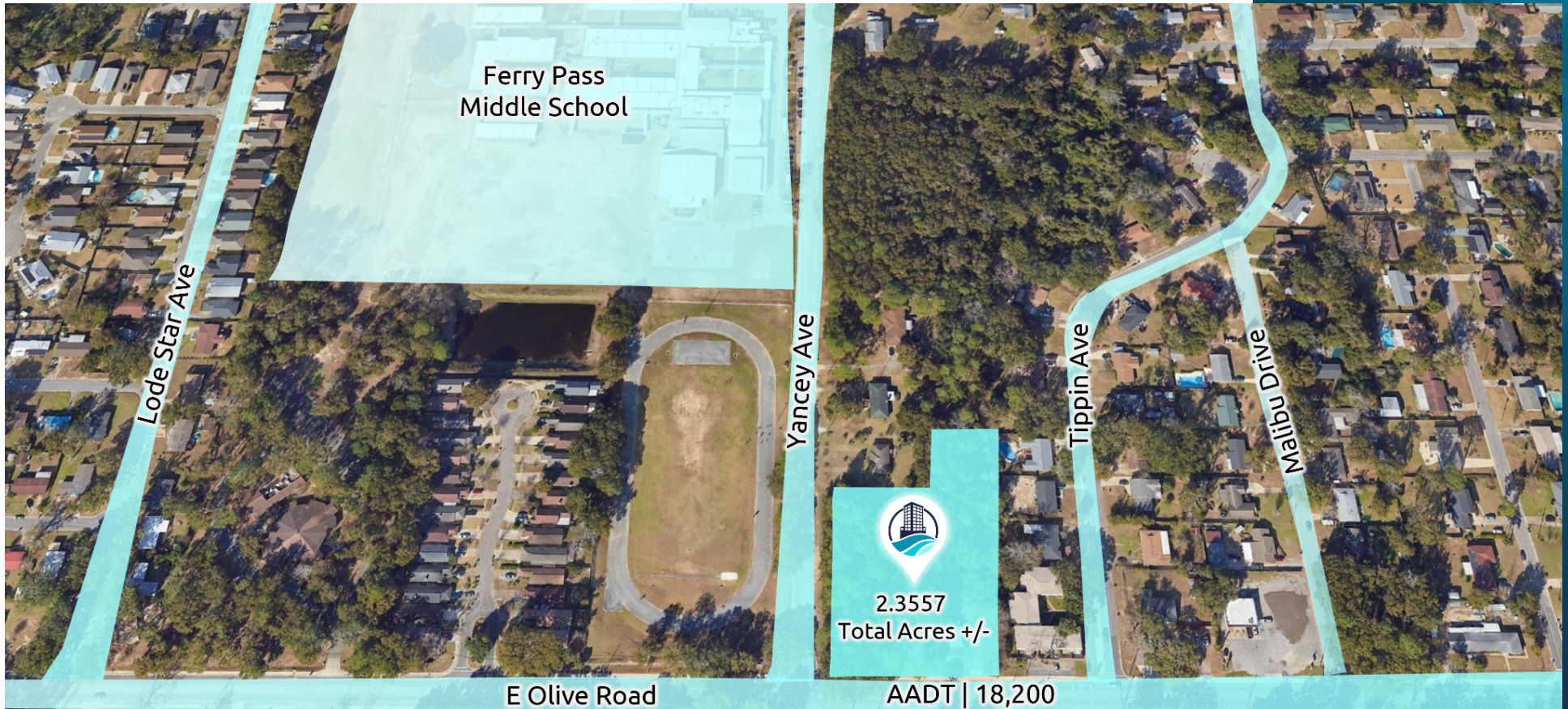


LAND OFFERING FOR SALE

Over 2 Acres of Vacant Land on Olive Road in Pensacola!

3320 E Olive Rd Pensacola, FL 32514



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

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Property Description

Check out this 2.35-acre corner lot with frontage of 290 feet on the recently expanded and refreshed East Olive Road. The major improvements include upgraded drainage systems and utilities, bike lanes, sidewalks and improved water quality with the addition of two new stormwater ponds.

