



2600 BLK W FAIRFIELD DRIVE (0.19 ACRE, ZONED HC/LI)

2600 BLK W FAIRFIELD DRIVE
PENSACOLA, FL 32505

Bill Ogburn, MICP
Advisor
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Property Summary



OFFERING SUMMARY

Sale Price:	\$79,000
Lot Size:	0.19 Acres
Zoning:	HC/LI
Market:	West Pensacola
Submarket:	Warrington
Traffic Count:	34,500
Price / SF:	\$9.55

PROPERTY OVERVIEW

Small 0.19 +/- Acre parcel with 93' on W Fairfield Dr x 71.2' x 90' on W Hayes St x 105.9'. Located between U St and V St. Zoned HC/LI, FLU C. Water Available, septic tank only. Traffic count on Fairfield is 34,500 cars per day.

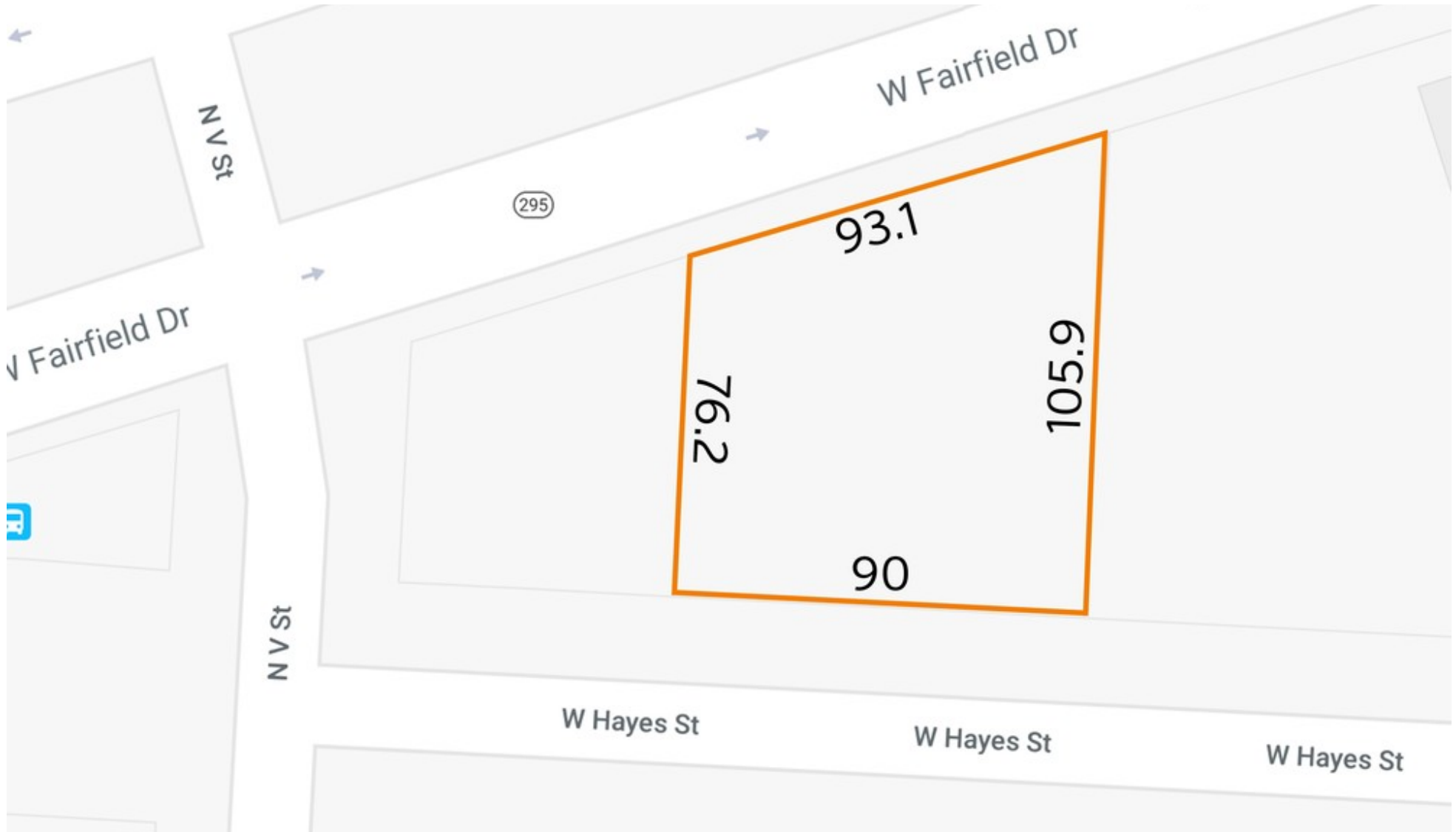
PROPERTY HIGHLIGHTS

- 0.19 Acre
- 93.1' on W Fairfield x 71.2' x 90' on W Hayes St x 105.9'
- Zoned HC/LI
- Water Available
- Traffic Count of 34,500 cars per day on Fairfield
- Located just east of W Street

