

LAND OFFERING FOR SALE

Hwy 90 Pace-Pad Ready Site

5412 US-90 Pace, FL 32571



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

| 1718 N 9th Ave, Pensacola, FL 32503

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Offering Summary

Sale Price:	\$200,000
Lot Size:	0.46 Acres

Property Description

This property is located behind Hwy 90 retail space and next to Gibson & Jarvis law firm. It already has water, sewer and parking! Just build your office and be good to go!

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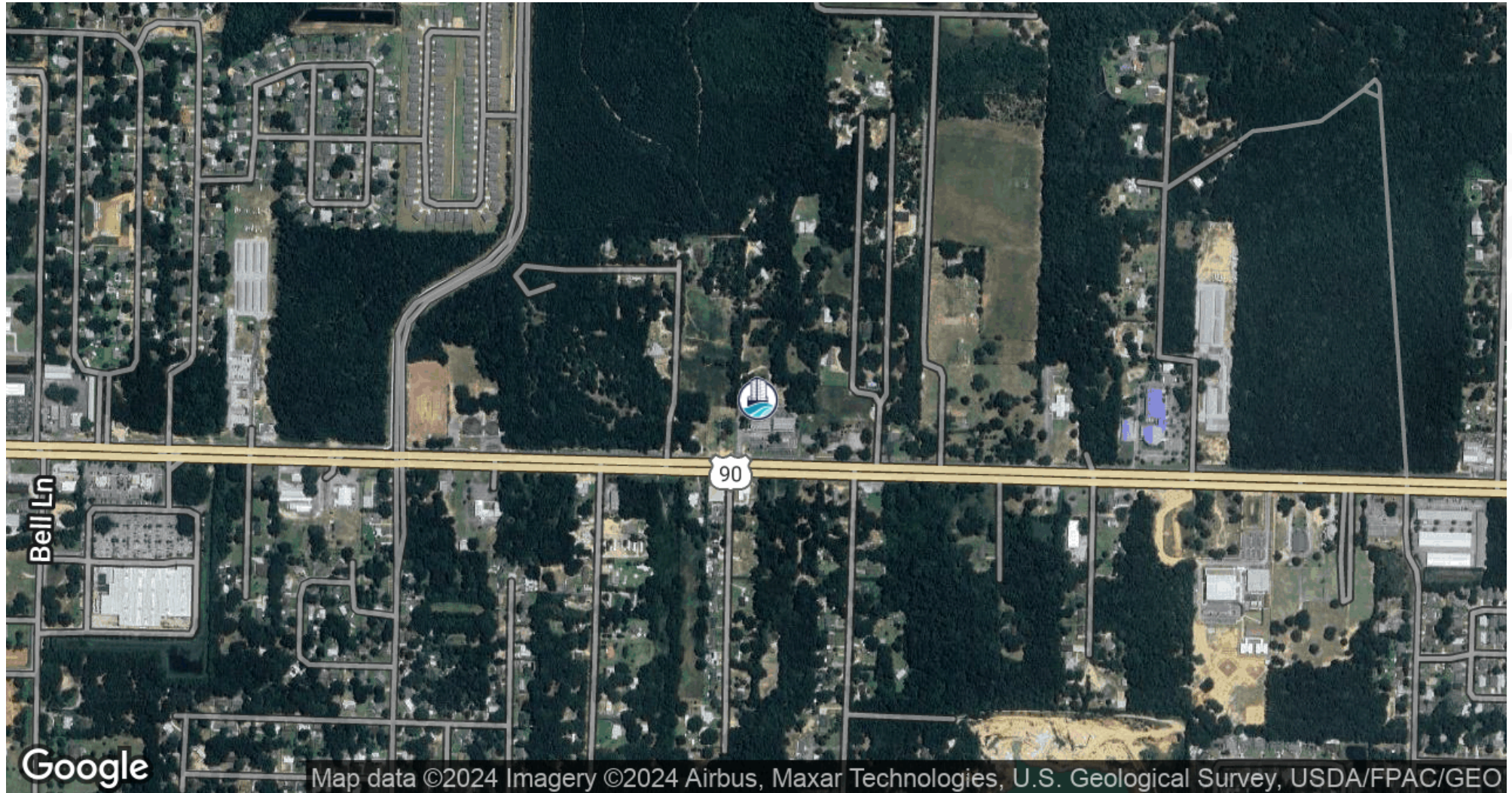
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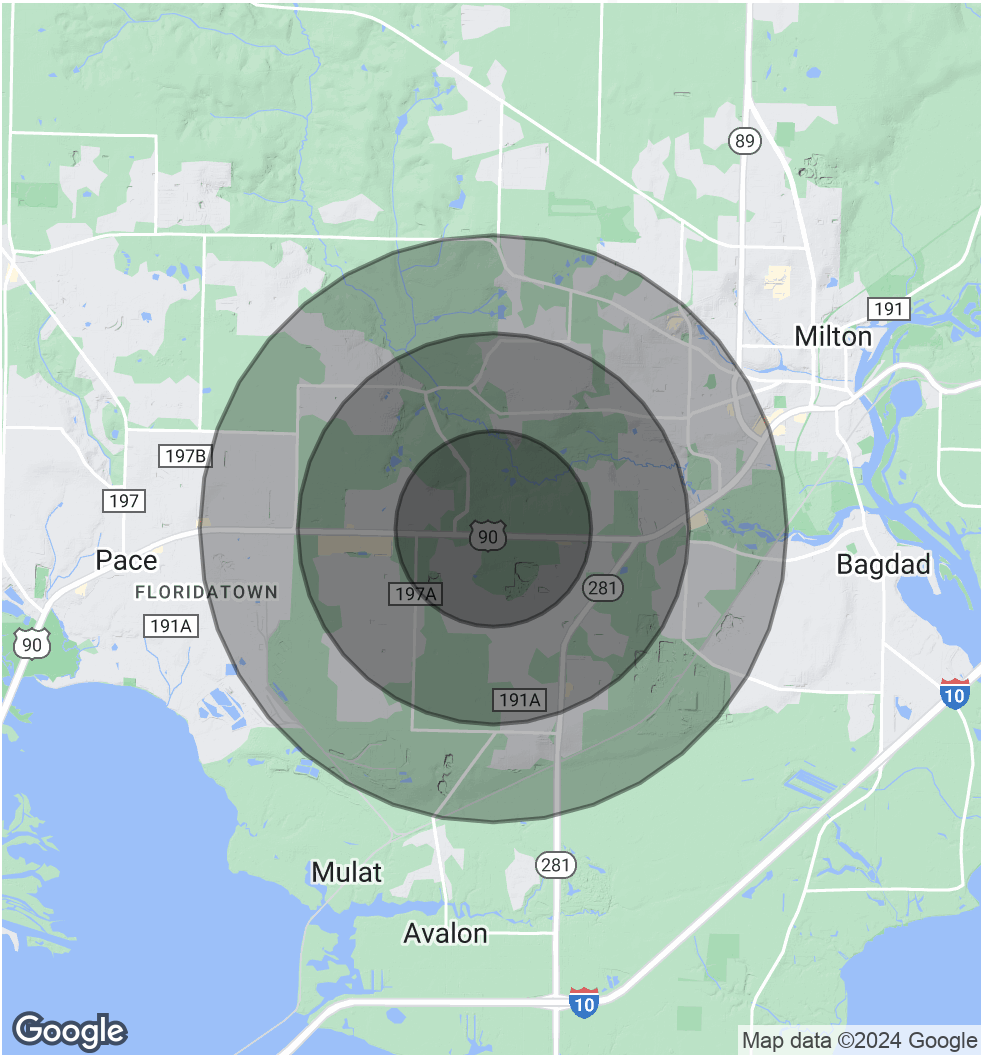
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Population	1 Mile	2 Miles	3 Miles
Total Population	4,656	13,940	28,242
Average Age	34.7	36.1	38.5
Average Age (Male)	36.0	36.9	38.3
Average Age (Female)	36.9	37.1	40.1
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,700	5,414	11,612
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$74,461	\$73,401	\$70,428
Average House Value	\$131,449	\$153,965	\$161,209