The current zoning permits a blend of commercial/retail ventures and multi-family housing, offering versatile development possibilities. For more detail on HDMU zoning copy and paste this link, <https://tinyurl.com/ESCZoneHDMU>

A short drive to University of West Florida, West Florida Hospital, and Interstate 10, makes this area appealing given the area's growth trajectory and demand for more accessible multi-family housing options.

Location Description

3320 Olive Road in Pensacola is located in the northern part of the city known as Ferry Pass. It is a great mix of residential and commercial. The area has various businesses, including retail stores, restaurants, and offices and is surrounded by residential neighborhoods, schools, and parks. It's really an awesome diverse and vibrant community! Olive Road is a main thoroughfare that connects to major roads such as Davis Highway and Scenic Hwy, providing convenient access to other parts of Pensacola and the wider region.

Site Description

Zoned HDMU, this cleared and level land has many possibilities. From Residential to Retail this is a great space and less than a mile to Interstate 10.

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Sale Price	\$500,000
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Location Information

Building Name	Over 2 Acres of Vacant Land on Olive Road in Pensacola!
Street Address	3320 E Olive Rd
City, State, Zip	Pensacola, FL 32514
County	Escambia
Market	Pensacola
Sub-market	Ferry Pass
Cross-Streets	Olive Road and Tippin Ave
Side of the Street	North
Road Type	Highway
Market Type	Medium
Nearest Highway	I10 .05 Miles
Nearest Airport	Pensacola International Airport 5 Miles

Property Information

Property Type	Land
Property Subtype	Multifamily
Zoning	HDMU High Density Mixed Use
Lot Size	2.356 Acres
APN #	171S301402000000
Lot Frontage	280 ft
Lot Depth	425 ft
Traffic Count	18200
Traffic Count Street	Olive Road
Soil Type	Sandy

