

# 165.81 ACRES ROLLING HILLS DEVELOPMENT

6990 ROLLING HILLS RD  
PENSACOLA, FL 32505

165.81 Acres  
Prime Development  
Opportunity

Michael Carro, CCIM  
Senior Advisor, Principal  
O: 850.434.7500  
[mcarro@svn.com](mailto:mcarro@svn.com)



PENSACOLA BLVD. AADT: 39,000

# Property Summary



## OFFERING SUMMARY

Sale Price: \$4,500,000

Lot Size: 165.81 Acres

Price Per Acre \$27,139

Zoning: HC/LI

## PROPERTY OVERVIEW

This is a 165.81 Acre development opportunity located 1.4 miles from I-10. This property can also be purchased in a 131.81 acre section for \$4,613,350. This property neighbors the Lewis Bear distribution center.

## PROPERTY HIGHLIGHTS

- Zoned HC/LI
- 165.81 Acres - \$5,803,350 [\$35,000 per acre]
- 131.81 Acres - \$4,613,350 [\$34,140 per acre]
- Located 1.4 Miles from I-10
- Owner Financing Available
- Former Construction & Debris Disposal Facility
- 34 acres known as "Cell 2" has Environmental Issues and can only be used as Green Space



# Property Description



## PROPERTY DESCRIPTION

Conveniently located near the bustling intersection of I-10 and Pensacola Blvd in Pensacola, Florida, lies a prime piece of real estate perfect for a new construction housing development. This former 168-acre construction and debris property offers a wealth of possibilities for developers seeking a great property to execute their vision. With 34 undevelopable acres that can be transformed into picturesque greenspace, this property presents an incredible opportunity to create a harmonious blend of urban living and natural beauty. The property's generous size provides ample room for an array of residential units, ranging from single-family homes to townhouses or even apartment complexes. Developers can make use of the remaining 134 acres to craft a diverse and vibrant community, catering to the housing needs of various demographics. Whether envisioning a close-knit neighborhood with quiet cul-de-sacs or a more modern design with walkable streets and shared amenities, the possibilities are limited only by imagination. Its strategic location near major transportation arteries makes this property even more enticing. With easy access to I-10 and Pensacola Blvd, residents will enjoy seamless connectivity to downtown Pensacola, neighboring cities, and beyond. The nearby amenities, including shopping centers, schools, and healthcare facilities, further enhance the property's appeal, ensuring future residents have all the conveniences they need right at their doorstep. Embracing the natural beauty and harnessing the property's convenient location, this development has the potential to become a coveted destination for those seeking a balance between modern living and a touch of tranquility.



# Property Boundary



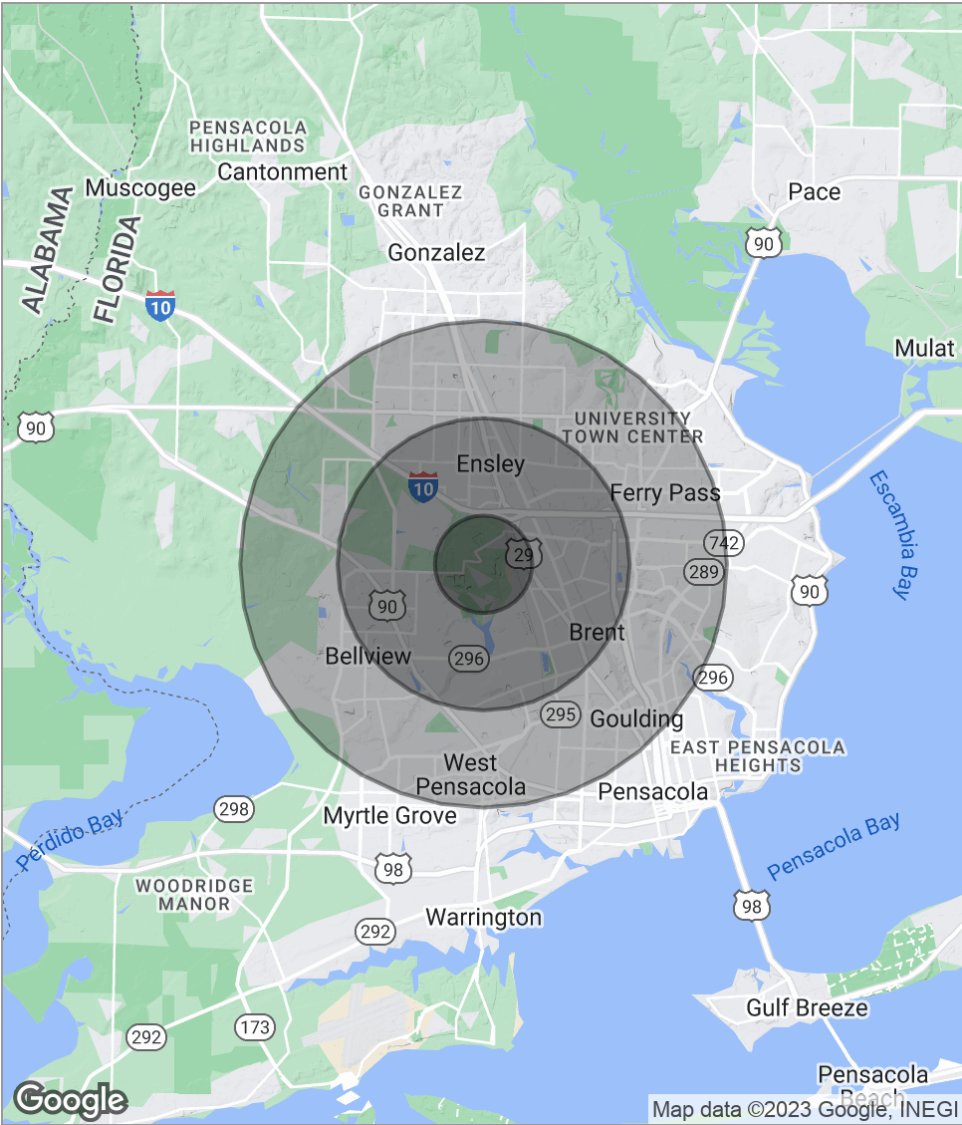


# Easements





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,104	47,805	137,692
Median age	42.3	38.1	36.5
Median age [Male]	45.9	37.9	35.0
Median age [Female]	41.4	39.4	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,737	18,535	52,005
# of persons per HH	2.4	2.6	2.6
Average HH income	\$54,382	\$50,886	\$50,064
Average house value	\$185,124	\$155,376	\$158,856

\* Demographic data derived from 2020 ACS - US Census

# Michael Carro, CCIM

## MICHAEL CARRO, CCIM

Senior Advisor, Principal



186 N. Palafox Street  
Pensacola, FL 32502  
T 850.434.7500  
C 850.380.3344  
mcarro@svn.com  
FL #BK3179263  
AL #000093777

## 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”