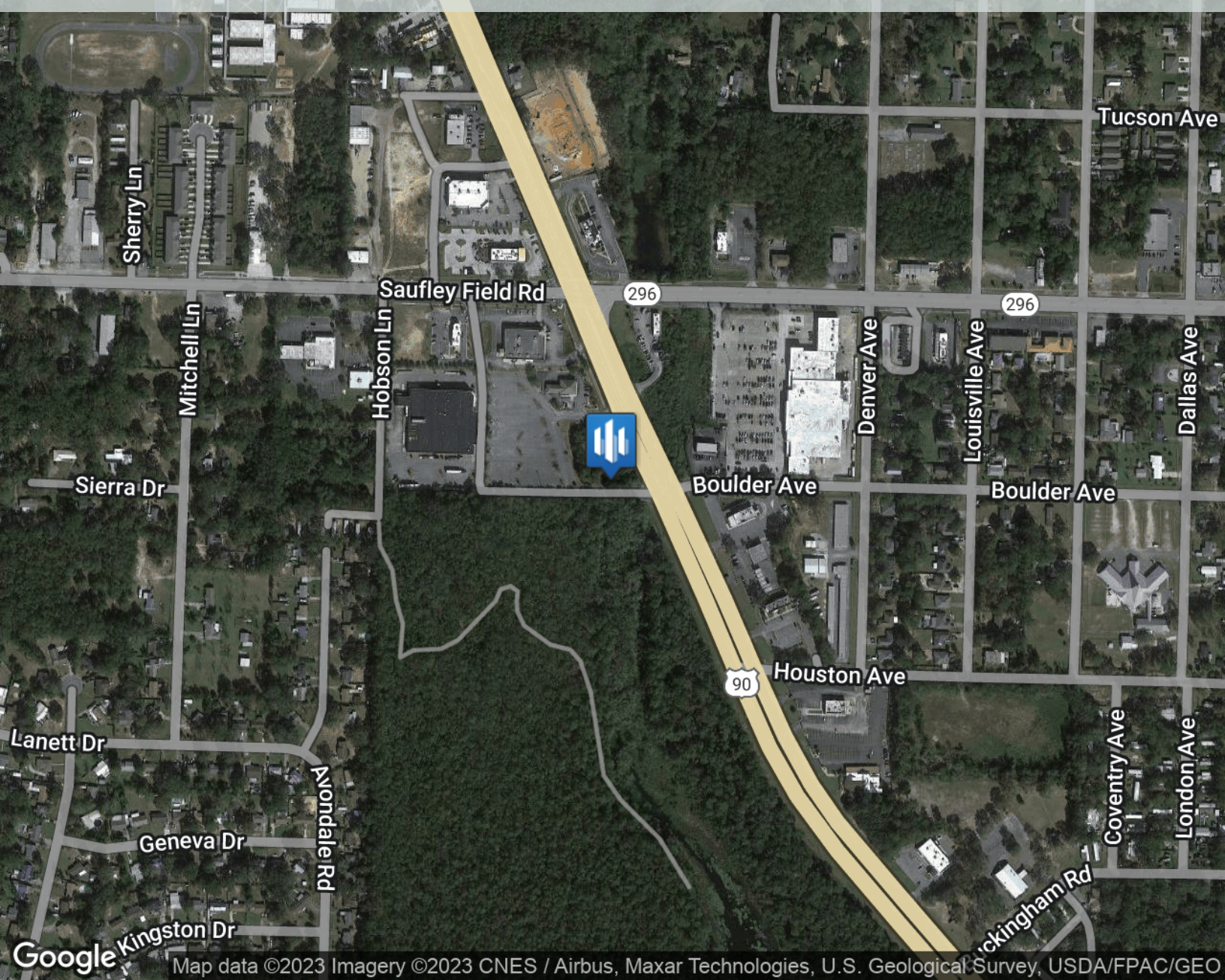
Sale Price:	\$1,000,000
Lot Size:	7.9 Acres
APN #:	012S311102000004
Cross Streets:	Mobile Hwy & W Michigan Ave
Traffic Counts:	34,000 Daily Cars

Property Overview

Property	Prime location & visibility with high traffic counts and great demographics. This vacant land is 7.9 acres with frontage on Mobile Hwy and Hobson Lane. Great site for an apartment developer. Owner will consider joint venture, build to suit or a ground lease.
Location	This parcel is located just south of the intersection of Mobile Hwy. and W. Michigan Ave. This property fronts Mobile Hwy, which is a major thoroughfare in west Pensacola. Neighbors include Bellview Middle School, Publix, Winn-Dixie, Walgreens, CVS, Pen Air Federal Credit Union, Wells Fargo, Verizon Wireless, McDonalds, Planet Fitness, Hungry Howies, Burger King, Pizza Hut, Whataburger, Taco Bell, Arbys and several motels.
Presented by	RODNEY SUTTON 850.429.8640 rsutton@svn.com FL # BK3216338

7.9 Acre Development Opportunity - Motivated Seller







Rodney Sutton

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Rodney Sutton

Senior Advisor, Principal

SVN | SouthLand Commercial

Rodney is a Broker and Partner at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee, FL. He is a Licensed Commercial Real Estate Broker in Florida representing Buyers, Sellers, Landlords and Tenants while staying heavily involved in his community.

For the last 16 years, Rodney has been successfully developing residential, commercial, medical, and industrial real estate. Over the course of his career, he has owned and operated many successful businesses and brings entrepreneurial spirit and first-hand business experience to any project benefiting his clients and partners.

Background:

Rodney was born and raised in Pensacola, but has lived in Chicago, Orlando, Tampa and Atlanta. He has been 'back home' in Gulf Breeze for 20 years with his wife of 22 years, Amy Sutton, and their two sons, Jacob and Blake. He enjoys boating, biking, camping and tailgating. He is proud to serve as the Scoutmaster of the Boy Scouts of America Troop 11 in Gulf Breeze.

He earned a Bachelor of Science in Marketing at University of West Florida while earning the Annual Student Leadership & Service Award.

Memberships & Affiliations

Phone:
Email:
Address:

Disclaimer | Confidentiality

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.