* Demographic data derived from 2020 ACS - US Census



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Your Island Culture Realty Partners



Mehdi Moeini

Mehdi@IslandCultureRealty.com
850.380.0877

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations in and he managed 250 employees and produced annual sales of over 7 Million Dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



Wendi Summers

Wendi@IslandCultureRealty.com
850.712.7567

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included sales and marketing. For over 12 years, she had the privilege of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in her career with commercial real estate. She has gained a well-deserved reputation for providing outstanding service to those she serves and believes that relationships are more important than transactions. Most importantly, Wendi enjoys helping others succeed and takes her client's needs on as if they were her own. With that goal, she always asks herself, "would this deal work for me if I were in my client's position"?



Scott Zepp

Scott@IslandCultureRealty.com
850.261.5858

Scott Zepp is a well-respected entrepreneur that truly understands what it takes to make business come alive. Prior to real estate, Scott co-founded World of Beer, a premiere craft beer bar and restaurant franchise with over 60 locations. With more than two decades of experience as a founder and leader of several retail operations, Scott has launched a myriad of successful businesses throughout his career. His success is built on a foundation of relationships, with the core values of treating people right and doing the right thing.

Born and raised in Pensacola, Scott remains dedicated and highly involved in the local community. His expertise of retail, restaurants and bars, along with his understanding of community needs makes him a valuable asset for clients. Scott's ultimate goal is to create a better community and to help those in it achieve their dreams by providing them with the assistance they need to succeed.

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