

13-2S-30-2

MOBILE HWY

MASSACHUSETTS AVE

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SALE

**+/- 14.49-20 Acres
Available**

5061 MOBILE HWY

Pensacola, FL 32506

PRESENTED BY:

MICHAEL CARRO, CCIM

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ANNA GRIFFIN

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$975,000
LOT SIZE:	14.49 Acres
PRICE/ACRE:	\$66,826
ZONING:	HC/LI

PROPERTY OVERVIEW

14.49 +/- acre development opportunity with 1,000 feet of frontage on Mobile Hwy. This expansive parcel offers 10.42 usable acres and 4 acres of wetlands. Situated in a highly visible area with 35,500 cars passing daily, ensuring maximum exposure for any future development. In close proximity to neighboring national retailers including Walmart, Publix, Home Depot, and Lowes.

An additional +/- 5.7 acres available adjacent to the property can be combined for a total of +/- 20.19 acres

PROPERTY HIGHLIGHTS

- 10.49 usable acres + 4 acres of wetlands (\$66,826/ac)
- 5.7 acres adjacent to property available
- Zoned HC/LI
- AADT of 35,500

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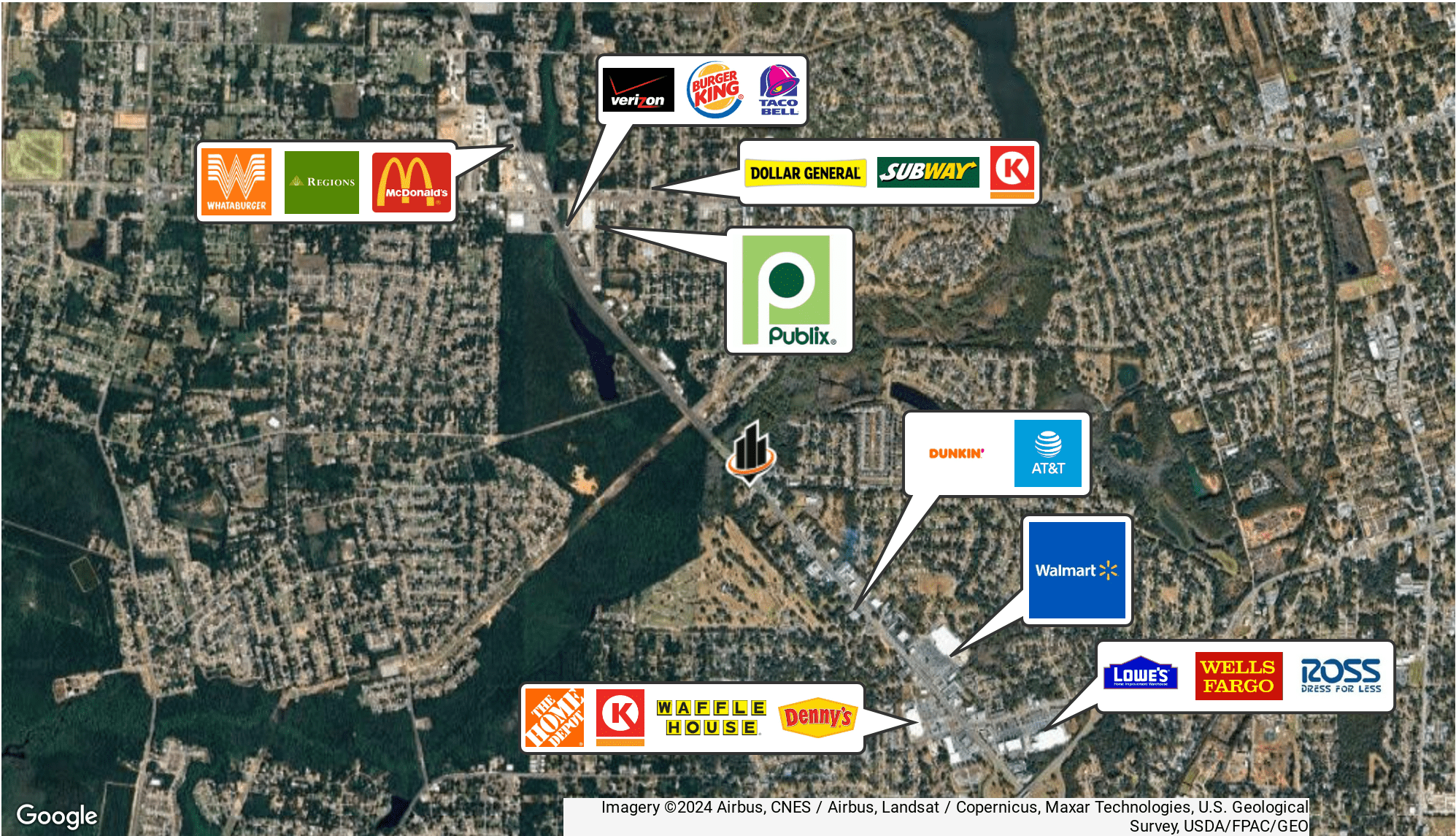
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LOCATION MAP



