

Prime Retail Development Parcel

1900 W Cervantes St Pensacola, FL 32501

PROPERTY SUMMARY



Property Description

This prime retail development is located on the corner of W Cervantes Street and North M Street in beautiful Pensacola. A total of 0.26 acres could potentially serve as a new office space or retail development.

Property Highlights

- APN #: 000S009060019126
- 0.26 Acres of Vacant Land
- Prime retail development location
- Corner of W Cervantes St & N. M Street

Offering Summary

Sale Price:	\$54,900
Lot Size:	0.26 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,326	21,339	49,365
Total Population	7,611	57,895	131,563
Average HH Income	\$32,844	\$41,196	\$49,297

Bill Ogburn

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LOCATION MAP



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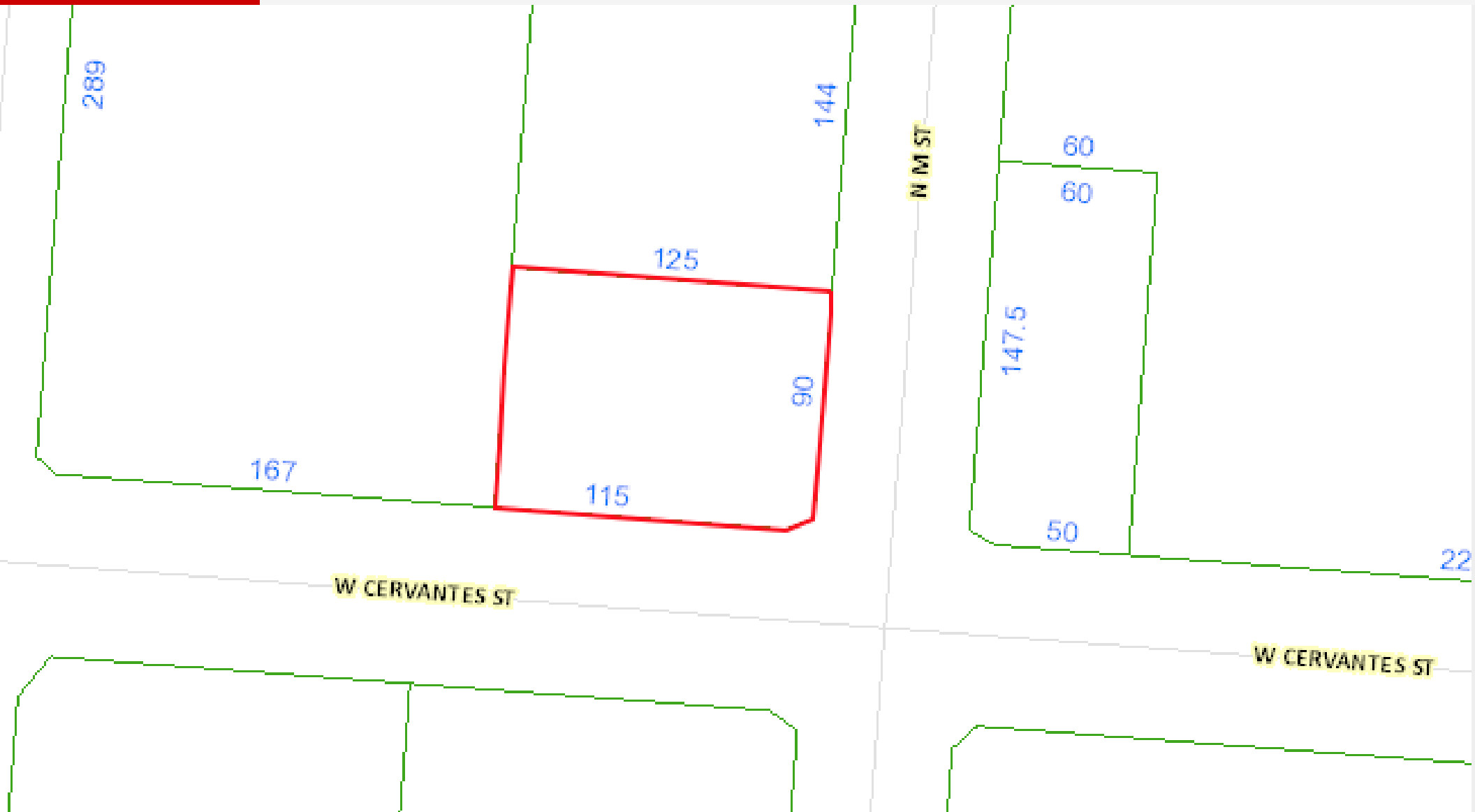
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ADDITIONAL PHOTOS



