

## 31 Acre Residential Development Opportunity | Pensacola, FL

### For Sale | \$445,000



### Offering Highlights

- Developer Opportunity!
- Scarce, large property located next to Interstate 10 & 110 in the epicenter of Pensacola.
- This is an ideal location for single family and/or a medium high density development.
- Zoning: HDR; High Density Residential, 18 Units per Acre.

Rodney Sutton  
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FL # BK3216338

## 31 Acre Residential Development Opportunity

7200 Hilburn Road • Pensacola, FL 32514



### Investment Overview

Sale Price:	\$445,000
Lot Size:	31.1 Acres
APN #:	291S301103000000
Zoning:	HDR High Density Residential, 18 Units per Acre.
Cross Streets:	Hilburn Lane & Hilburn Place

### Property Overview

#### Property

Recently sold Pensacola properties are the latest reflections of the real estate market in Pensacola. This 31 acre parcel is a great development opportunity for a Single Family, High-Density Multi Family, High Density Residential development. Nestled minutes from the intersection of N. Davis Hwy and Creighton Rd. with access to Interstate 10 and Interstate 110.

#### Location

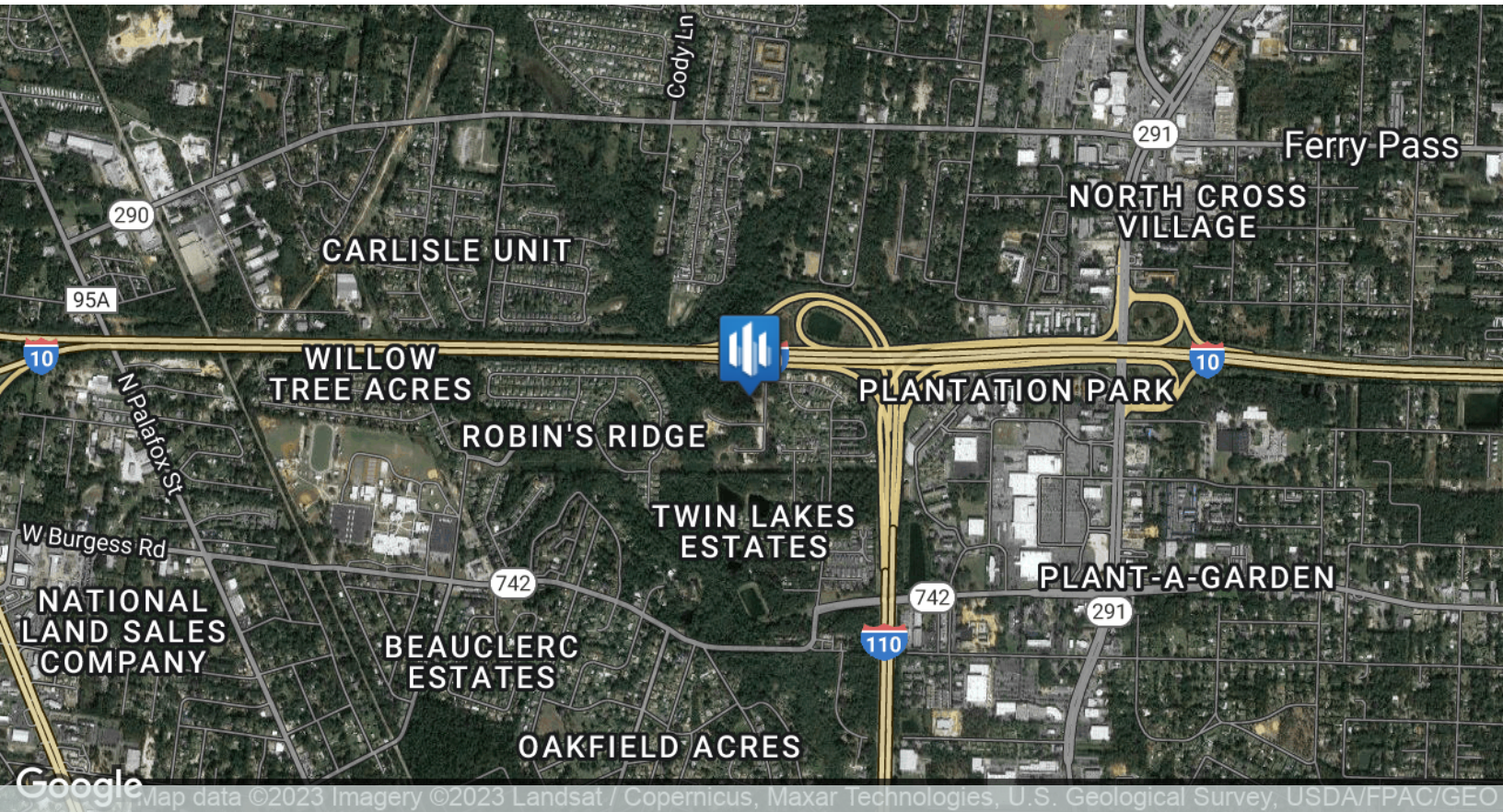
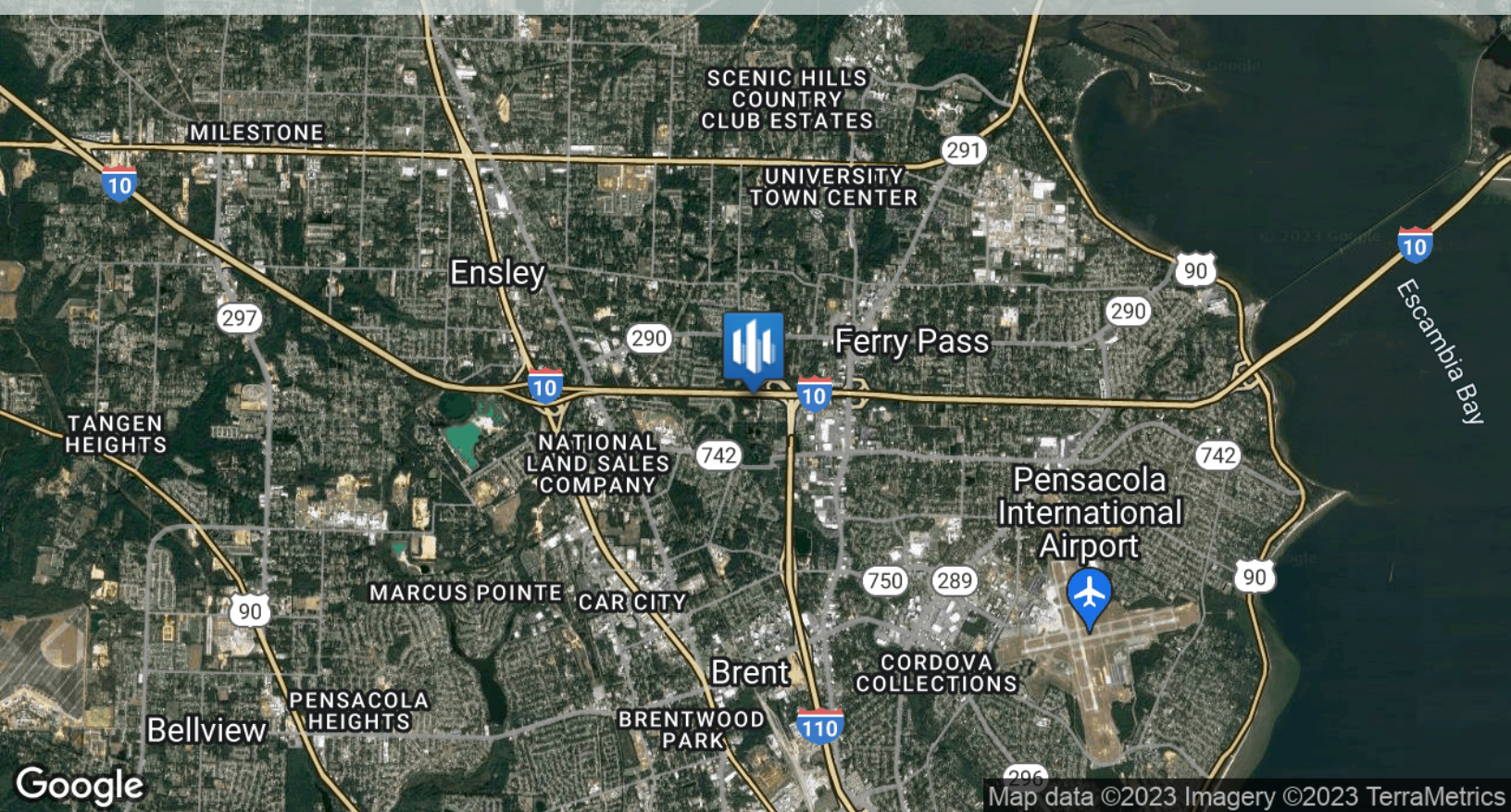
Location, Location, Location! This property is situated on Hilburn Lane, directly off Creighton Rd which intersects with N. Davis Hwy. This intersection is a major thoroughfare in Pensacola which allows access to most anywhere in Pensacola within 15 Minutes. Minutes away from University Town Plaza, Cordova Mall (Northwest Florida's most popular shopping destination), Sacred Heart Hospital (Pensacola's largest private employer), Pensacola International Airport, & Pensacola State College. The Cordova Mall submarket is Pensacola's premiere shopping and dining area.

