

FOR SALE: 0.5 Acres, Ready for Development

3001 E Johnson Ave Pensacola, FL 32514

PROPERTY SUMMARY

E Johnson Ave.

0.5 Acres

Property Description

This 0.5 acre property is located right off E Johnson Ave. Zoned High Density Residential (HDR), this property can be used for: residential, retail sales, retail services, public & civic, recreation & entertainment, and etc. Located directly across the street from Pensacola's largest Industrial Park with 130 plus companies and 3,800 employees. Less than a half mile from West Florida Hospital and less than three miles from the University of West Florida. The location of this property is amazing and ready for development.

Property Highlights

- Tax ID/APN: 171S301209000001
- Within a 5-mile radius there are: 100+ Fast Food & Casual Dining Options, 20+ Coffee Shop / Café Options, 100+ Retail Shopping Options, 100+ Grocery, Convenience, & Fuel Markets
- Zoned High Density Residential (HDR)

Offering Summary

| | |
|-------------|-----------|
| Sale Price: | \$69,500 |
| Lot Size: | 0.5 Acres |

| Demographics | 1 Mile | 5 Miles | 10 Miles |
|-------------------|----------|----------|----------|
| Total Households | 1,953 | 39,342 | 111,366 |
| Total Population | 4,130 | 97,363 | 282,647 |
| Average HH Income | \$61,300 | \$60,161 | \$58,085 |

Bill Ogburn

850.261.8080

bogburn@beaubox.com

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LOCATION MAP



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ADDITIONAL PHOTOS



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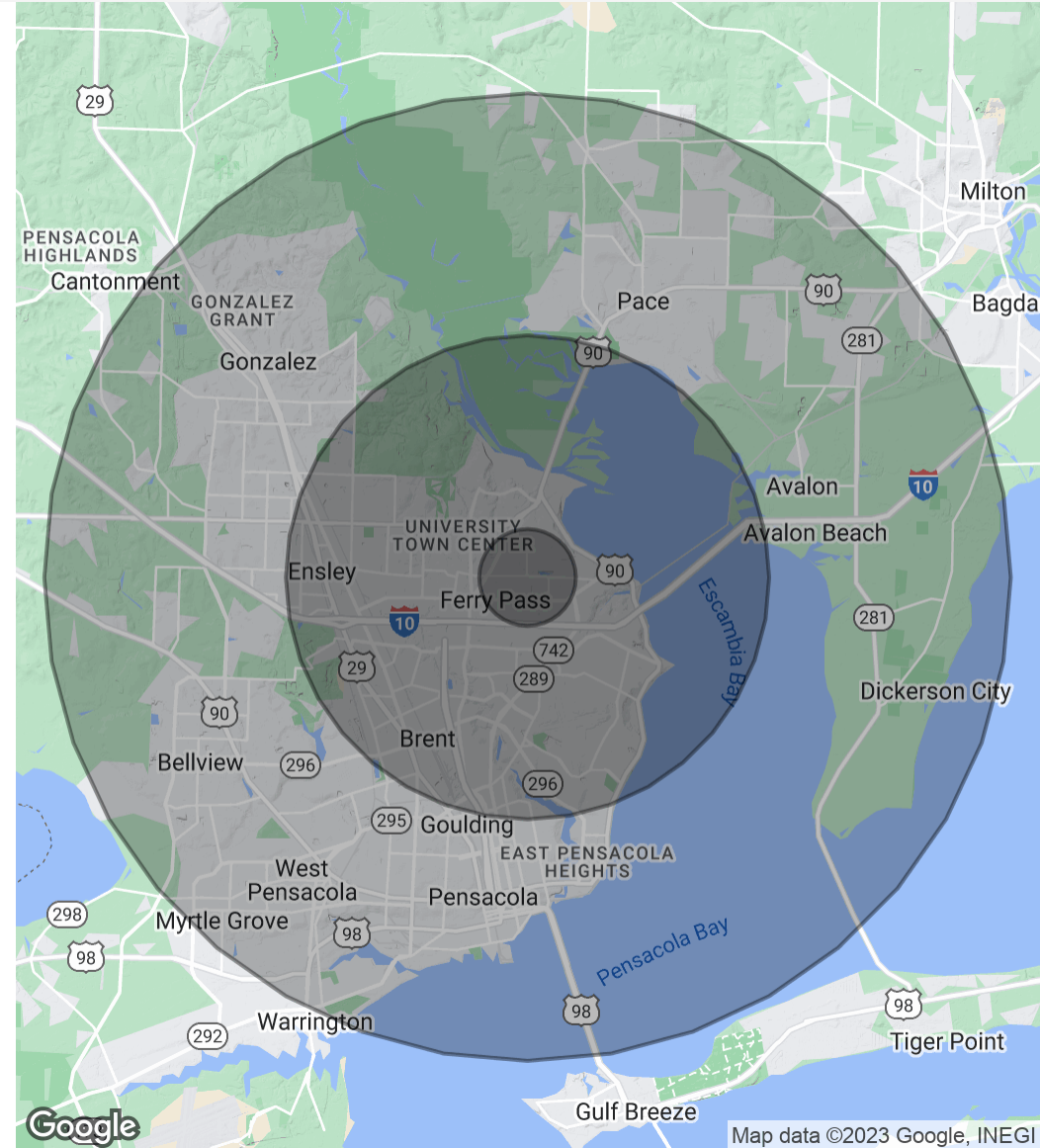
3001 E Johnson Ave Pensacola, FL 32514

DEMOGRAPHICS MAP & REPORT

| Population | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population | 4,130 | 97,363 | 282,647 |
| Average Age | 42.0 | 37.5 | 38.4 |
| Average Age (Male) | 40.3 | 35.9 | 37.1 |
| Average Age (Female) | 46.1 | 39.3 | 39.9 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|---------------------|----------|-----------|-----------|
| Total Households | 1,953 | 39,342 | 111,366 |
| # Of Persons Per HH | 2.1 | 2.5 | 2.5 |
| Average HH Income | \$61,300 | \$60,161 | \$58,085 |
| Average House Value | | \$201,726 | \$195,436 |

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



Bill Ogburn

Managing Partner

bogburn@beaubox.com

Direct: 850.261.8080 | Cell:

FL #BK3009661 // AL #000082845-1

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

220 West Garden Street Suite 502

Pensacola, FL 32502

850.972.0360

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850.261.8080

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