

SALE

2.849 Acre Development Opportunity

2160 ACADEMY DR

Pensacola, FL 32514

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

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FL #BK3179263

ANNA GRIFFIN

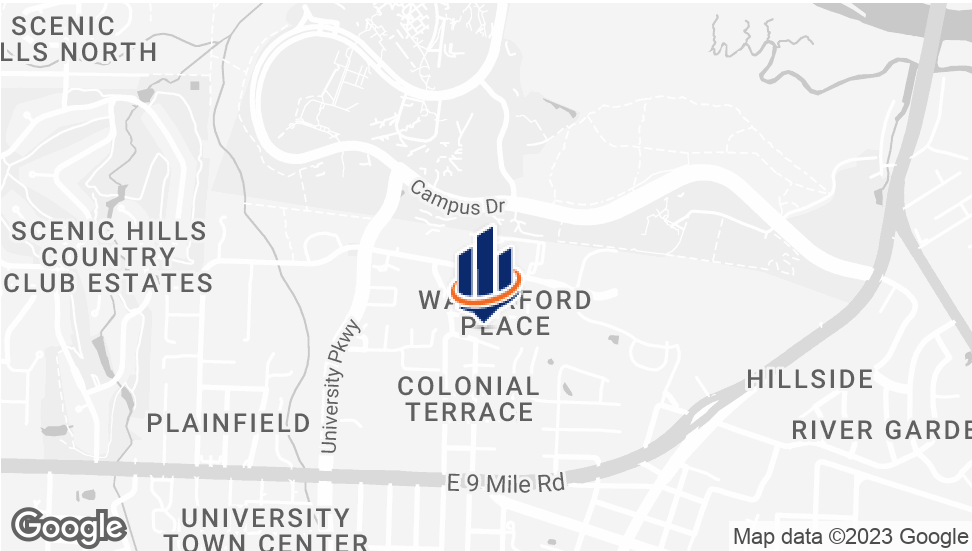
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,195,000
LOT SIZE:	2.849 Acres
PRICE / ACRE:	\$419,445
YEAR BUILT:	1955
ZONING:	HDR
MARKET:	Pensacola
APN:	53-1S-30-4000-000-002

PROPERTY OVERVIEW

DEVELOPMENT OPPORTUNITY
Discover the perfect canvas for student living at our premier commercial real estate land, ideally poised for dynamic campus housing, just a mere half mile from the prestigious University of West Florida. Encompassing +/- 2.849 acres of prime development potential, this exceptional property offers a rare opportunity to create a vibrant and modern living community tailored to the needs of university students. With its strategic proximity to campus, students will revel in the seamless blend of convenience and comfort, fostering a unique sense of community and enhancing their academic journey. seize the chance to shape the future of student living near the University of West Florida.

PROPERTY HIGHLIGHTS

- 2.849 Acres
- Zone HDR
- 1290SF Residential house located on property, but given no value.