#### Presented by

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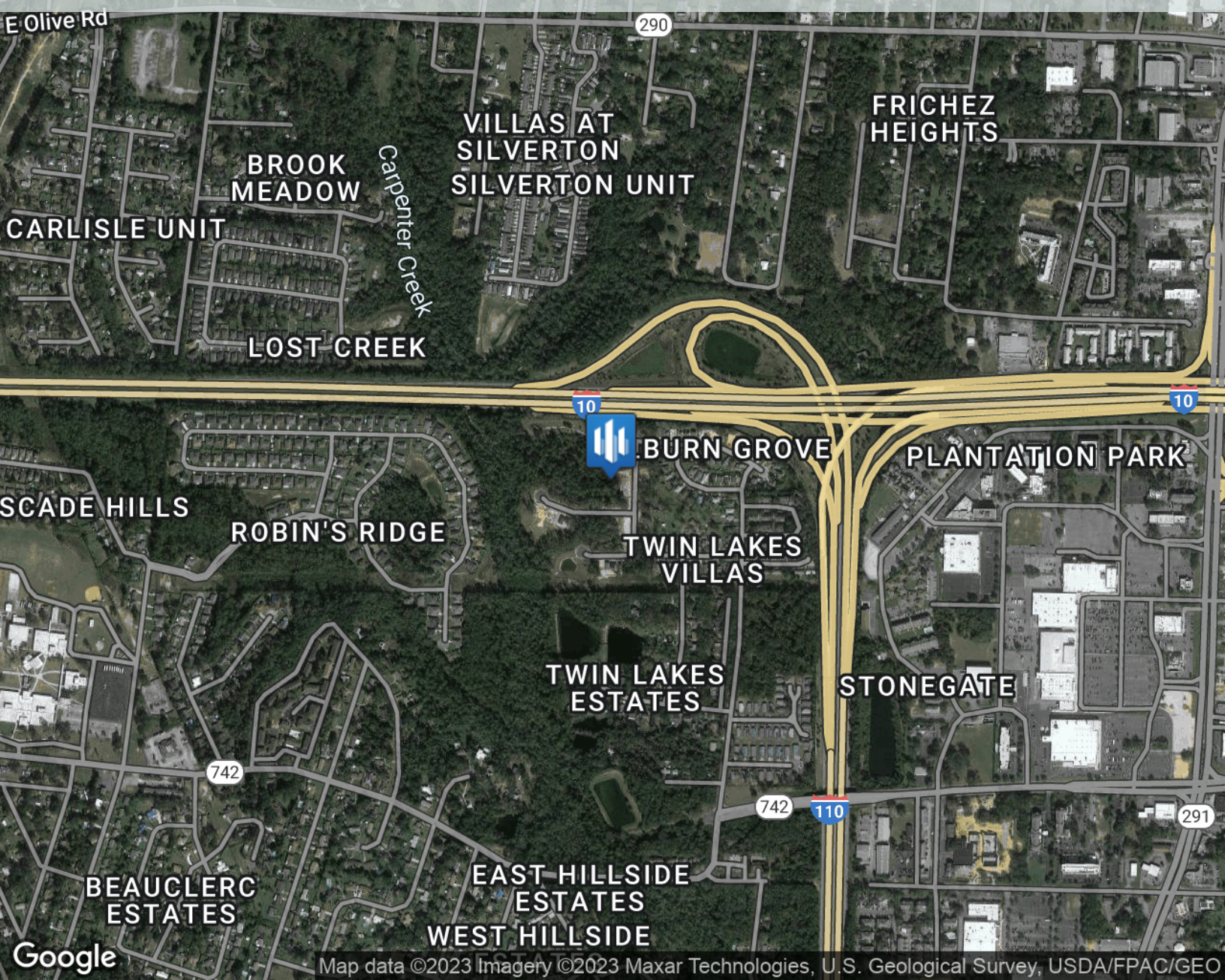


