SVN
SOUTHLAND COMMERCIAL

3.63 ACRE SITE ON WEST SIDE OF BAUER ROAD

2100 BLK BAUER FIELD ROAD
PENSACOLA, FL 32506

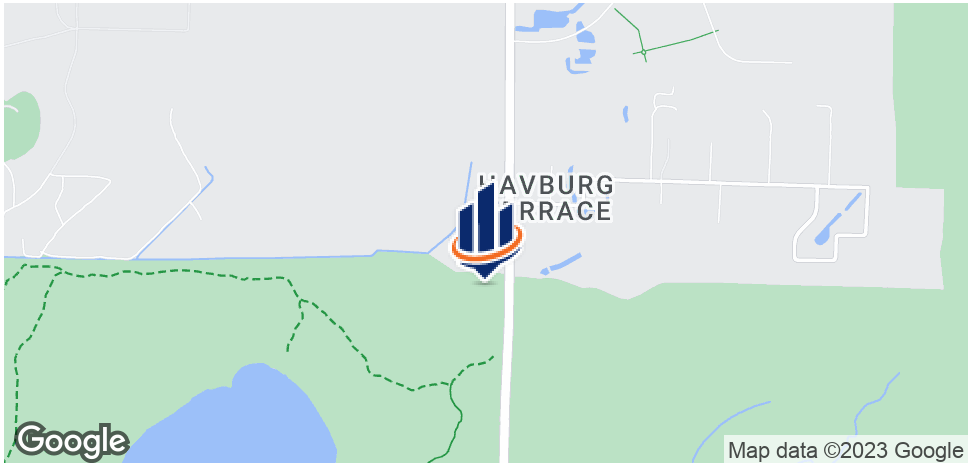
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Property Summary





OFFERING SUMMARY

Sale Price:	$199,000
Lot Size:	3.63 Acres
Zoning:	HDMU, High Density Mixed Use
Market:	Pensacola
Traffic Count:	9,400
Price / SF:	$1.26

PROPERTY OVERVIEW

Fabulous 3.63 acre site located on the west side of Bauer Field Road, south of the Blue Angel Recreational Park. The south and west sides of this property bordered by the Tarklin Bayou State Preserve. The site includes 320 feet of frontage along Bauer Road, with a depth of 410 feet. This property has convenient access to Alabama to the west, Perdido Key to the south, and downtown Pensacola to the east. Property is zoned HDMU (High Density Mixed-Use), which allows a variety of commercial and residential uses with a maximum residential density of 25 units/acre.

PROPERTY HIGHLIGHTS

- 3.63 Acre Site
- Zoned HDMU (High Density Mixed-Use)
- Adjacent to Tarklin Bayou State Preserve
- 320 Feet of Frontage on Baurer Road
- High and Dry, No Wetlands
- AADT 9,400

