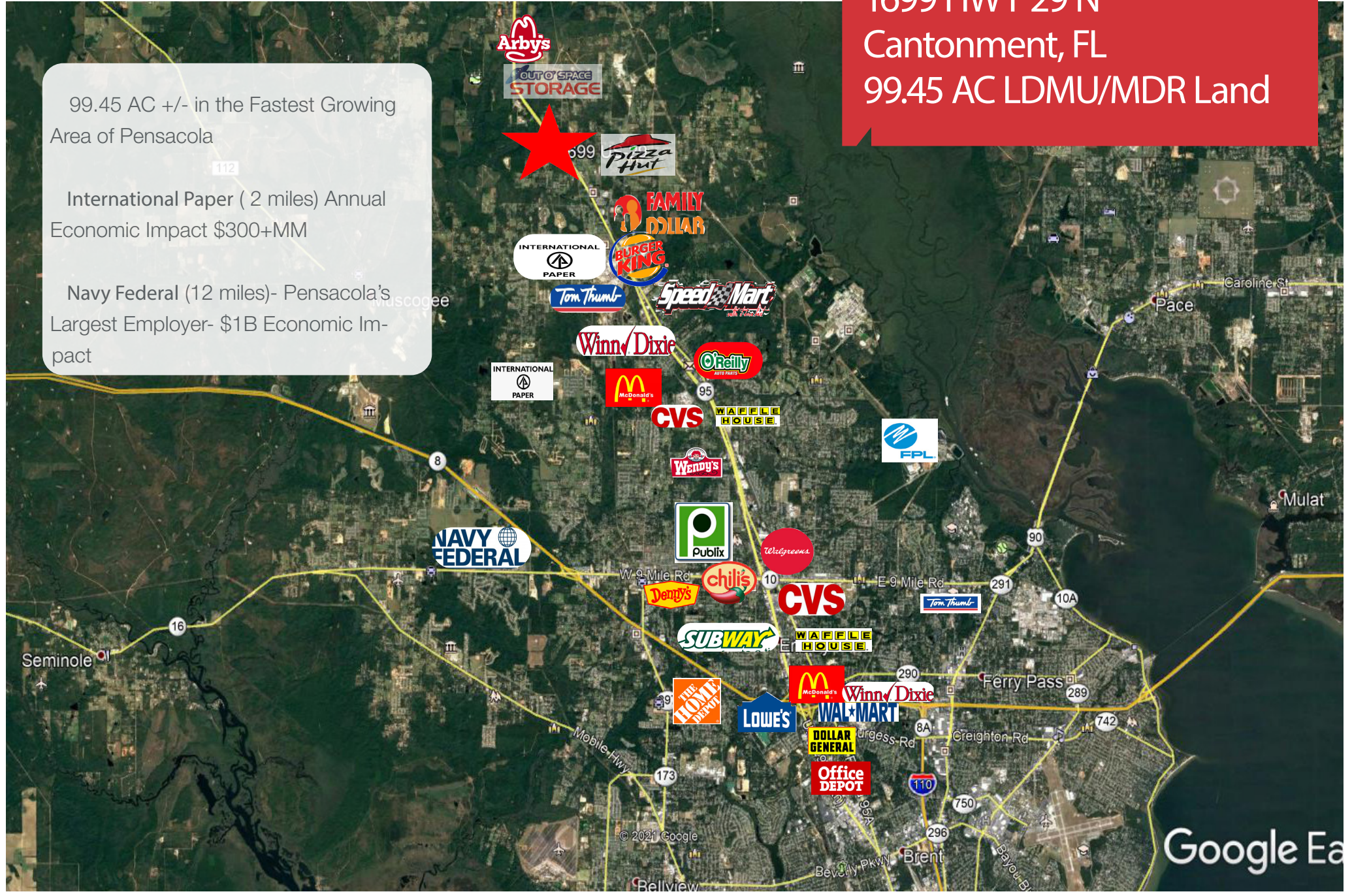


For Sale
1699 HWY 29 N
Cantonment, FL
99.45 AC LDMU/MDR Land

99.45 AC +/- in the Fastest Growing Area of Pensacola

International Paper (2 miles) Annual Economic Impact \$300+MM

Navy Federal (12 miles)- Pensacola's Largest Employer- \$1B Economic Impact

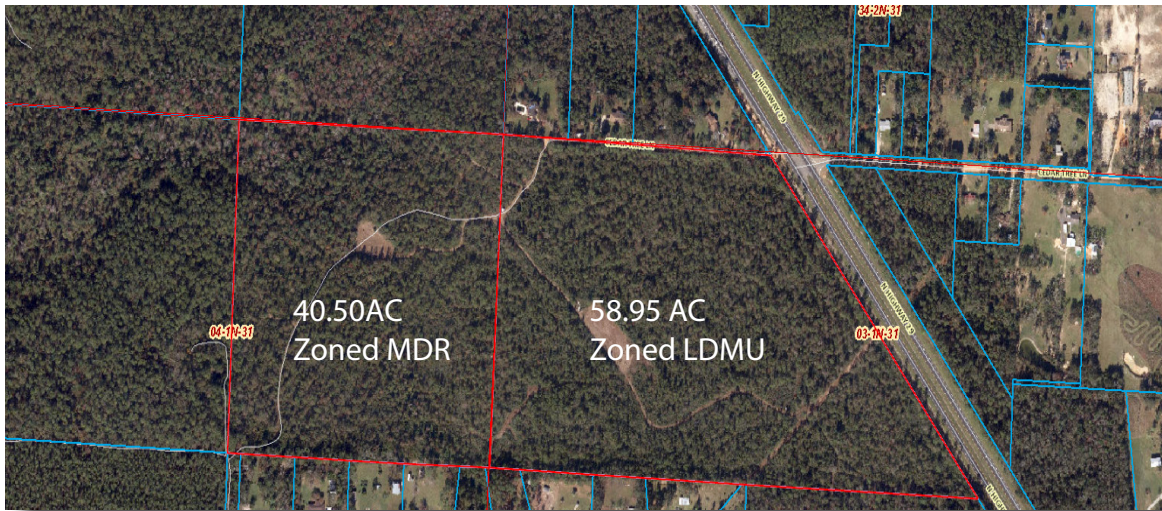


Vacant Commercial Land

1699 HWY 29 North

Cantonment, FL 32533

Property Size:	99.45 AC +/-
Parcel Dimensions:	1,707.159 x 3,809 +/-
Parcel Frontage:	1,707.159 FT +/-
Zoning:	LDMU on front 58.95 AC and MDR on rear 40.50 AC



Property Highlights:

The subject property is a large vacant land tract that is well placed on HWY 29 N. 1,707 feet of frontage, provides superior access and visibility

Perfect for multi family / mixed use development.

The property is located in the fastest growing area of Pensacola. Nine Mile road is a major east/west artery in North Pensacola. Escambia County anticipated the booming growth in the area by implementing the now completed \$46 million dollar road project that widened Nine Mile Rd to 4 lanes from Beulah Rd to U.S. 29 and addressed drainage and school infrastructure throughout the area.

Seller to retain half of all mineral rights.

Ken Ellzey, Senior Broker Associate

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John Griffing, ALC, SIOR, CRE