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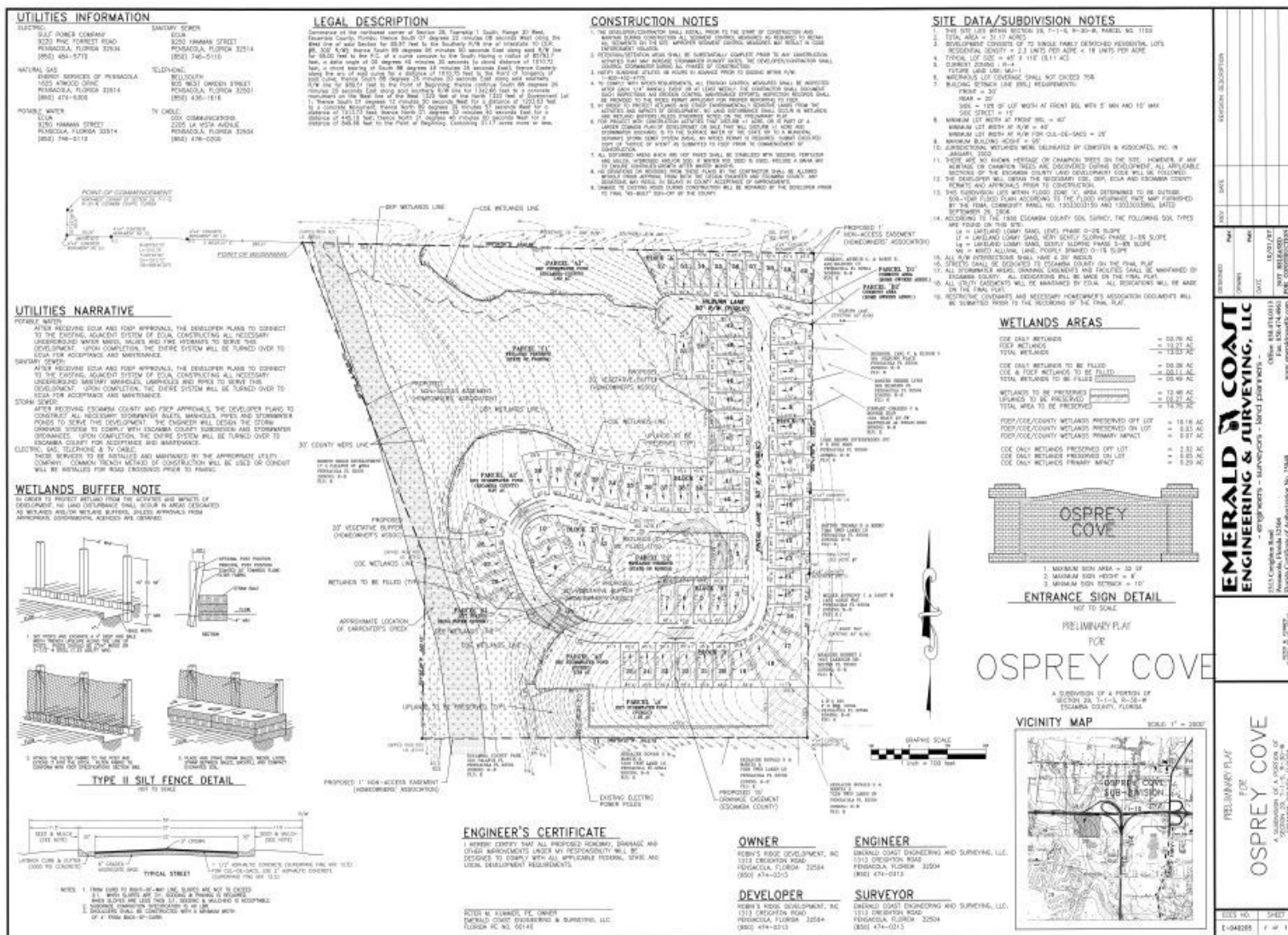
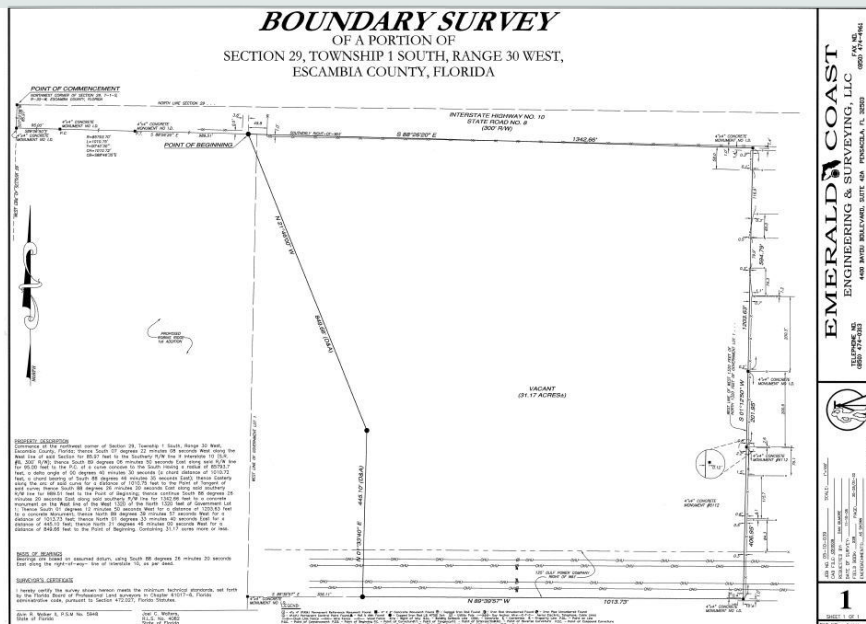
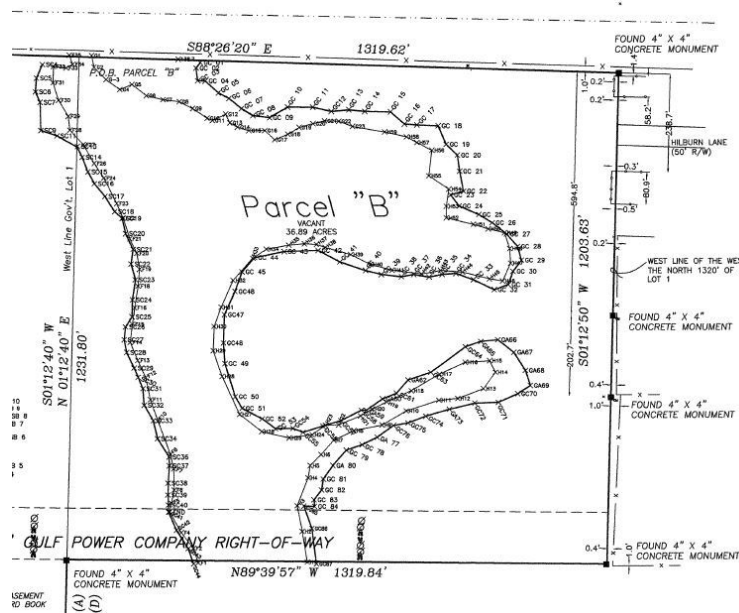