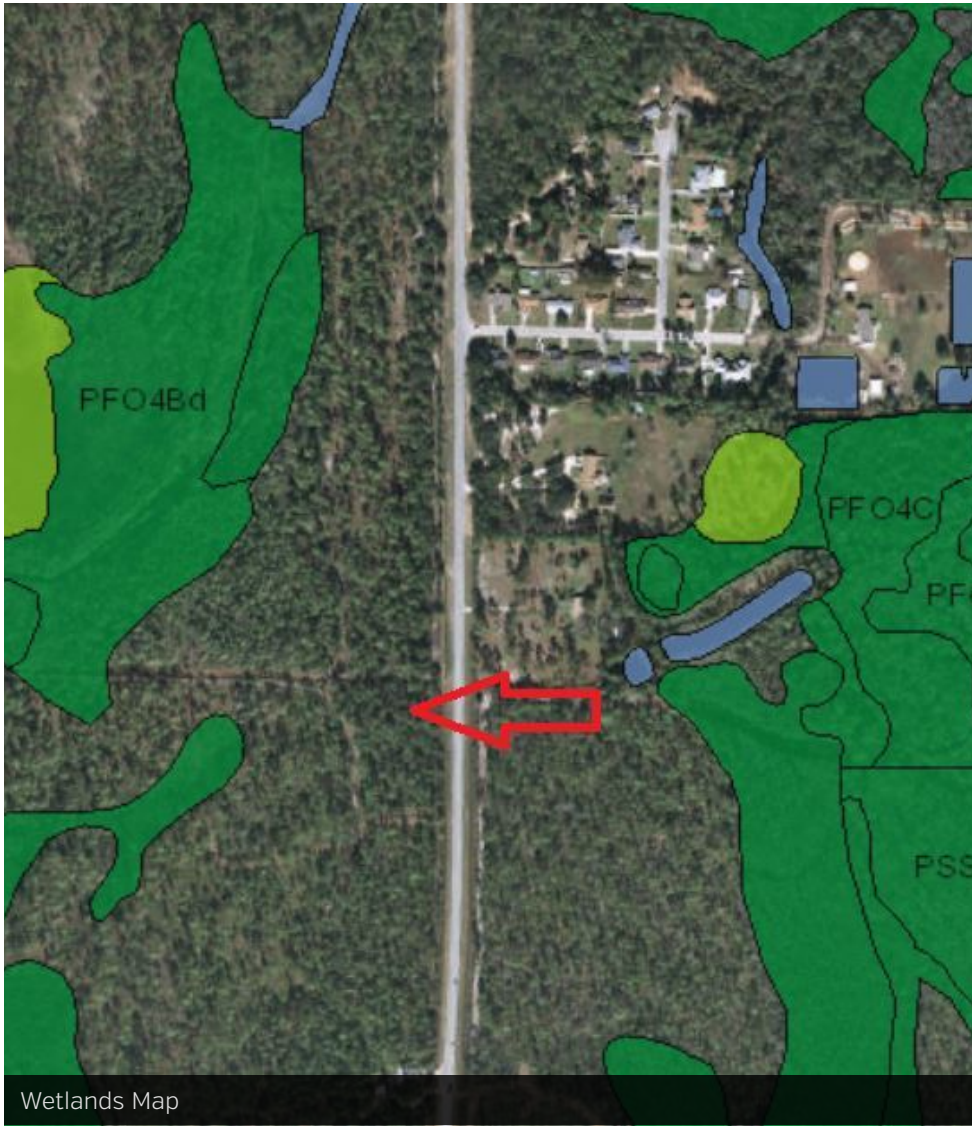
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Additional Photos

