

LAND OFFERING FOR SALE

Country Club Road

Tiger Point | Gulf Breeze, Florida



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

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LAND OFFERING FOR SALE

Country Club Road Vacant Lot

Country Club Road Vacant Lot

Property Description

This .21 vacant land parcel is available to put your new business.

Location Description

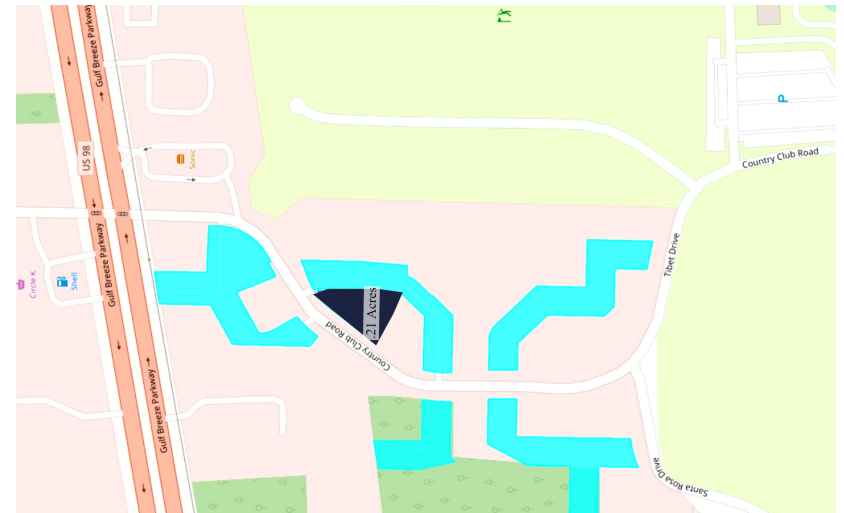
Country Club Road in Gulf Breeze, Florida is located in the Tiger Point area. The road runs north-south perpendicular to Hwy 98. It's right on the way to Tiger Point Golf Club and The Pointe Restaurant. The surrounding area is a mix of commercial properties with residential along the way.

Site Description

Located one block south of Gulf Breeze Parkway aka HWY 98 which boast traffic counts of 39,500.

Parking Description

The parcels highlighted in blue (see lower right photo) totals 1.5 acres of common area parking for your future employees, clients, patients or customers.



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Sale Price	\$74,500
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Location Information

Street Address	Country Club Road Vacant Lot
City, State, Zip	Gulf Breeze , FL 32563
County	Santa Rosa
Market	Gulf Breeze
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	HWY 98
Nearest Airport	Pensacola International Airport - 15 miles

Other Information

Number of Lots	1
Best Use	Office or Retail

Property Information

Property Type	Land
Property Subtype	Office
Zoning	HCD - Highway Commercial Development
Lot Size	0.21 Acres
APN #	29-25-28-5438-00B00-0020
Lot Frontage	413 ft
Corner Property	No
Amenities	Plenty of offices and retail nearby Close to several Restaurants 10 parking spaces already available Less than a quarter mile from Tiger Pointe Country Club and Golf Course

