

# 8 Acres With Outparcels S Blue Angel Pkwy

LAND FOR SALE



S Blue Angel Pkwy. Pensacola, FL 32506

Bill Ogburn | 850.261.8080 | bogburn@beaubox.com  
Beau Box, SIOR | 225.931.3200 | bbox@beaubox.com

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## PROPERTY SUMMARY



### Property Description

6.2 acre tract plus two 0.91 acre outparcels. Ideal shopping center opportunity near busy Blue Angel Pkwy/US-98 intersection. Zoned for Heavy Retail/Light Industrial. Abutting Winn Dixie based shopping center with opportunity for cross-easement. Each parcel is available for individual purchase.

### Property Highlights

- 6.2 acre tract with outparcels
- Parcels available for individual purchase
- Zoning: HC/LI - Heavy Retail/Light Industrial
- Ideal for retail or office park

### Offering Summary

Sale Price:	\$487,676 - \$2,523,352
Lot Size:	0.91 - 6.2 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	798	18,208	64,471
Total Population	2,133	55,627	179,542
Average HH Income	\$52,648	\$56,094	\$52,472

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ADDITIONAL PHOTOS



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LOCATION MAP



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## S Blue Angel Pkwy. Pensacola, FL 32506

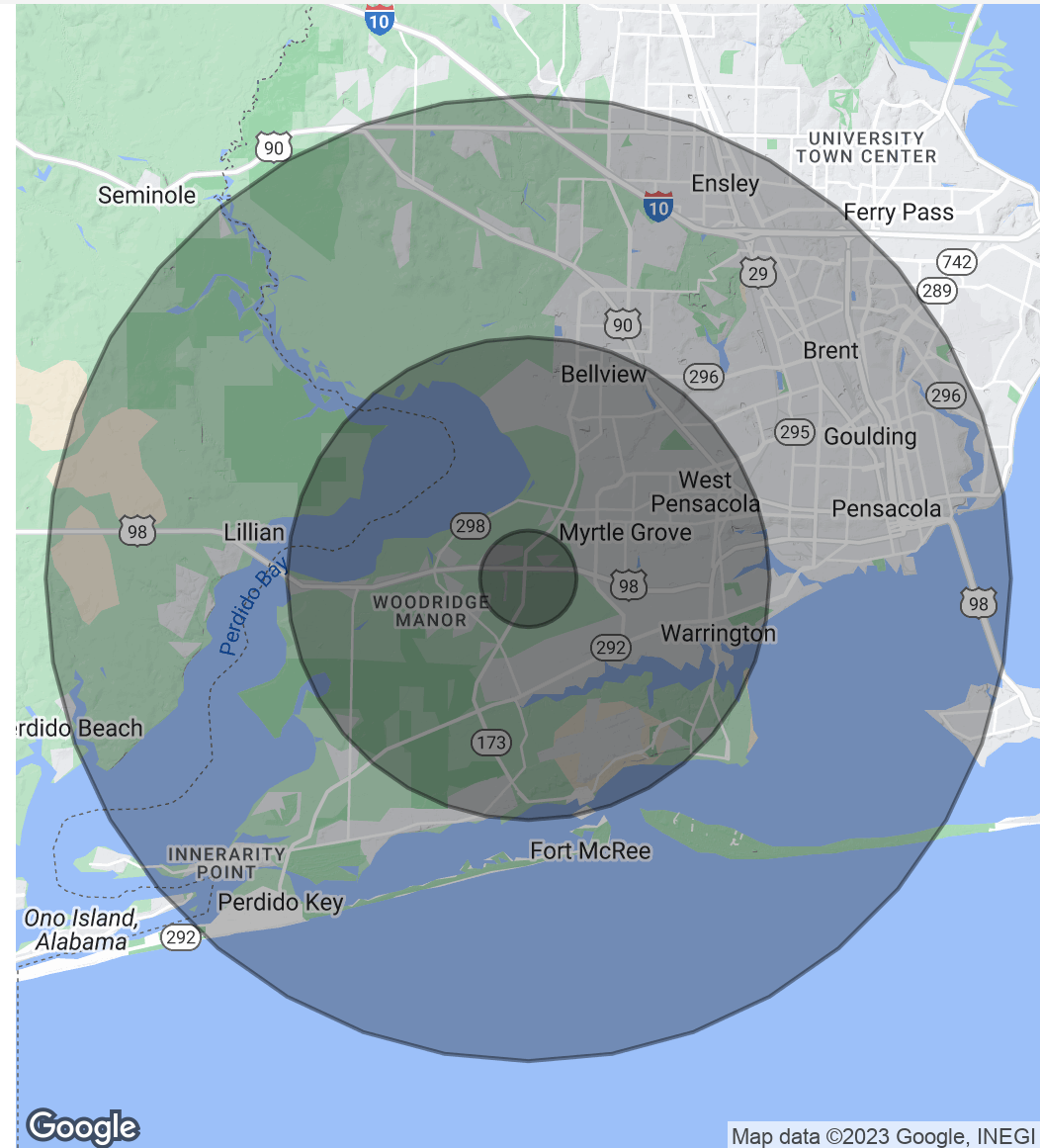
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	2,133	55,627	179,542
Average Age	33.6	33.4	36.7
Average Age (Male)	30.9	31.8	35.5
Average Age (Female)	34.0	34.8	38.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	798	18,208	64,471
# Of Persons Per HH	2.7	3.1	2.8
Average HH Income	\$52,648	\$56,094	\$52,472
Average House Value	\$166,527	\$184,646	\$177,471

\* Demographic data derived from 2020 ACS - US Census



Map data ©2023 Google, INEGI

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## MANAGING PARTNER



### Bill Ogburn

Managing Partner

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## Professional Background

Bill Ogburn is a Real Estate Broker with nearly 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
- Obtained one of the largest commercial sales in Gulf Breeze, FL
- 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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