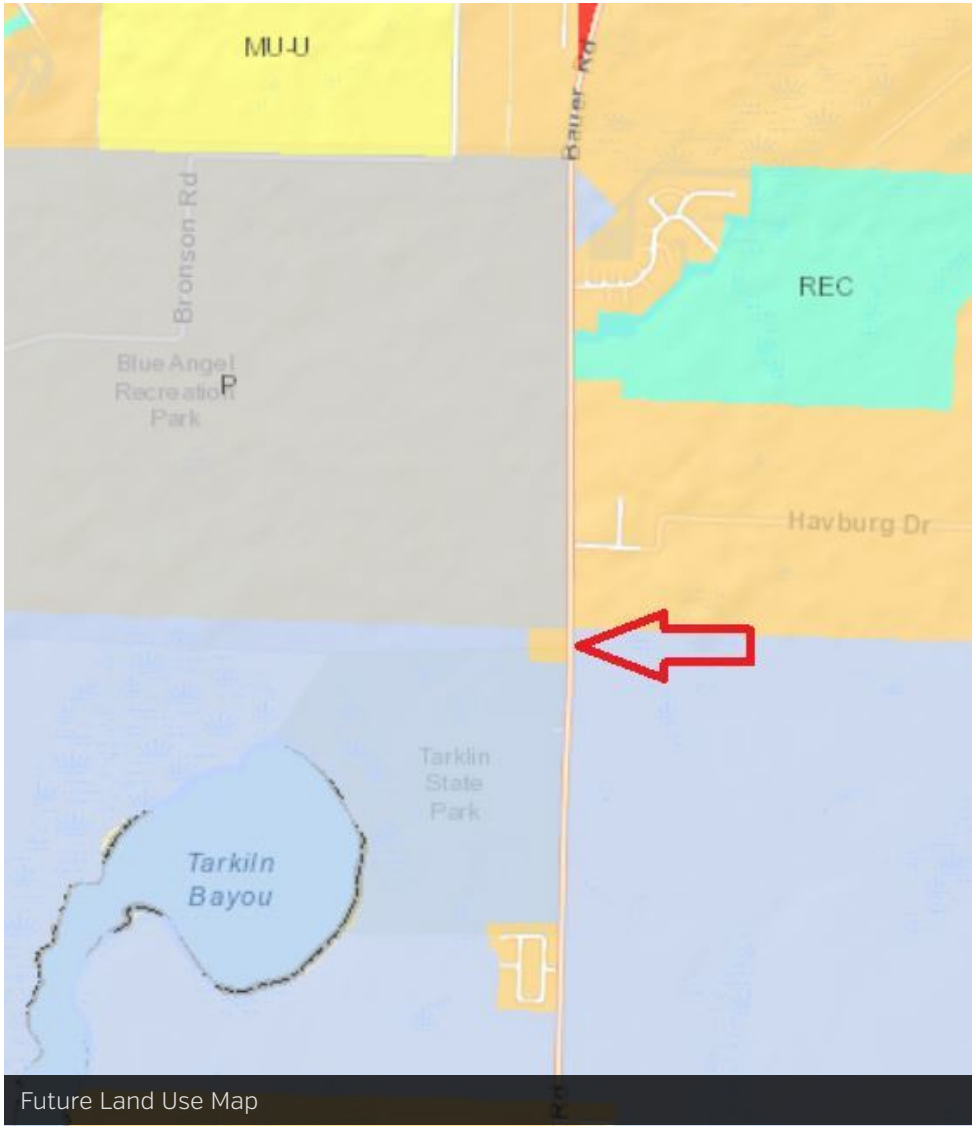


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Additional Photos