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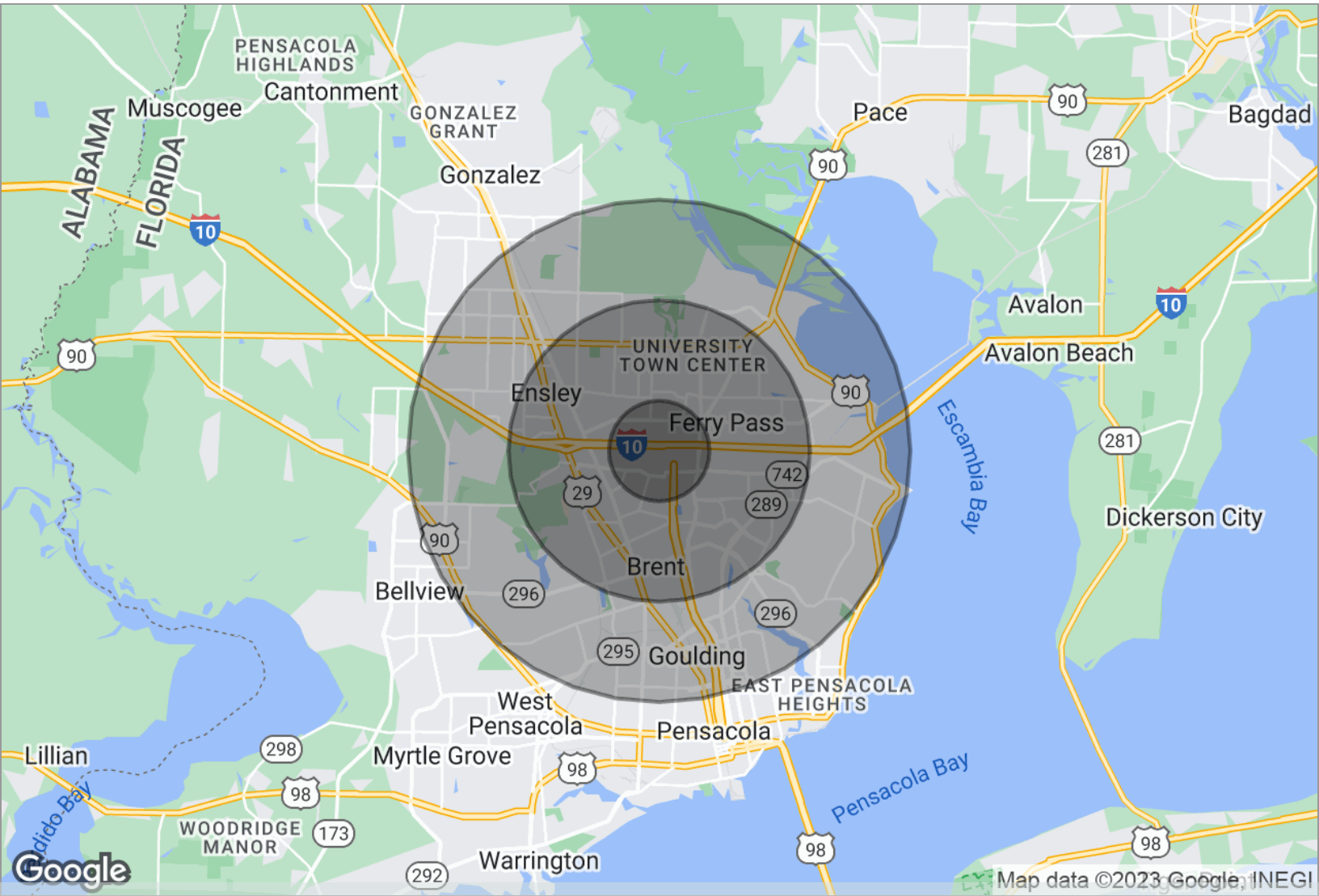