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PROPERTY PHOTO



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POTENTIAL DEVELOPMENT

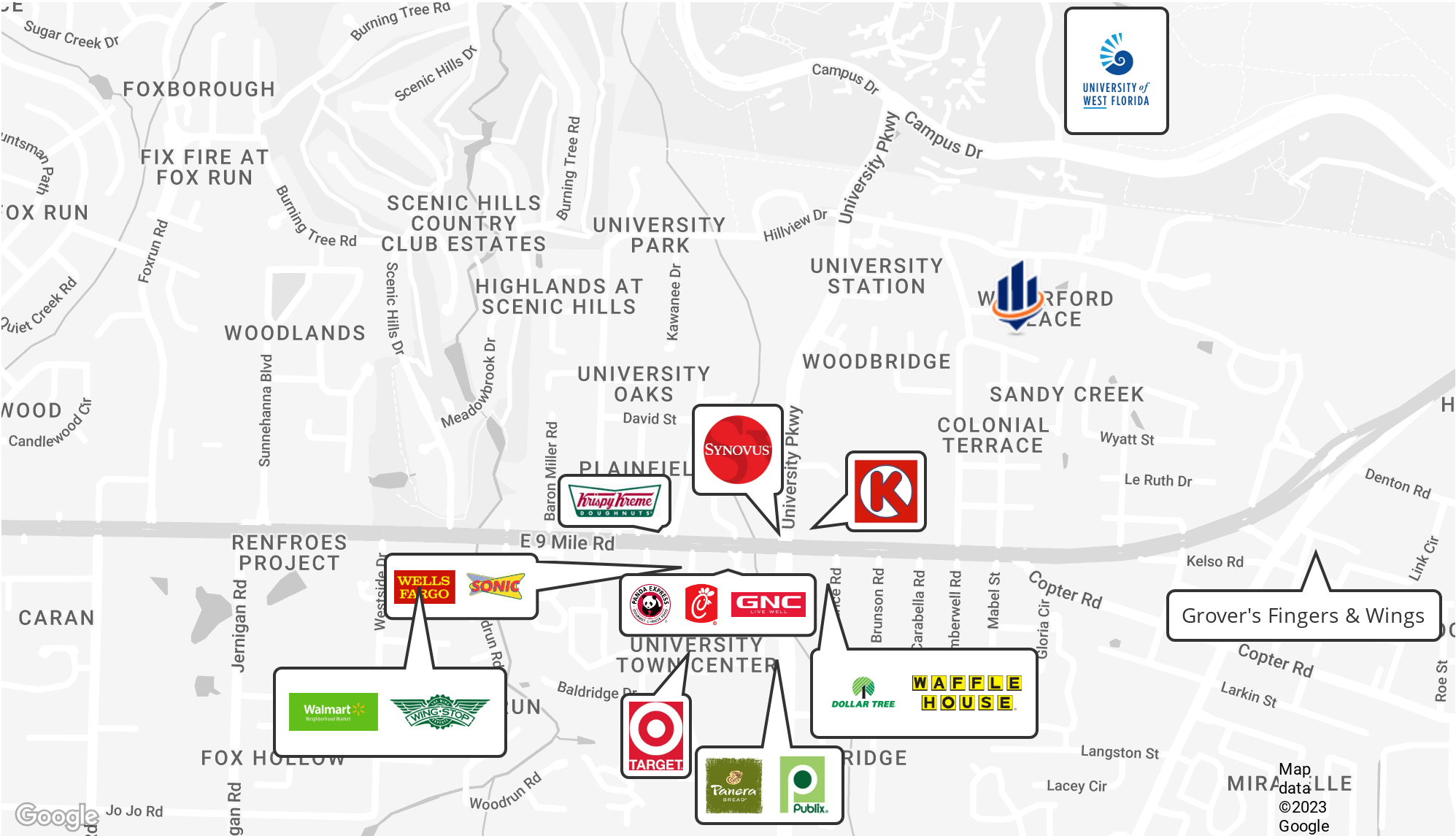


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PROJECT NO. 124801.03		REVISION/ACTION TAKEN	
NO.	DATE	APPROV.	DATE
1	12/15/2023	ANNA GRIFFIN	12/15/2023
2	12/15/2023	MICHAEL CARRO	12/15/2023
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