+1 850 450 5126 • jgriffing@naipensacola.com

For Sale

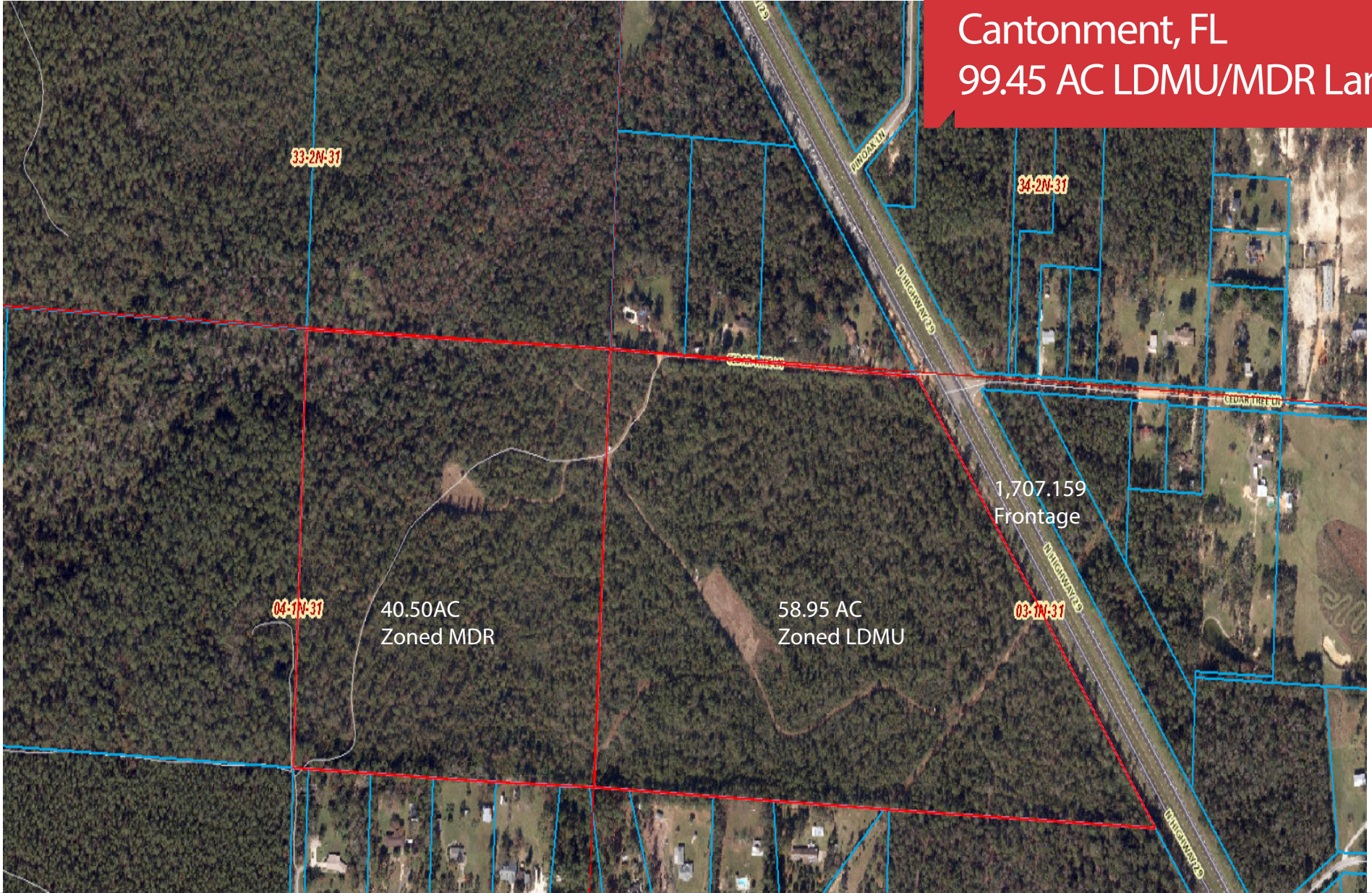
\$4,000,000

For Sale

1699 HWY 29 N

Cantonment, FL

99.45 AC LDMU/MDR Land



Examples of surrounding 2022 Sales:

Sales 2022	within 5 mi radii
Dollar General	\$1.092
Custom Control	\$5.36M
ESA South	\$6.599M
Cantonment Industrial Roofing	\$7.632M
Roads Inc.	\$53M
Grocery Advantage	\$10.805M
International Paper	\$455M
Freddys Food Mart	\$4.3M
Quality Systems	\$19M

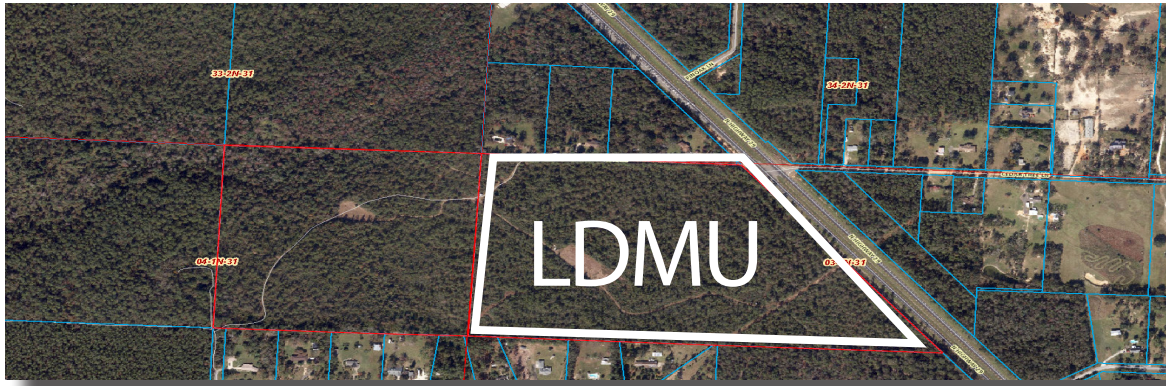
Demographics

Area Information:

	1 mi	5 mi	10 mi
POP	1,705	17,816	89,906
INC	\$64,395	\$78,334	\$85,624
Home VAL.	\$260,725	\$220,013	\$227,362
%White Collar	44.9	54.3	61.8
Med Age 44.4			

Great location for Residential / Mixed Use Development

- Close to major work employers International Paper & Navy Federal Main Campus.
- International Paper reinvested \$90M in its plant. International Paper's Pensacola Mill, has a local economic impact in excess of \$330 million annually.
- Navy Federal's total capital investment in the Beulah campus will exceed \$1 billion. After the latest expansion, they employ over 10,000 high paying employees (\$425M payroll)
- Area is well supported by residential service businesses, in a great school district and quick interstate access.