# 31 Acre Residential Development Opportunity



7200 Hilburn Road | Pensacola, FL 32514

Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	5,129	48,462	134,998
Total Number of Households	2,229	19,781	52,238
Average Household Income	\$48,242	\$50,907	\$54,737
Median Age	35.6	35.1	37.3

\* Demographic information provided by BuildOut, LLC



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	1 Mile	3 Miles	5 Miles
Total Population	5,129	48,462	134,998
Total Number of Households	2,229	19,781	52,238
Total Number of Persons per Household	2.3	2.4	2.6
Average House Value	\$151,576	\$152,391	\$171,284
Average Household Income	\$48,242	\$50,907	\$54,737
Median Age	35.6	35.1	37.3
Median Age - Male	34.3	33.6	35.8
Median Age - Female	37.7	37.6	39.2
Total Population - White	3,454	33,788	87,096
Total Percent - White	67.3%	69.7%	64.5%
Total Population - Black	1,276	10,773	37,560
Total Percent - Black	24.9%	22.2%	27.8%
Total Population - Asian	169	1,852	4,273
Total Percent - Asian	3.3%	3.8%	3.2%
Total Population - Hawaiian	36	170	295
Total Percent - Hawaiian	0.7%	0.4%	0.2%
Total Population - Indian	30	266	654
Total Percent - Indian	0.6%	0.5%	0.5%
Total Population - Other	23	318	1,085
Total Percent - Other	0.4%	0.7%	0.8%
Total Population - Hispanic	266	2,380	5,820
Total Percent - Hispanic	5.2%	4.9%	4.3%

\* Demographic information provided by BuildOut, Inc.





## Rodney Sutton

Senior Advisor, Principal

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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:



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