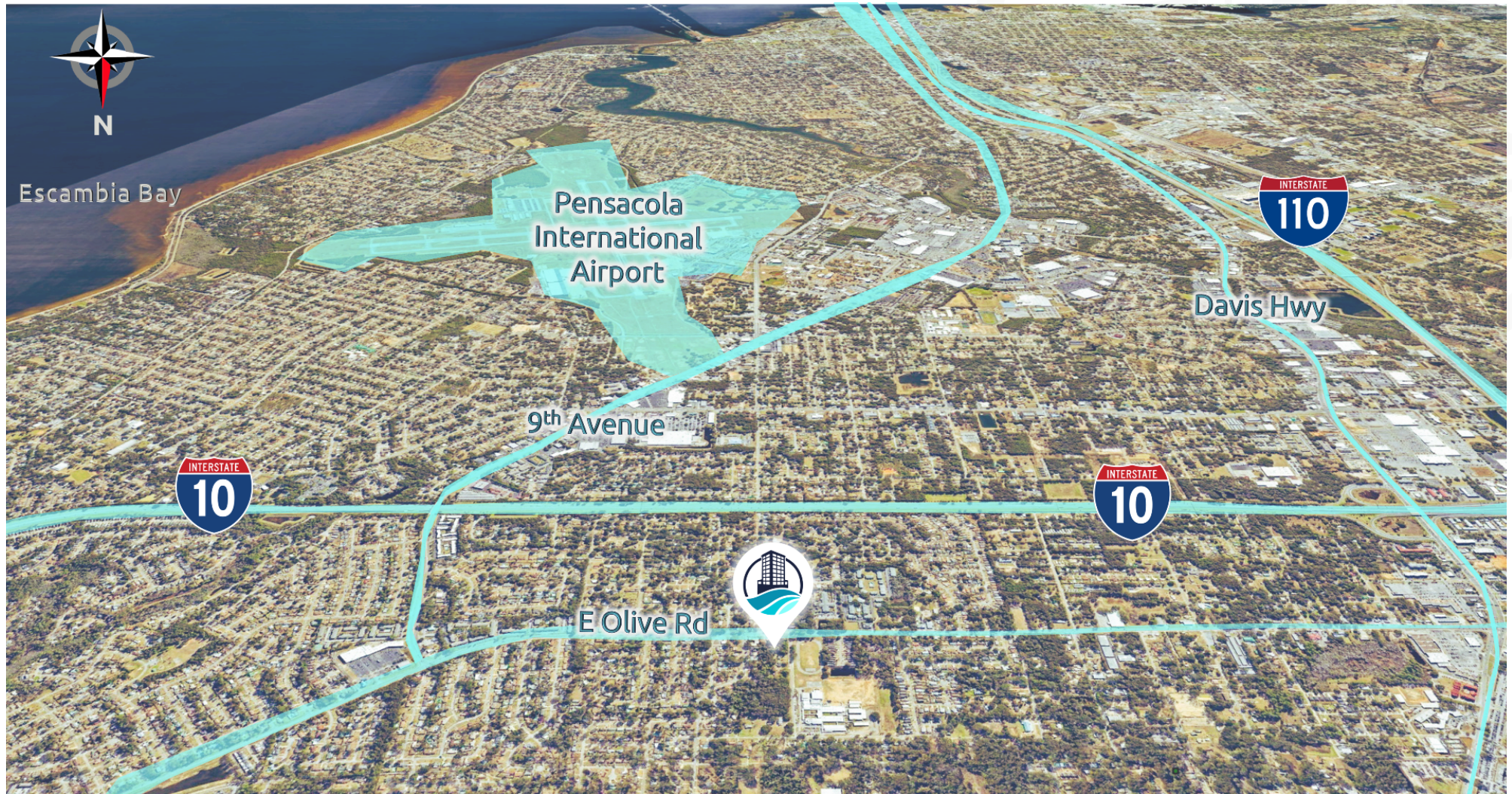
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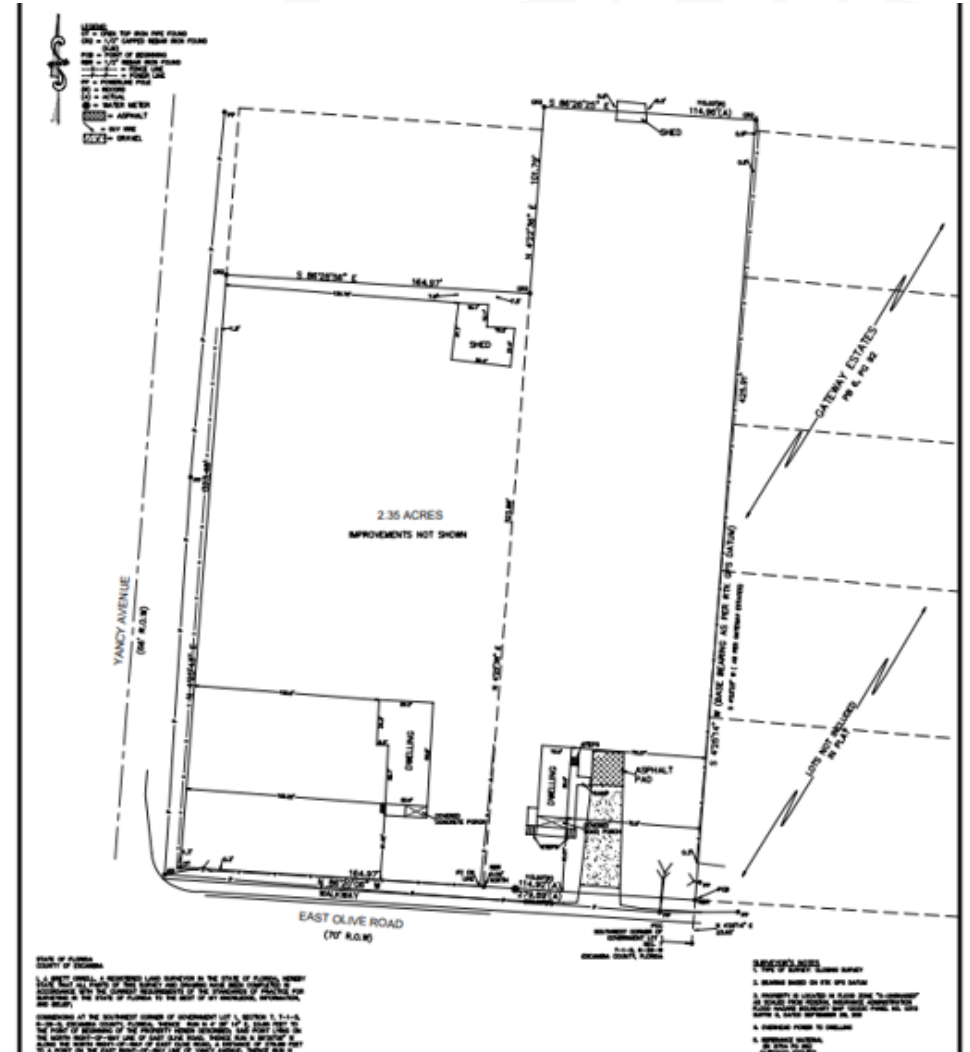
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Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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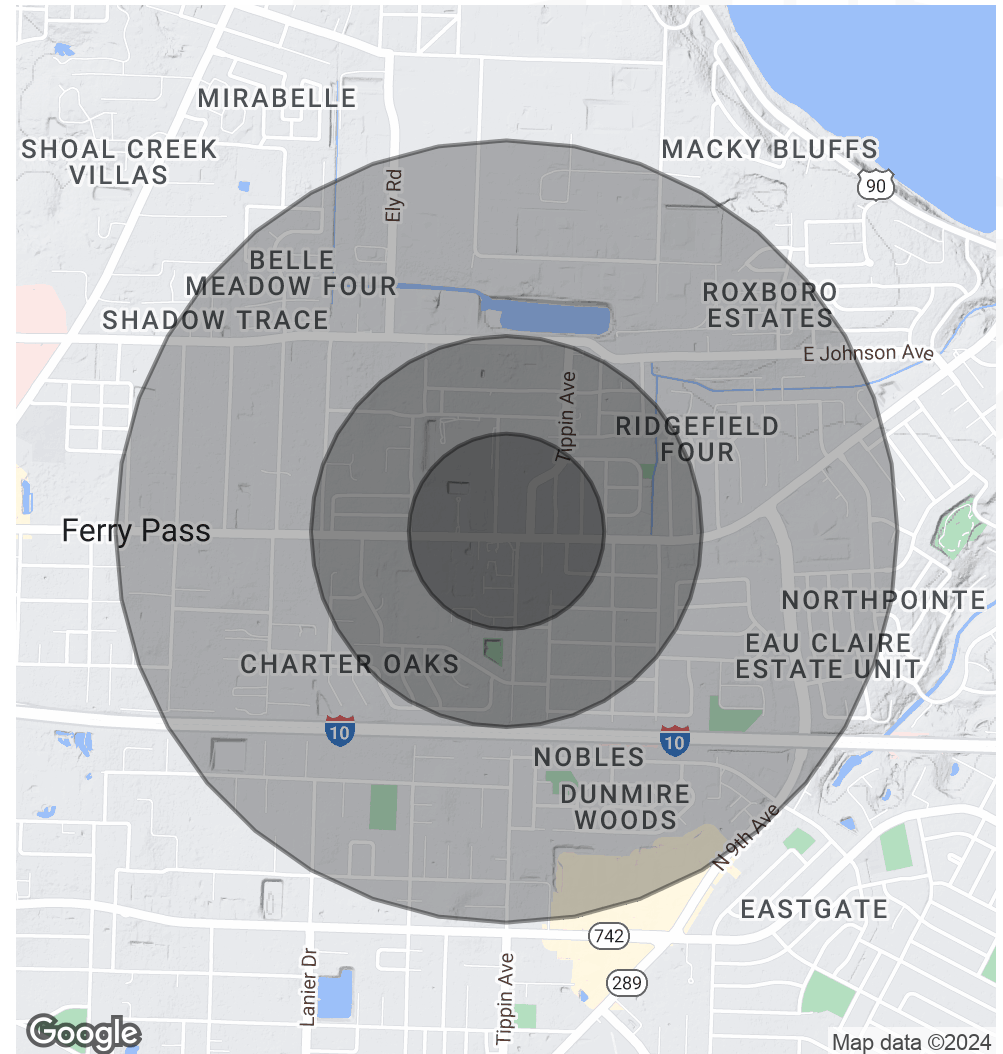
Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	681	2,756	9,121
Average Age	36.1	36.5	36.6
Average Age (Male)	34.8	34.8	35.7
Average Age (Female)	36.1	37.2	36.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	301	1,253	4,172
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$52,497	\$52,452	\$56,785
Average House Value	\$130,085	\$133,892	\$146,431

Traffic Counts

Olive Road and Tippin Ave	18,200/day
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** 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.