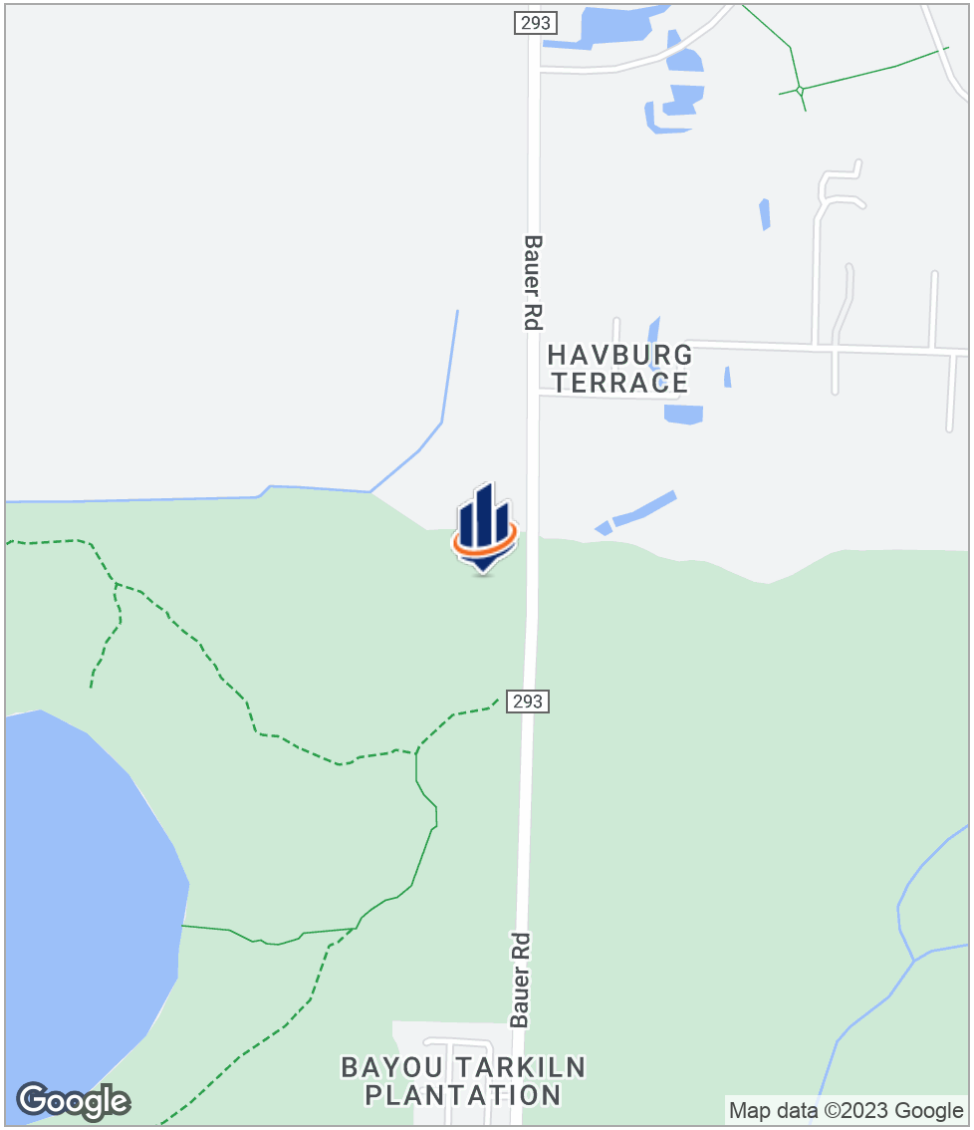
Wetlands Map

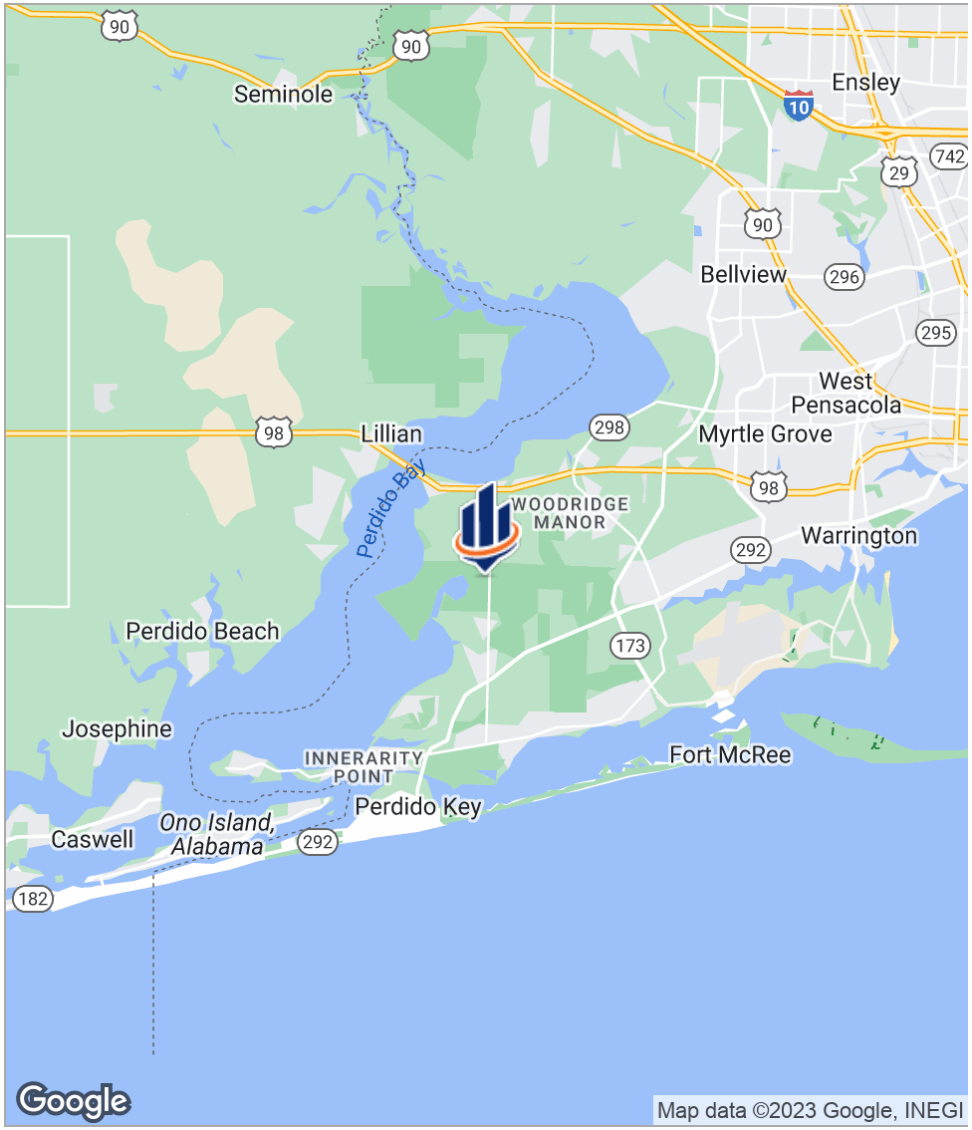


Future Land Use Map