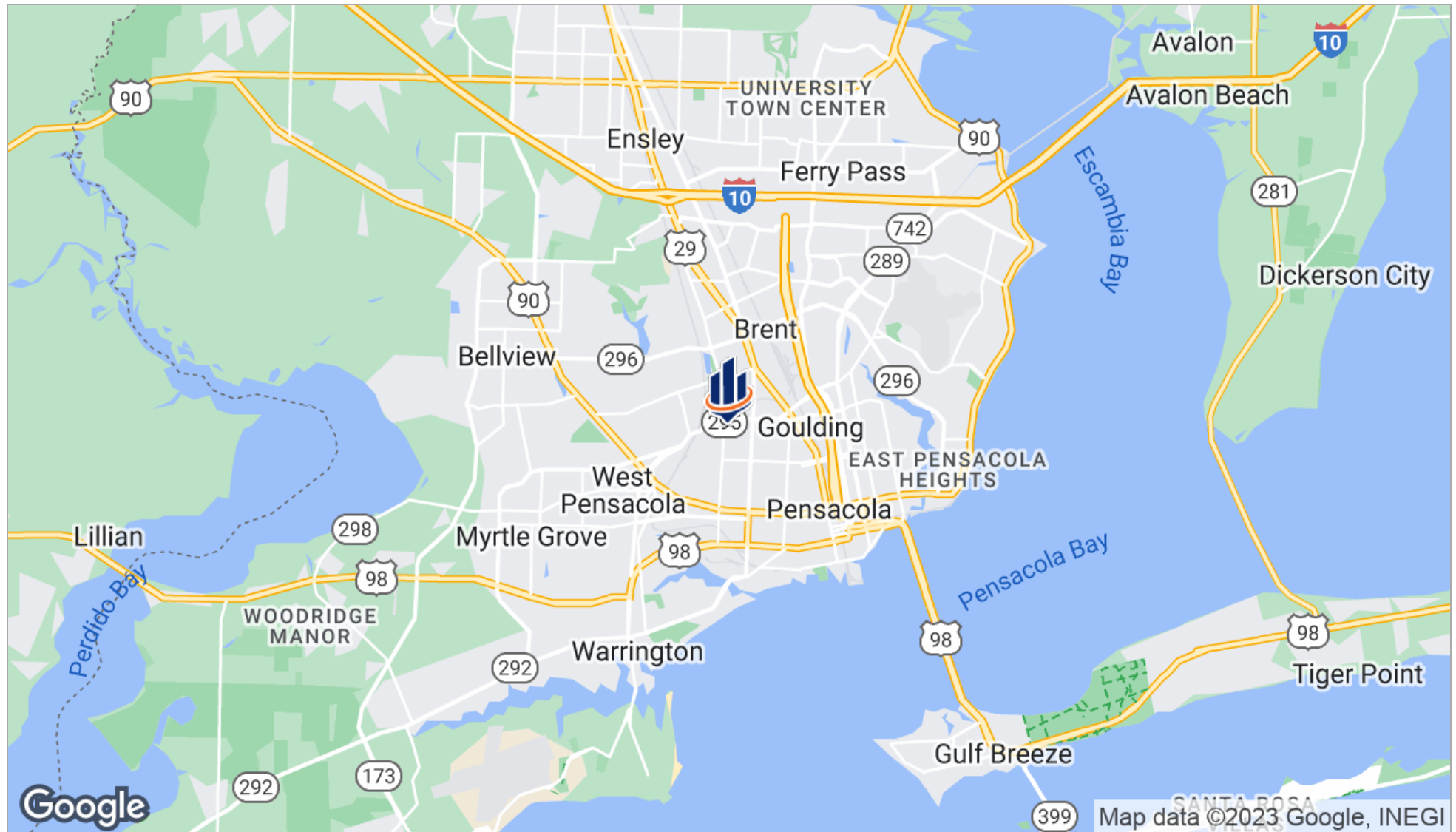
Additional Photos



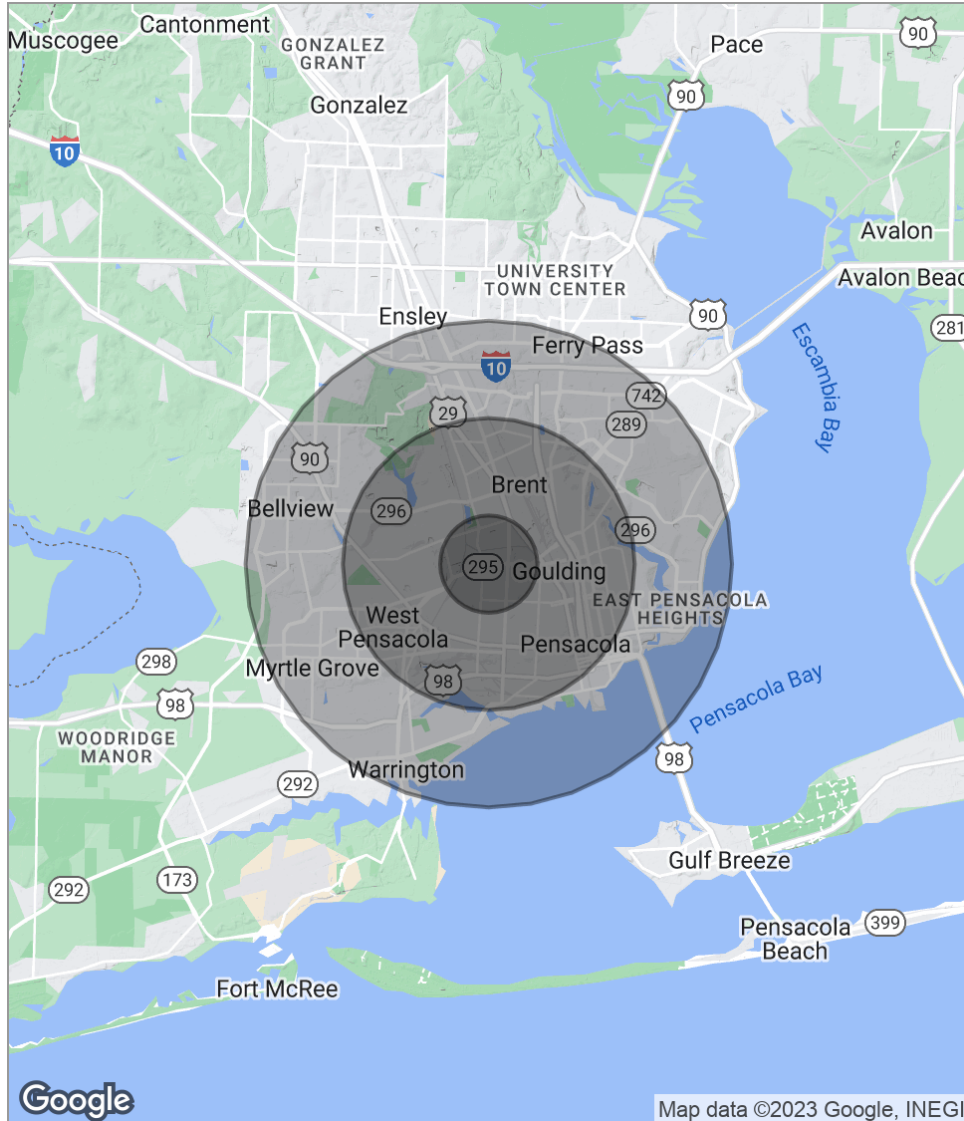
Measured Plat



Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,155	71,120	153,292
Median age	31.9	34.3	36.5
Median age (Male)	29.9	32.2	35.0
Median age (Female)	34.4	36.4	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,442	24,565	59,013
# of persons per HH	3.3	2.9	2.6
Average HH income	\$31,049	\$42,006	\$49,042
Average house value	\$110,233	\$120,955	\$180,919

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

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PROFESSIONAL BACKGROUND

Bill Ogburn is a Real Estate Broker with nearly 30 years of experience across the southeast. Specializing in affordable housing, auction, buyer representation, exchange, historic properties, international commercial real estate, investment, and leasing properties makes him well versed in Commercial Real Estate. Over the past years, Bill's client driven mentality along with real estate market knowledge has continued to grow his career. Utilizing various techniques and resources, he has been able to stay on top of the current movement of the market and when changes need to be made.

AGENT HIGHLIGHTS:

- Top Sales Producer in September 2019
- Broker-Owner of Ogburn Realty
- Obtained one of the largest commercial sales in Gulf Breeze, FL
- Co-Owner/Broker of Record RE/MAX Excellent Properties Inc. in Baton Rouge, LA
- Broker-Owner of Weichert Realtors

EDUCATION

Florence State University (Florence, AL)
Georgia Tech (Atlanta, GA)
Columbia Military Academy (Columbia, TN)

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