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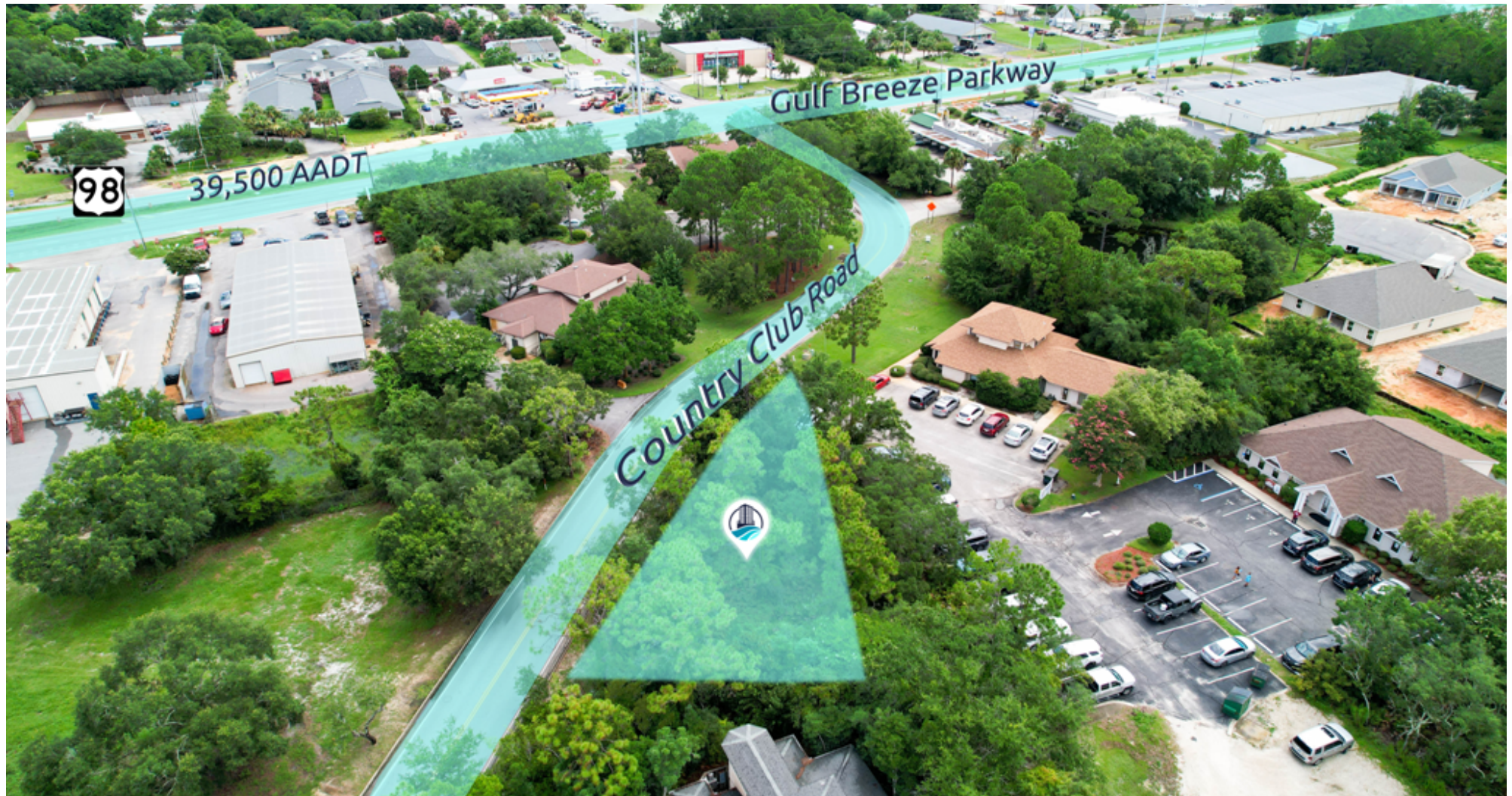
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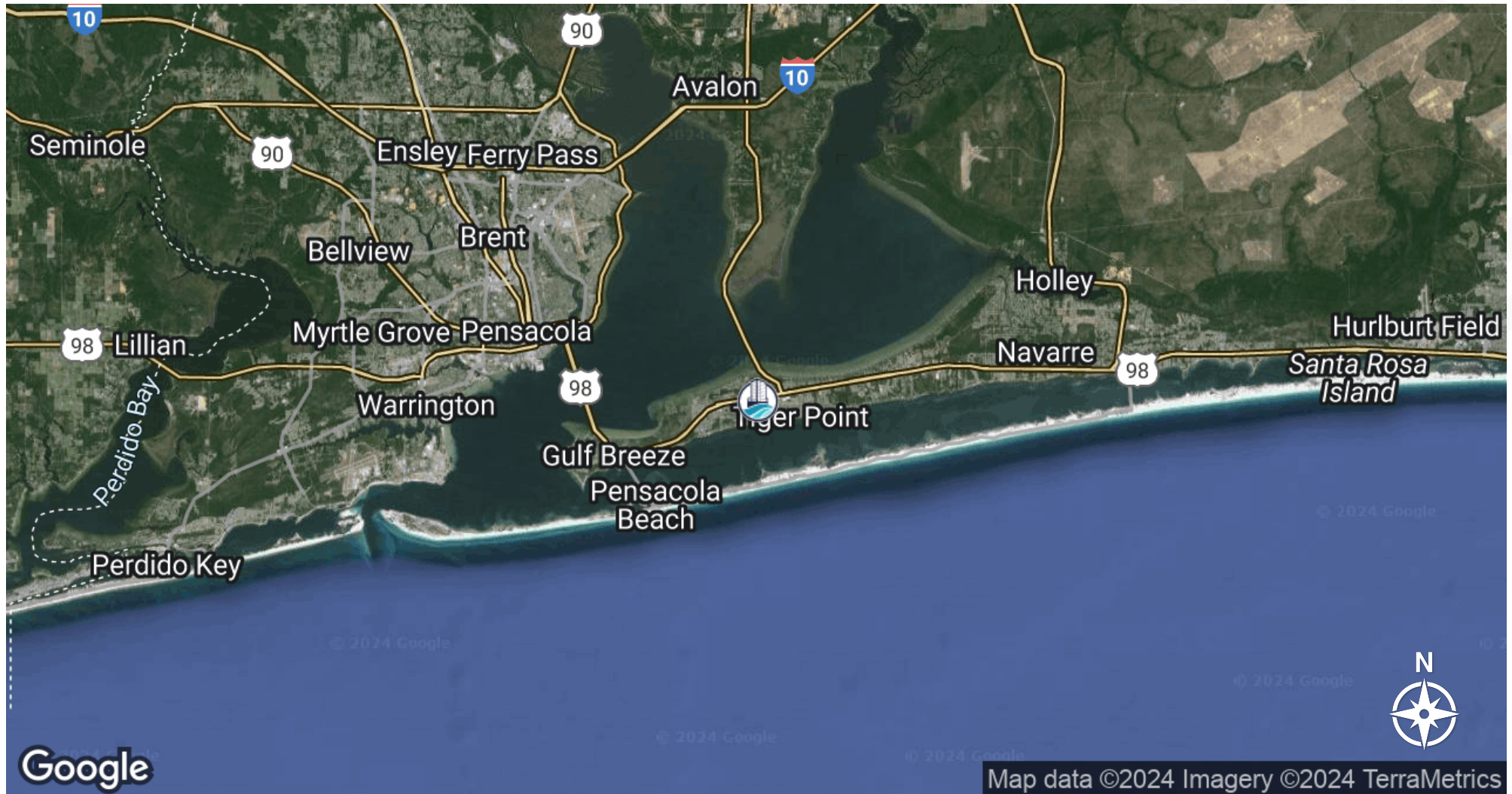
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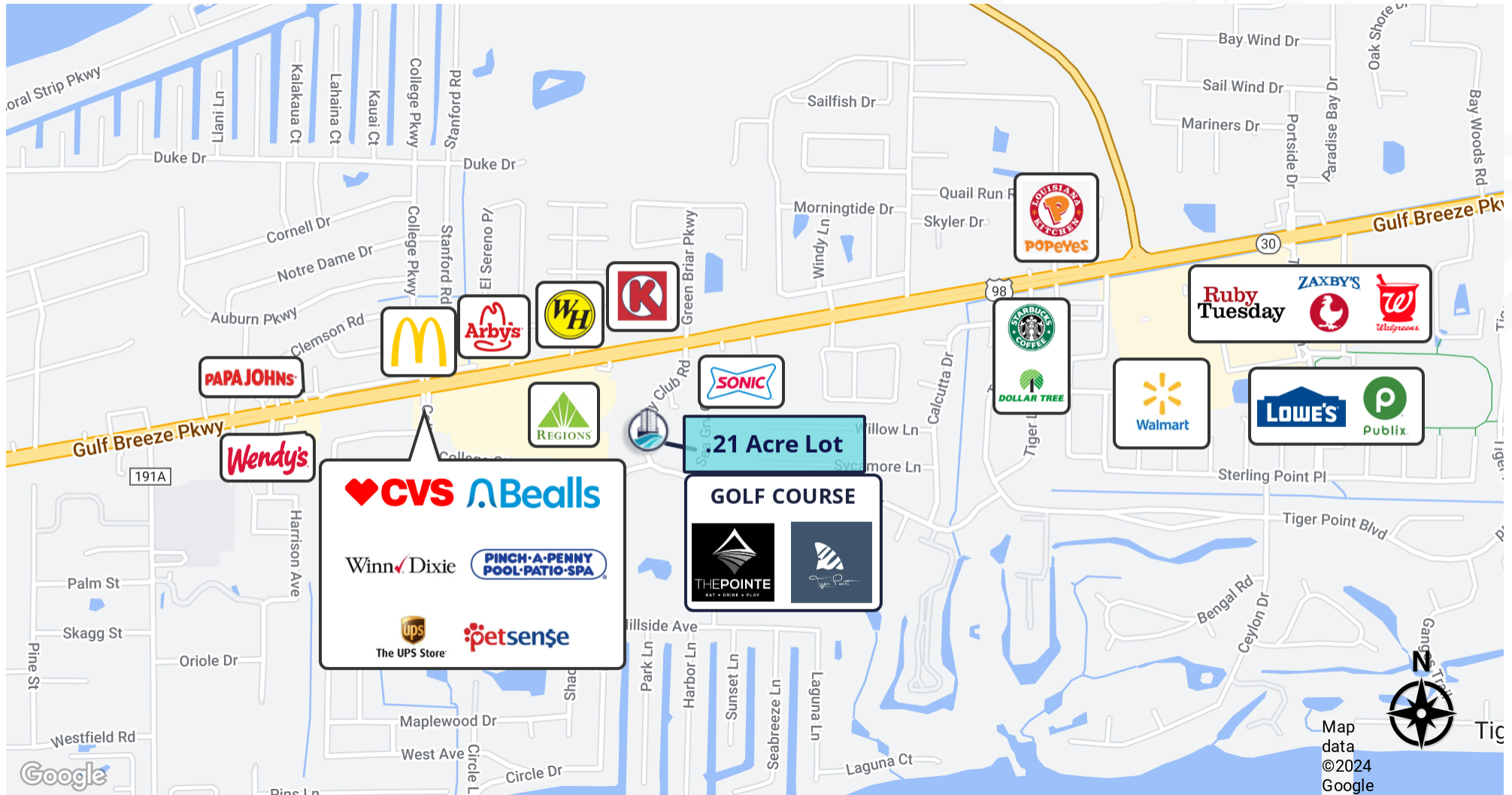
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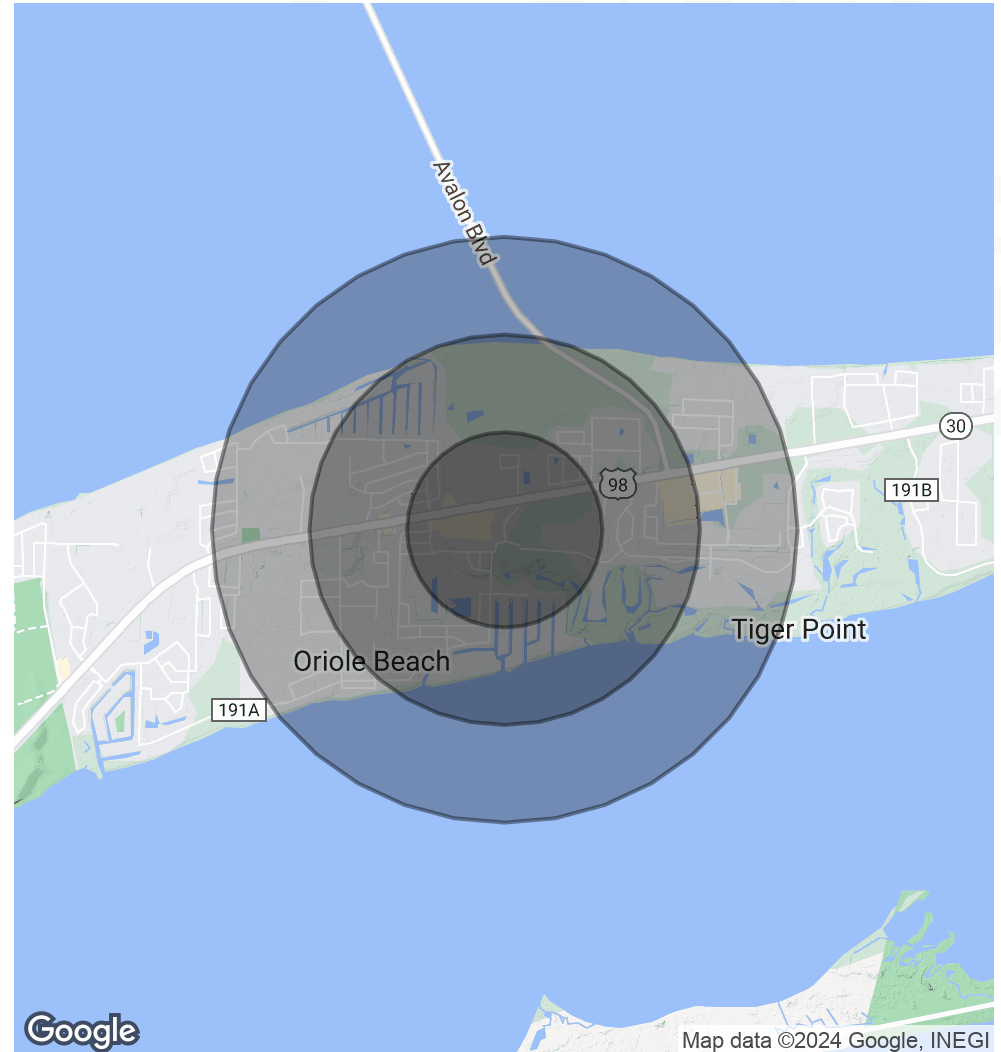
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	894	4,070	6,737
Average Age	42.7	39.9	40.9
Average Age (Male)	35.3	34.9	36.5
Average Age (Female)	44.8	42.7	42.5
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	393	1,777	2,908
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$70,848	\$68,597	\$76,450
Average House Value	\$243,288	\$241,343	\$253,810

** Demographic data derived from 2020 ACS - US Census*



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Meet The Team



MEHDI MOEINI
Broker | Partner
(850) 380-0877
Mehdi@BayCityRealty.com

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, 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
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

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 extensive marketing and sales. For several 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 CRE. She has gained a well-deserved reputation for providing outstanding service to those she serves and enjoys helping others succeed.

Wendi takes her client's needs on as if they were her own. Her ability to openly and honestly communicate has been a key to her success in an industry where understanding client preferences and acting in the best interest of the client matters.