

PROPERTY SUMMARY



Property Description

1900 W Gadsden Street, also known as 1905 W. Cervantes Street, is 150' on Cervantes' x 300' on "M" Street x 150' on Gadsden x 300'. 1.03 acres of retail-commercial waiting to be developed. Zoned C-1 (Retail-Commercial) by the City of Pensacola. Water and sewer both available via ECUA.

Property Highlights

- APN#: 000S009060012125
- 1.03 acres
- Zoned: C-1 (Retail-Commercial)
- Water and sewer both available via ECUA
- ADT 18,000

Bill Ogburn

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Offering Summary

Sale Price:	\$460,000
Lot Size:	1.03 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,238	21,257	49,354
Total Population	7,354	57,532	131,996
Average HH Income	\$32,201	\$41,210	\$49,225

1900 W. Gadsden Street
Pensacola, FL 32501

LOCATION MAP



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1900 W. Gadsden Street Pensacola, FL 32501

ADDITIONAL PHOTOS



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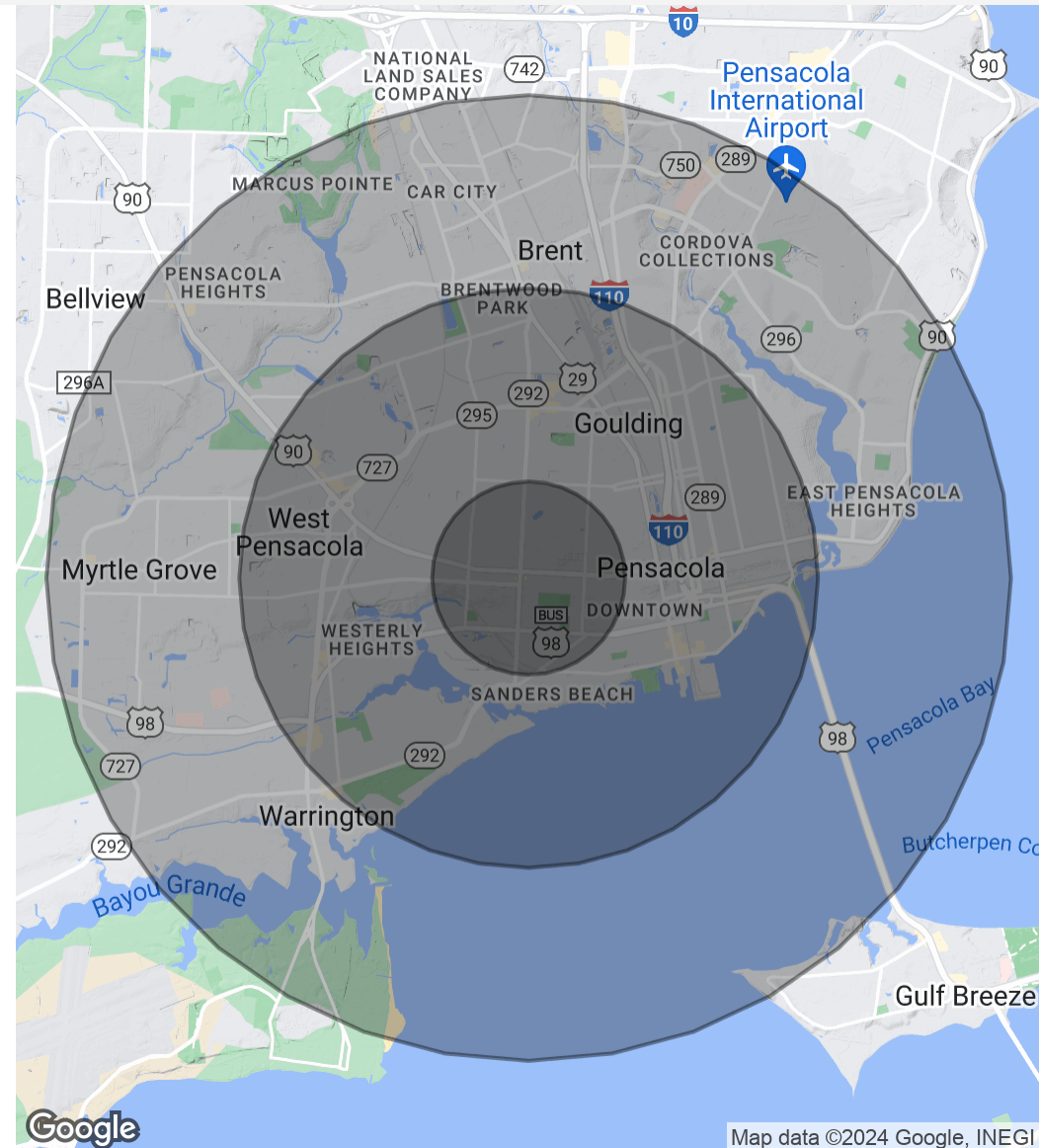
1900 W. Gadsden Street Pensacola, FL 32501

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,354	57,532	131,996
Average Age	38.8	36.1	35.8
Average Age (Male)	33.6	33.9	34.2
Average Age (Female)	42.9	38.1	37.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,238	21,257	49,354
# Of Persons Per HH	2.3	2.7	2.7
Average HH Income	\$32,201	\$41,210	\$49,225
Average House Value	\$106,090	\$141,410	\$198,234

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



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Professional Background

Bill Ogburn is a Real Estate Broker with over 30 years of experience across the southeast. Specializing in affordable housing, auction, buyer representation, exchange, historic properties, international commercial real estate, investment, and leasing properties makes him well versed in Commercial Real Estate. Over the past years, Bill's client driven mentality along with real estate market knowledge has continued to grow his career. Utilizing various techniques and resources, he has been able to stay on top of the current movement of the market and when changes need to be made.

AGENT HIGHLIGHTS:

- Broker-Owner of Ogburn Realty
- Co-Owner/Broker of Record RE/MAX Excellent Properties Inc. in Baton Rouge, LA
- Broker-Owner of Weichert Realtors

Education

Florence State University (Florence, AL)

Georgia Tech (Atlanta, GA)

Columbia Military Academy (Columbia, TN)

Beau Box Commercial Real Estate

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