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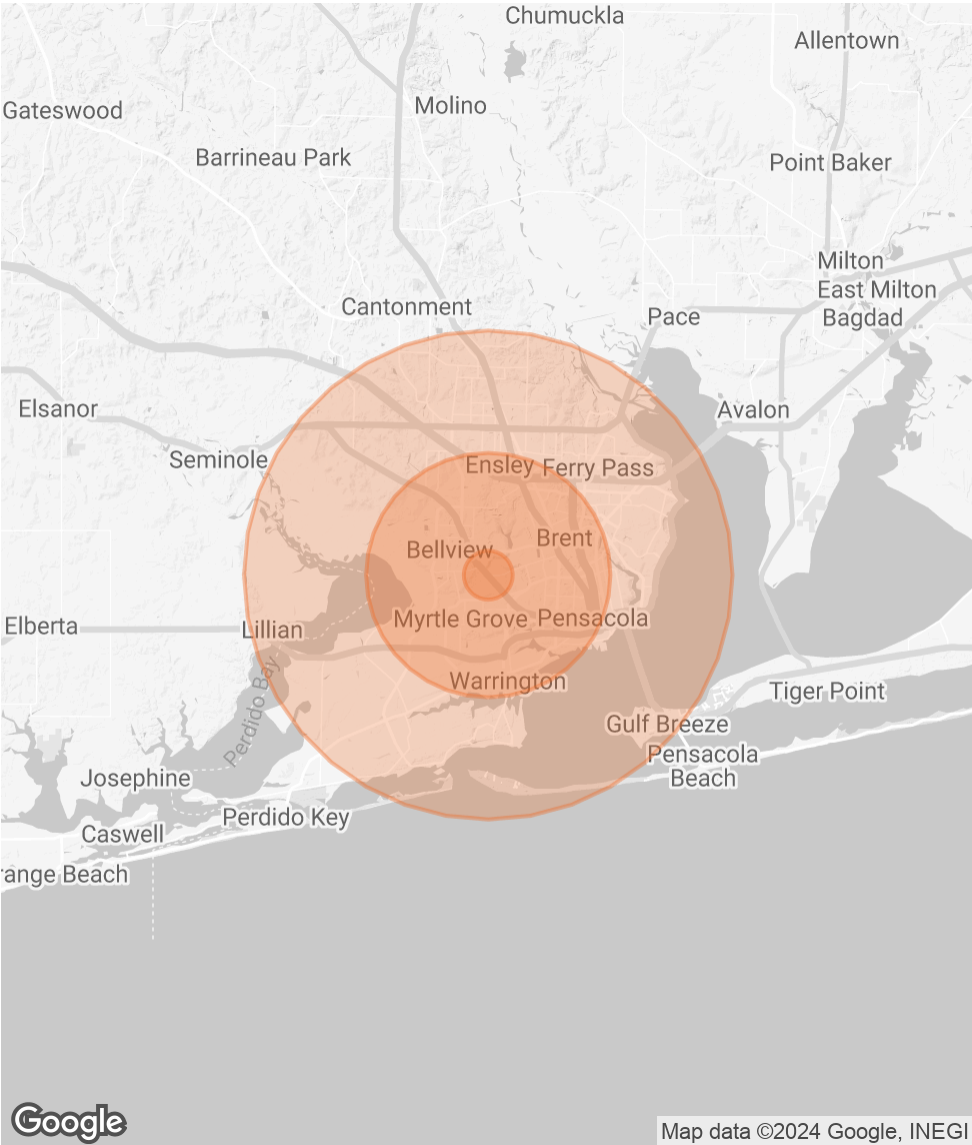
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,837	131,069	286,630
AVERAGE AGE	37.1	38.7	38.7
AVERAGE AGE (MALE)	34.9	36.1	36.8
AVERAGE AGE (FEMALE)	39.7	41.4	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,628	58,501	126,524
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$51,005	\$47,795	\$63,285
AVERAGE HOUSE VALUE	\$128,362	\$120,300	\$167,486

* 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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