



3,547 SF brick & stucco custom home is under construction on adjoining lot

### Area Description

- 10.32 AC +/-
- Site is immediate to TBB Publix Center with additional 20,000 SF retail space
- Wawa is building one of the first two stores in Pensacola at the Hwy 98 and Blue Angel intersection- opening 2024
- Area is exploding with new SFR homes and commercial developments.
- National brands under-construction in the immediate vicinity include Dollar General, Wawa, Cefco, Publix, O'Reilly's, Starbucks, several new and under construction Multifamily Residential developments, and Life Storage

Google Earth



## Property Description

10.32 AC Vacant Land on HWY 98 W. located between Blue Angel Pkwy and Lillian Bridge. Heavily wooded, mostly wetlands but has a possible uplands homesite on HWY 98 W. The subject property is in an area of intense growth with a strong increase in home values and new construction. Retail Trade along the corridor is increasing

## Sale Description

- 10.32 AC +/-
  - 350 FT Frontage
  - Dimensions 350 x 1284 ' +/-
  - Zoned MDR
  - PID 172S314201002001 & 242S312101001001
  - Seller will retain all sub-surface rights, including without limitation, all water, energy and mineral rights pertaining to the property.
- Property is being sold “as is” “where is” with the right of inspection.

For Sale

\$75,000

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