

LAND FOR SALE
APRIL 2024

MIXED USE LAND AVAILABLE

stirling



OFFERING SUMMARY

Sale Price: \$4,478,500

Lot Size: 34.5 Acres

Zoning: HC/LI

Market: FL-Pensacola/Ferry
Pass/Brent

Price / SF: \$2.98

PROPERTY OVERVIEW

Just east of the N. Palafox St. & Olive Road intersection. Mixed use area of commercial & residential currently being used as a storage yard for construction materials such as asphalt milling, fill material, concrete, etc... NO hazardous materials on site.

34.5 acres zoned HC/LI which allows for 25 dwelling units per acre. Ideal site for residential or commercial subdivision.

Drone of site available. No environmental studies but seller is not aware of any issues.

PROPERTY HIGHLIGHTS

- 34.5 Acres HC/LI development site.
- Mixed use neighborhood
- Commercial or residential usage.
- 560' on Briesse Lane.
- Less than 2 miles from Interstate 10.