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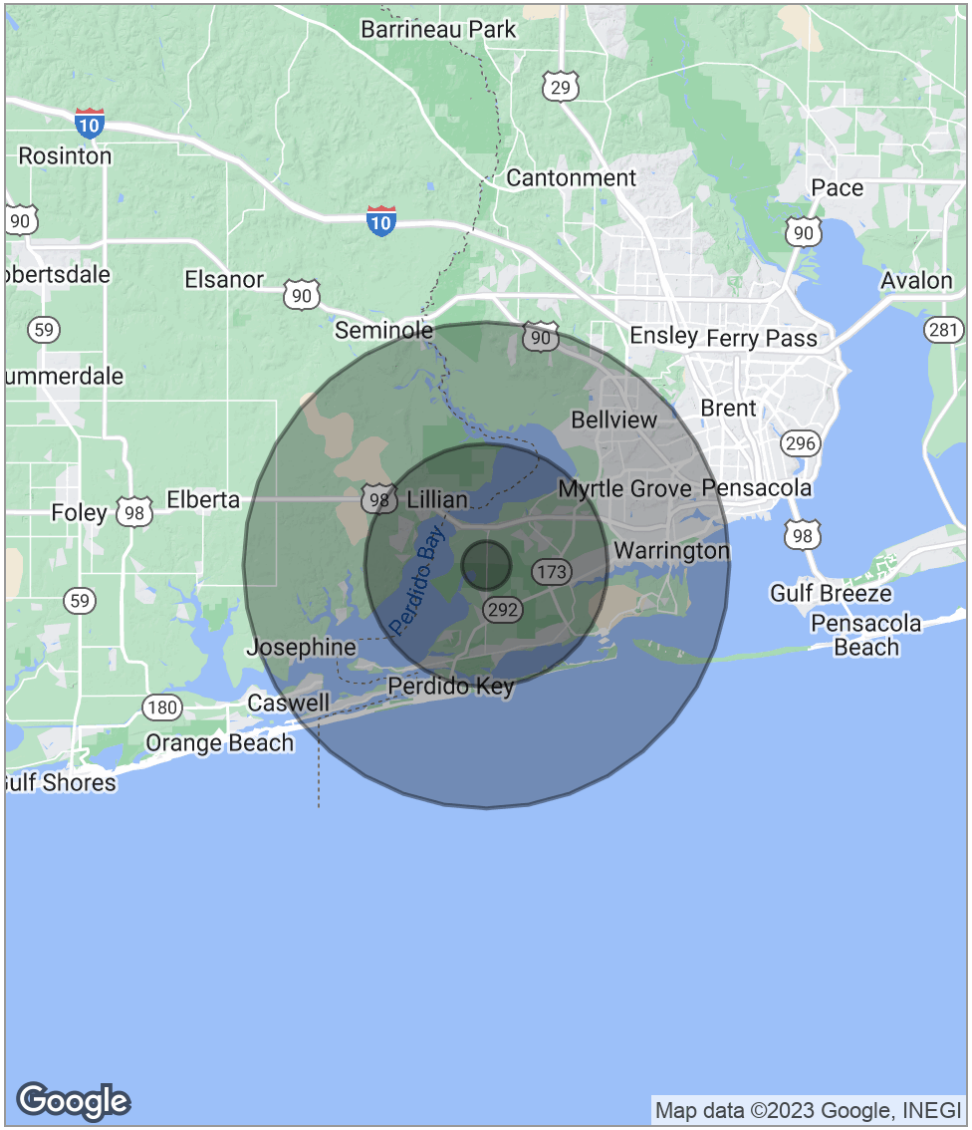
Location Maps





