

PROPERTY SUMMARY



Property Description

0.13 acres on Airport Blvd between N Davis Hwy and I-110 on/off ramp. Opportunity for income-producing property as parcel features a single-family home. Alternatively, commercial zoning allows for retail or other business use with high traffic count (26,500 AADT) and surrounding retail and medical development.

Property Highlights

- 0.13 Acres
- Zoned Com
- Traffic Count: 26,500 AADT
- On busy Airport Blvd corridor between I-110 and N Davis Hwy

Bill Ogburn

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Offering Summary

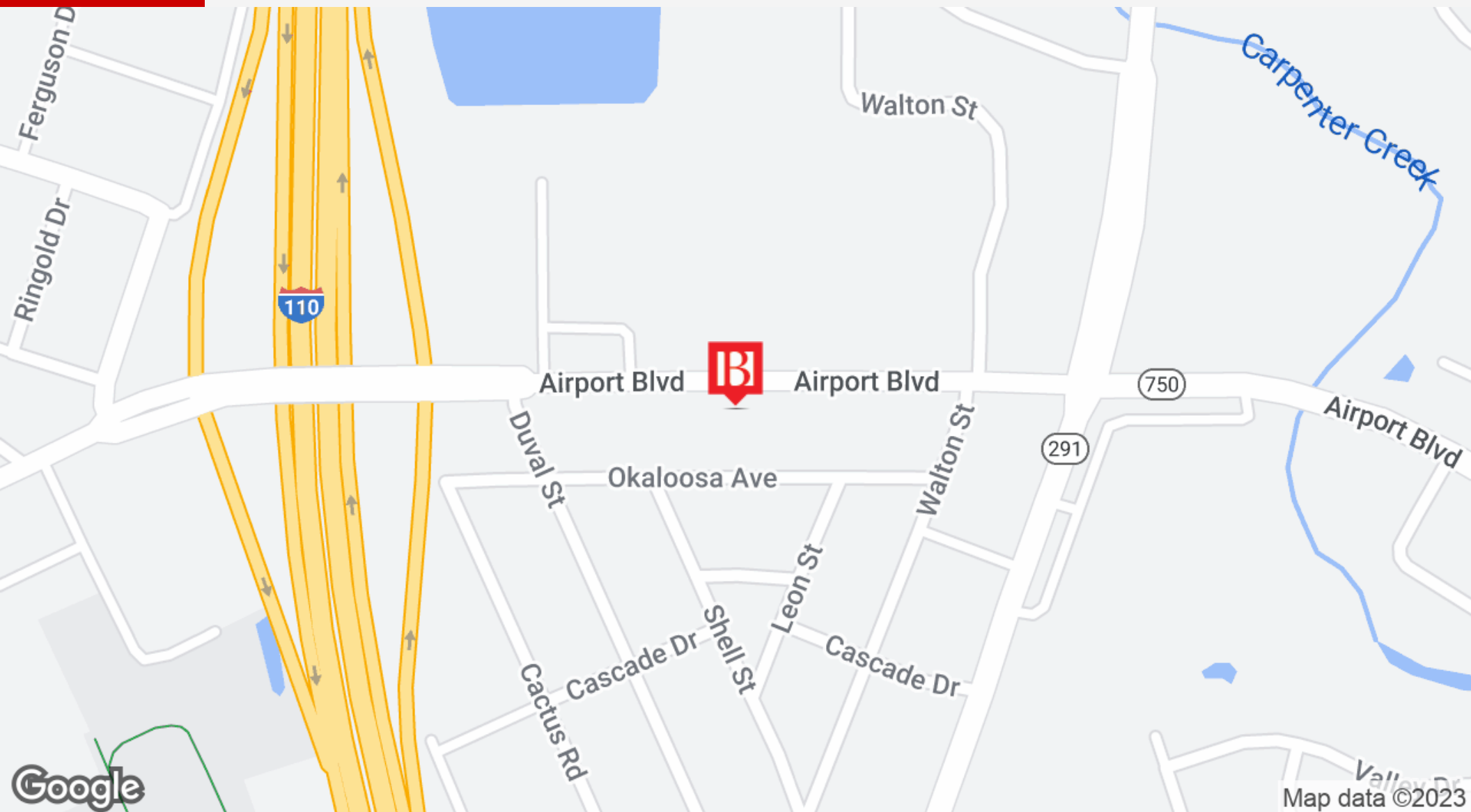
Sale Price:	\$200,000
Lot Size:	0.13 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,318	21,309	57,292
Total Population	6,296	57,409	145,428
Average HH Income	\$47,241	\$49,780	\$54,165