Vacant Commercial
FRONT 58.95 AC

1699 HWY 29 North

Cantonment, FL 32533

LDMU Zoning

7 UNITS Per Acre

Property Highlights:

(1) Residential.

LDC 3:31

a. Manufactured (mobile) homes within manufactured home parks or subdivisions, including new or expanded manufactured home parks and subdivisions.

b. Single-family dwellings (other than manufactured homes), attached or detached, including townhouses and zero lot line subdivisions.

c. Two-family dwellings (duplex) and multi-family dwellings up to four units per building (triplex and quadruplex). See also conditional uses in this district.

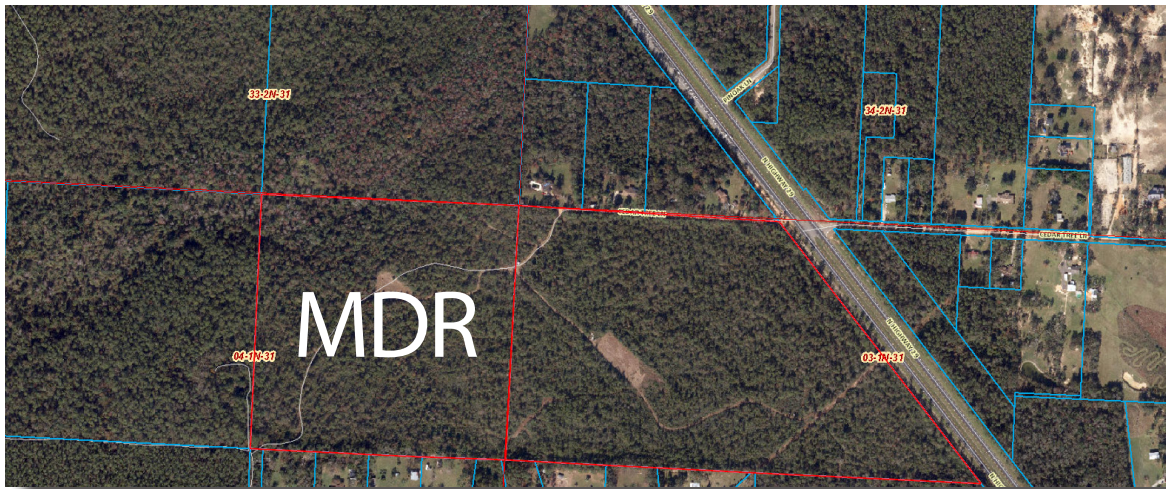
(2) Retail sales. Small-scale (gross floor area 6000 sq. ft. or less per lot) retail sales, or retail sales within a neighborhood retail center no greater than 35,000 square feet per lot and containing a mix of retail sales and services.

(3) Retail services. Small-scale (gross floor area 6000 sq. ft. or less per lot) retail services, or retail services within a neighborhood retail center no greater than 35,000 square feet per lot and containing a mix of retail sales and services

For complete zoning information - pg 102

Low Density Mixed-use district (LDMU).

(a) Purpose. The Low Density Mixed-use (LDMU) district establishes appropriate areas and land use regulations for a complementary mix of low density residential uses and compatible non-residential uses within mostly suburban areas. The primary intent of the district is to provide for a mix of neighborhood-scale retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Residential district. Additionally, the LDMU district is intended to rely on a pattern of well-connected streets and provide for the separation of suburban uses from more dense and intense urban uses. Residential uses within the district include most forms of single-family, two-family and multi-family dwellings



REAR 40.50 ACRES
Land MDR

1699 HWY 29 North

Cantonment, FL 32533

MDR Zoning
10 UNITS Per Acre

Zoning information : pg 104 <http://myescambia.com/comprehensive-plan-and-land-development-code>

MDR Zoning

(1) Residential.

- a. Manufactured (mobile) homes only within manufactured home parks or subdivisions. No new or expanded manufactured home parks, and new or expanded manufactured home subdivisions only on land zoned V-4 prior to adoption of MDR zoning.
- b. Single-family dwellings (other than manufactured homes), detached and only one per lot, excluding accessory dwellings. Accessory dwellings only on lots one acre or larger. Attached single-family dwellings and zero lot line subdivisions only on land zoned R-3 or V-4 prior to adoption of MDR zoning.
- c. Two-family dwellings only on land zoned R-3 or V-4 prior to adoption of MDR zoning, and multi-family dwellings up to four units per dwelling (quadplex) only on land zoned V-4 prior to MDR zoning.

Medium Density Residential district (MDR).

(a) Purpose. The Medium Density Residential (MDR) district establishes appropriate areas and land use regulations for residential uses at medium densities within suburban or urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density than the Low Density Residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

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