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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,341	29,680	126,113
Median age	34.6	39.1	36.8
Median age (Male)	33.4	37.7	35.6
Median age (Female)	36.0	40.0	37.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	486	11,317	45,363
# of persons per HH	2.8	2.6	2.8
Average HH income	$62,859	$65,024	$55,519
Average house value	$230,098	$231,026	$184,091

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

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City Data





CITY OF PENSACOLA

Pensacola is a 450-year-old city with a rich history and exciting future. Also known as the City of Five Flags, Pensacola is the largest city in West Florida. Having been governed by five nations since its discovery in 1559 (Spain, France, England, the Confederate States of America, and the United States of America), Pensacola offers up a diverse palette, with business and industry such as the medical and chemical fields, military and governmental operations, and tourism and retail shopping blending into a rich cultural and artistic heritage. Pensacola's downtown is in the heart of a region of over 300,000 people with diverse backgrounds and interests. It's a downtown where residents, office workers and visitors stroll comfortably along historic streets, shop in clothing stores, browse for art or sample restaurants where menus range from tasty Gulf coast seafood to top-notch French cuisine. The many museums tell the story of Pensacola's past as the surrounding businesses, theaters and the seats of both city and county government create Pensacola's future.

DOWNTOWN PENSACOLA

Downtown Pensacola is host to many recreational activities and events. At the center of Downtown are its public parks – with acres of century-old oak trees, these parks are known for beauty as well as hosting events and concerts throughout the year. Events occur every week Downtown – from weekly running groups to numerous parades, festivals, marathons, and concerts. With activities that range from simply watching the famous sunsets over the bay to experiencing a vibrant arts and culture environment, Downtown serves as the recreational hub for all of Pensacola. If you can think of an event, it's probably happening in Downtown Pensacola. From Gallery Night and the Pensacola Wine Festival to Fishing Tournaments and Barktoberfest, it's here. Downtown's arts and cultural environment also nurtures a great music scene, nightlife, and the most popular place to watch sporting events in town. Downtown Pensacola is known for our customer service and is the best location for independent, one of a kind retailers in the area. Museums displaying some of the area's rich history include the "Museum of Industry, Museum of Commerce, & T.T. Wentworth, Jr., Florida State Museum.