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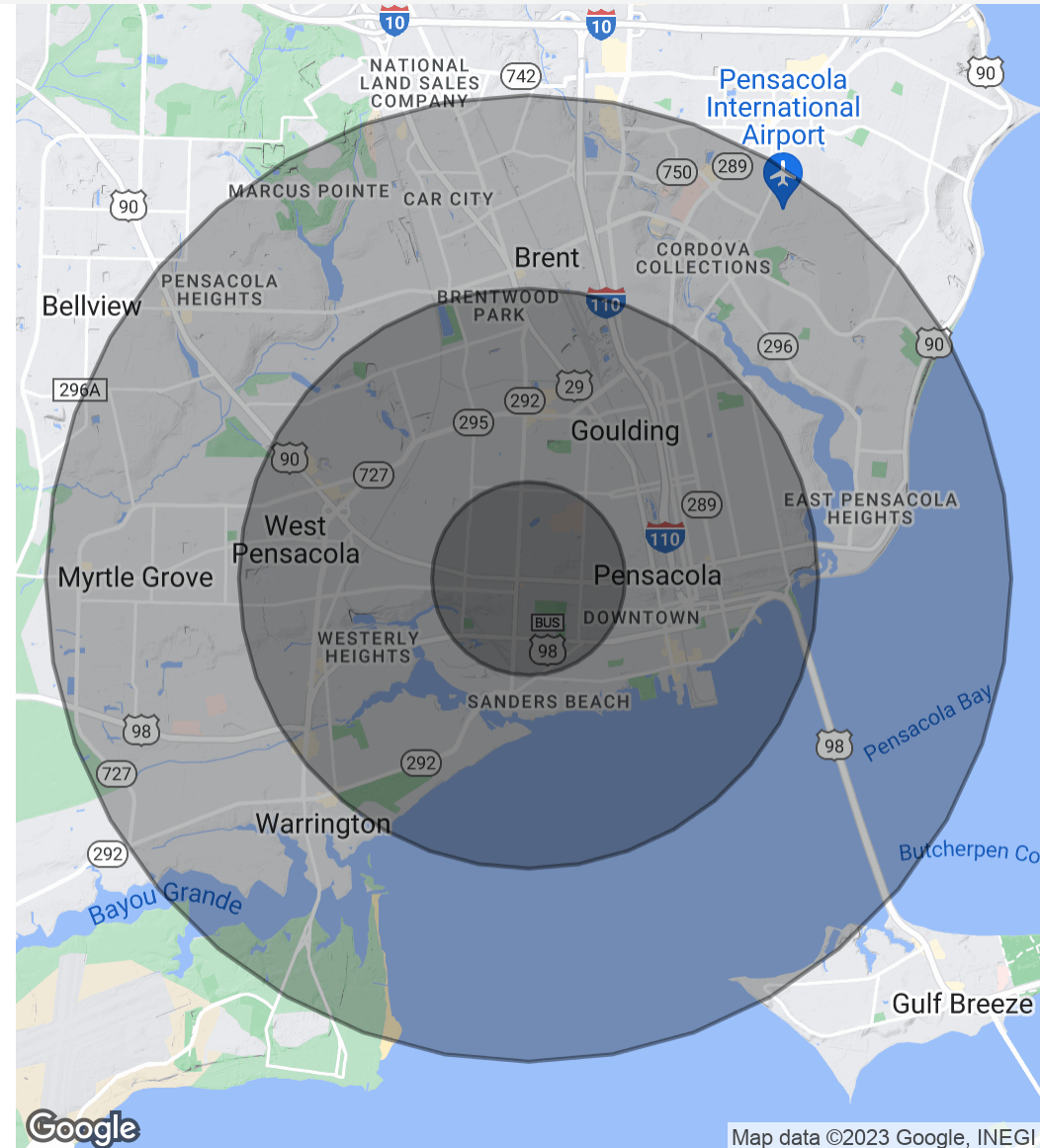
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,611	57,895	131,563
Average Age	38.9	36.0	35.9
Average Age (Male)	33.3	33.8	34.4
Average Age (Female)	43.3	38.0	37.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,326	21,339	49,365
# Of Persons Per HH	2.3	2.7	2.7
Average HH Income	\$32,844	\$41,196	\$49,297
Average House Value	\$105,982	\$141,428	\$198,181

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



Bill Ogburn

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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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