**423 Airport Blvd**  
Pensacola, FL 32503

LOCATION MAP



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ADDITIONAL PHOTOS



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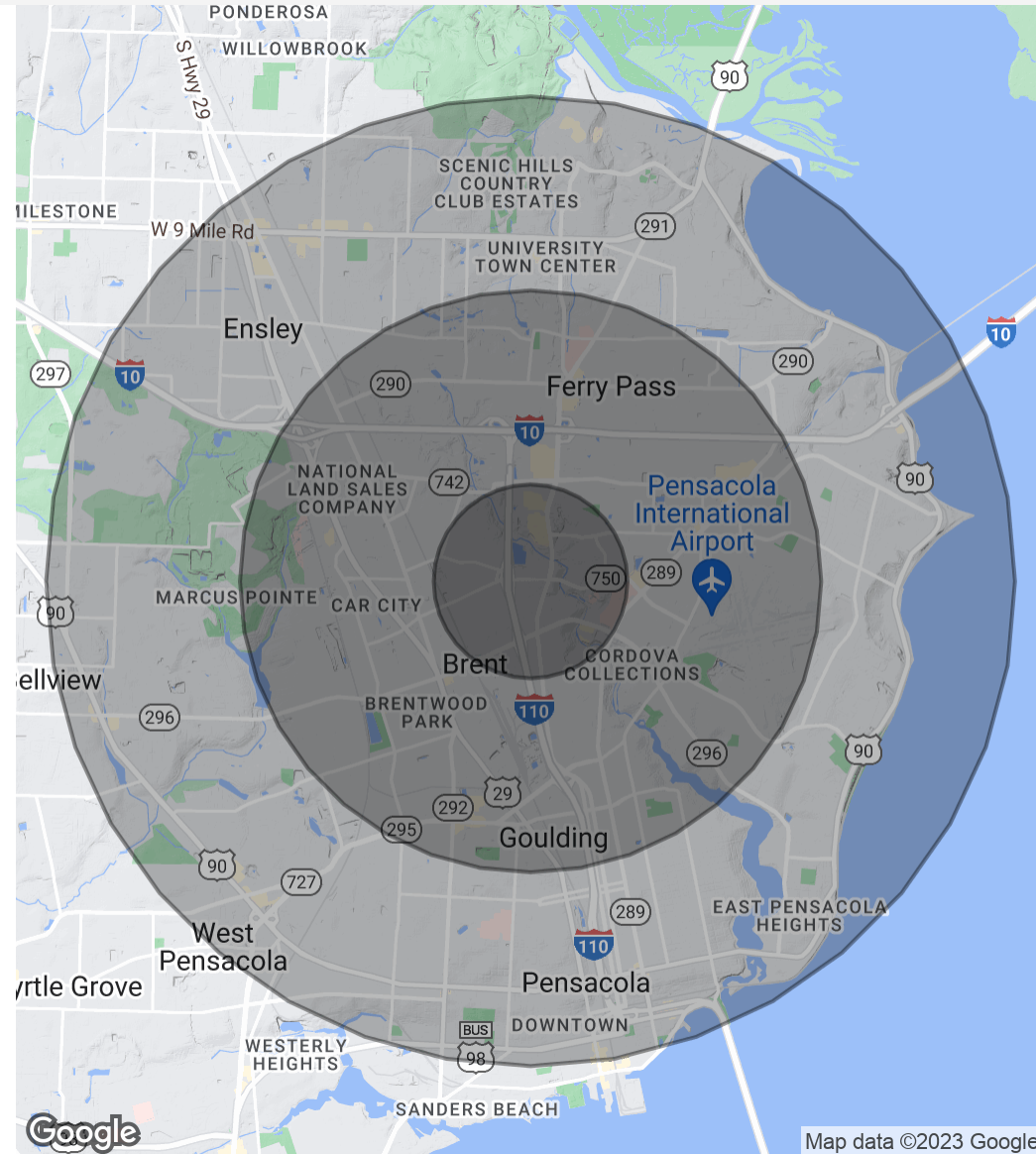
## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,296	57,409	145,428
Average Age	31.6	34.9	37.4
Average Age (Male)	30.2	32.7	35.6
Average Age (Female)	32.3	37.3	39.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,318	21,309	57,292
# Of Persons Per HH	2.7	2.7	2.5
Average HH Income	\$47,241	\$49,780	\$54,165
Average House Value		\$174,400	\$191,314

\* Demographic data derived from 2020 ACS - US Census



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## Bill Ogburn

Managing Partner

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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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