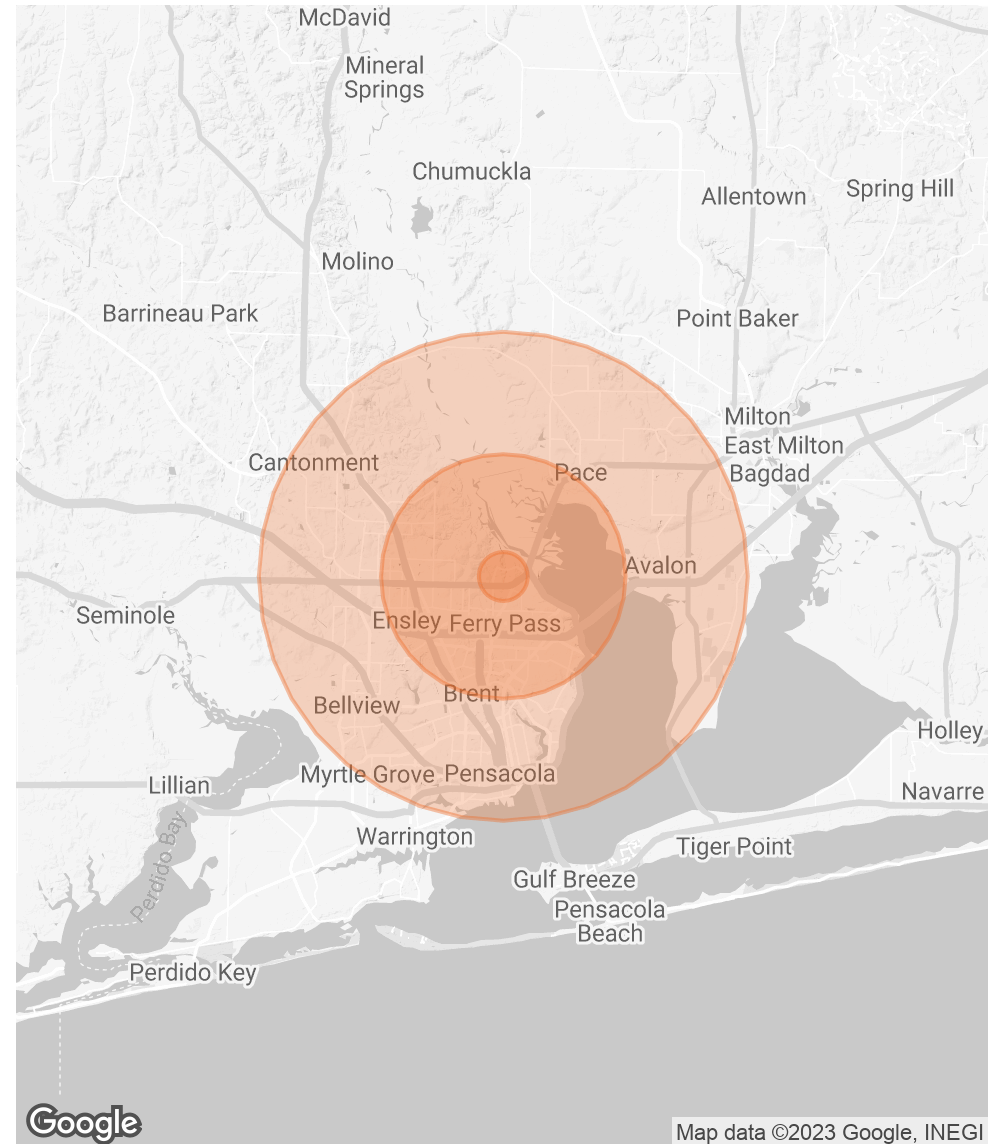
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,256	94,453	275,330
AVERAGE AGE	29.0	36.5	39.0
AVERAGE AGE (MALE)	26.8	35.7	37.5
AVERAGE AGE (FEMALE)	30.5	37.8	40.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,198	40,389	120,545
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$60,841	\$60,815	\$63,631
AVERAGE HOUSE VALUE	\$171,640	\$153,813	\$164,700

* Demographic data derived from 2020 ACS - US Census



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MICHAEL CARRO, CCIM



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Senior Advisor, Principal

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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)
2016 #1 Top Producer in the State of Florida for SVN
2016 #3 Top Producer in the USA for SVN
2016 NAIOP Broker Deal of the Year Award Winner

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"

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ADVISOR BIO 2



ANNA GRIFFIN

Assistant Advisor

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PROFESSIONAL BACKGROUND

Anna Griffin joined SVN Southland Commercial in 2023 as an Associate Advisor. Earning her Bachelor’s degree in Communication and Digital Media Studies at Florida State University, Anna’s passion lies in revitalizing the community and driving economic development. As a Pensacola native, she is committed to building robust relationships that contribute to a stronger community, making her a valuable addition to the SVN family. Combining her local insights with knowledge of the commercial real estate industry, Anna strives to create a positive impact on her clients and the community.

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