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Escambia County Data



PROPERTY OVERVIEW

Escambia County

Picture perfect white sand beaches and clear Gulf waters draw millions of vacationers to Escambia County each year. The 1.4 million people who reside in Northwest Florida comprise a skilled, dedicated regional talent pool, supported by a wide variety of training and educational opportunities. Almost 45,000 military veterans make their home in the region, providing a pool of focused, highly-skilled employees; and excellent vocational training is available through several facilities in Escambia County. Additionally, three research universities and a strong regional network of community and state colleges contribute to Escambia County's well-educated workforce. Research and higher-education institutions located in Escambia County include: Florida Institute for Human and Machine Cognition (IHMC), University of West Florida (UWF), Embry-Riddle Aeronautical University, Florida State University College of Medicine, Pensacola State College, Pensacola Christian College, Troy University and the National Flight Academy. The Pensacola MSA boasts a population of over 455,000 people marked by a high standard of living at a competitive cost.

Economic & Business Climate

Florida's pro-business climate is rich with incentives that offer bottom-line advantages for long-term profitability. Escambia County offers a wide variety of opportunities for virtually any kind of business. The area has a deeply-rooted commitment to technology, supported by regional incubators such as the Florida Institute for Human and Machine Cognition, and the military and defense industries maintain a strong presence in the region. Escambia's manufacturing sector is also flourishing, with corporations representing a vast array of industries ranging from the world's largest integrated nylon manufacturing plant to a producer of chocolate covered pralines. Escambia Counties impressive list of corporate citizens includes: Ascend Performance Materials, GE Energy, International Paper, Majestic Candies, Navy Federal Credit Union, Studer Group, Baptist Health Care, The Andrews Institute, Sacred Heart Health System, and West Florida Healthcare.

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Advisor Bio & Contact 1

MICHAEL CARRO, CCIM

Senior Advisor, Principal



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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Halford. He received the NAIOP 2010 "Broker Deal of the Year" Award and the NAIOP "New Development of the Year" in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

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 & AFFILIATIONS

•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 & Contact 2

LISA D. BRADLEY

Advisor



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PROFESSIONAL BACKGROUND

Lisa D Bradley is a Commercial Real Estate Advisor with SVN | SouthLand Commercial Real Estate, providing the highest quality brokerage, consulting, and advisory services in Northwest Florida. Lisa specializes in the sales of Multifamily/Apartment investment properties and development land. She is a member of the SVN Land & Development Council, and the SVN National Multifamily Council, and the SVN Florida Multifamily Team. The Florida team is a premier group of agents/brokers that have sold over 12,000 apartment units, with nearly $1 Billion in total sales. Although Lisa specializes in land and multifamily properties, she has extensive experience representing buyers, sellers, landlords, and tenants in a variety of investment and owner-user properties, including industrial, office and retail properties. SVN's commitment to excellence and their entrepreneurial spirit is reflected in their strict policy of sharing commissions with other brokers 100% of the time. This has been proven to increase demand for assets and, consequently, sale prices.

Background:
Lisa began her commercial real estate career as a Certified General Commercial Real Estate Appraiser in the Bay Area of California. She moved to Pensacola in 2003 to further her career as a commercial real estate appraiser. With 20+ years of experience appraising a variety of commercial and investment properties, Lisa joined SVN with a unique set of expertise that has assisted her in exceeding the goals of her clients.

Family/Community:
A wife, mother, and grandmother. Lisa enjoys cooking, boating, biking, paddle boarding, SCUBA diving, golf, hiking, and target shooting. Lisa is a proud member of Impact 100 (provides annual grants to local non-profits), a board member of Bread & Table (a non-profit & social group working to help feed children in our community) and a volunteer ReadingPal with Every Child Reader in Escambia (ECARE).

MEMBERSHIPS & AFFILIATIONS

SVN National Multifamily Council
SVN Florida Multifamily Advisors
SVN Land and Development Council

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