

For Sale

NAIPensacola

2.07AC +/- Commercial Land
Travel Corridor | 35,500 CPD 2023



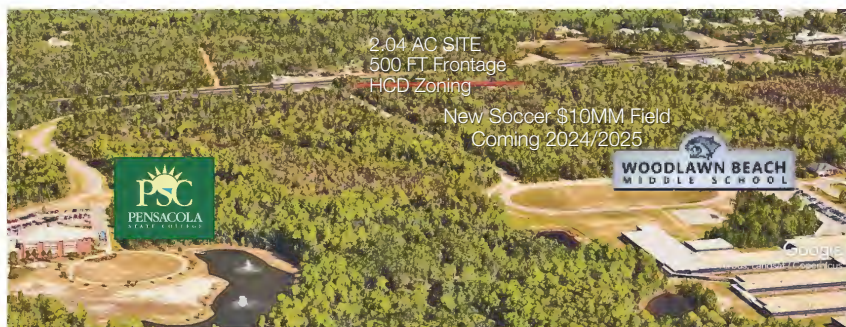
Prime Location Advantages:

The property is located near several significant development projects and amenities.

Positioned directly in front of a 15 acre tract designated for Santa Rosa County's new soccer complex project, which will include:

- NCAA regulation fields, urban soccer fields, and futsal courts.
- Concession/restroom facilities, parking lots, and playgrounds.
- Multi-use trails connecting the complex to nearby schools.
- Phase one construction is underway, with an estimated cost of \$6M-\$9M for the completed project.
- Conveniently located less than 1.5 miles from the future \$110M Soundside High School, set to open in 2025, which will serve over 1,800 students.
- A robust 5-mile radius population of 31,269 residents, with 854 businesses employing nearly 6,000 workers and generating over \$1B in total annual sales (2024).

Location Map



For more information,
please contact:

John Griffing, ALC, CRE, SIOR

o: 850 450 5126

e: jgriffing@naipensacola.com

📍 24 W. Chase St. Pensacola, FL 32502

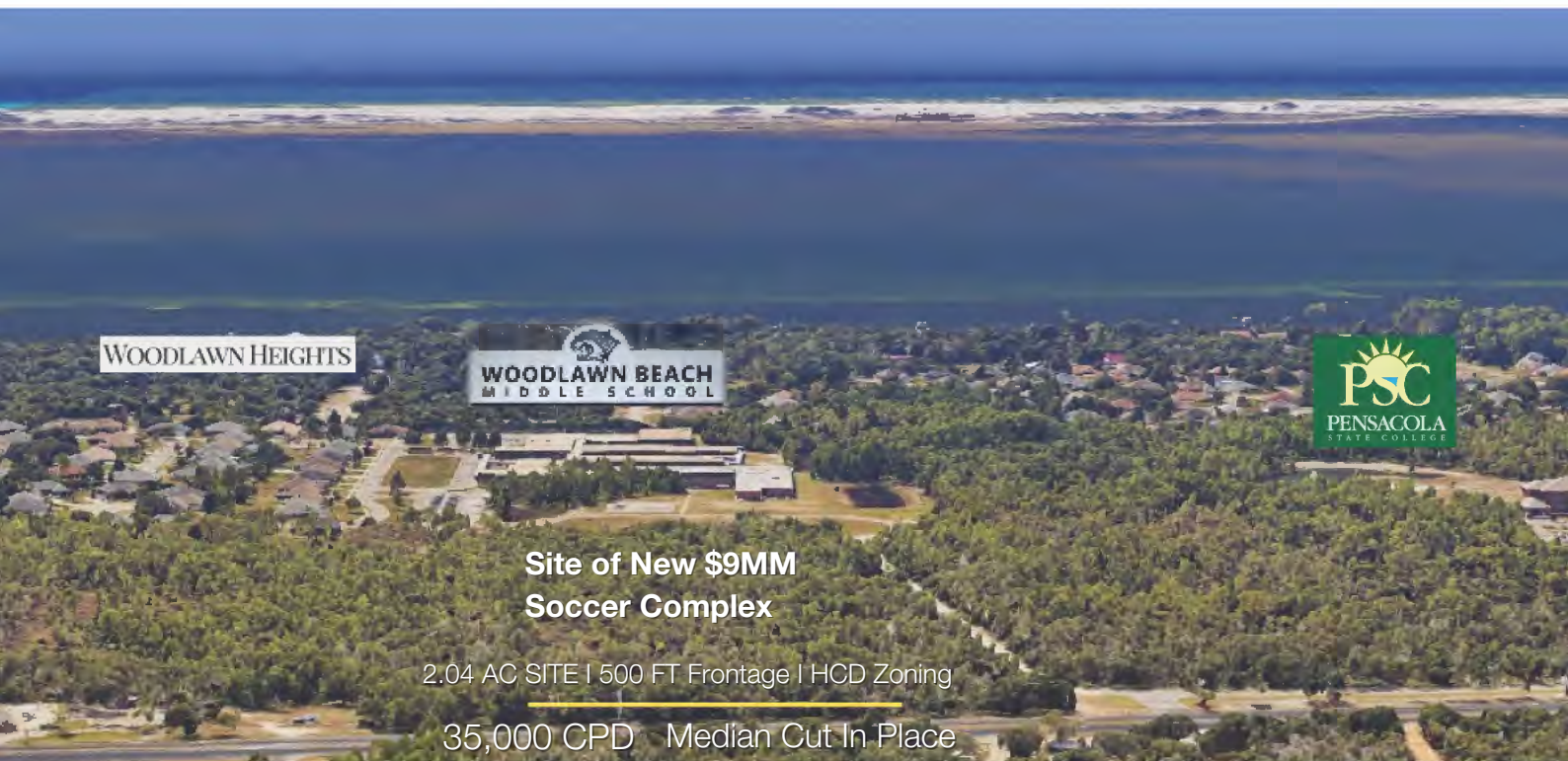


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Property Information

Sale Price	599,000
Land Size	2.04 AC +/-
Dimensions	500' x 140'
Frontage	500'

PID	25 2S 28 0000 00207 0000	.36 AC
PID	24 2S 28 1150 00100 0010	.64 AC
PID	24 2S 28 1150 00100 0020	.64 AC
PID	24 2S 28 1150 00100 0030	0.43 AC

5141 Gulf Breeze Pkwy
Gulf Breeze, FL. 32563

Location Map



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Property Information



5141 Gulf Breeze Pkwy
Gulf Breeze, FL. 32563

PID	25	2S	28	0000	00207	0000	.36	AC
PID	24	2S	28	1150	00100	0010	.64	AC
PID	24	2S	28	1150	00100	0020	.64	AC
PID	24	2S	28	1150	00100	0030	0.43	AC

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35,500 CPD 2023

SITE

RENDERING of what SOUTH SANTA ROSA COUNTY
SPORTS COMPLEX could look like courtesy of
Santa Rosa County

Location of NEW Gulf Breeze SOCCER COMPLEX

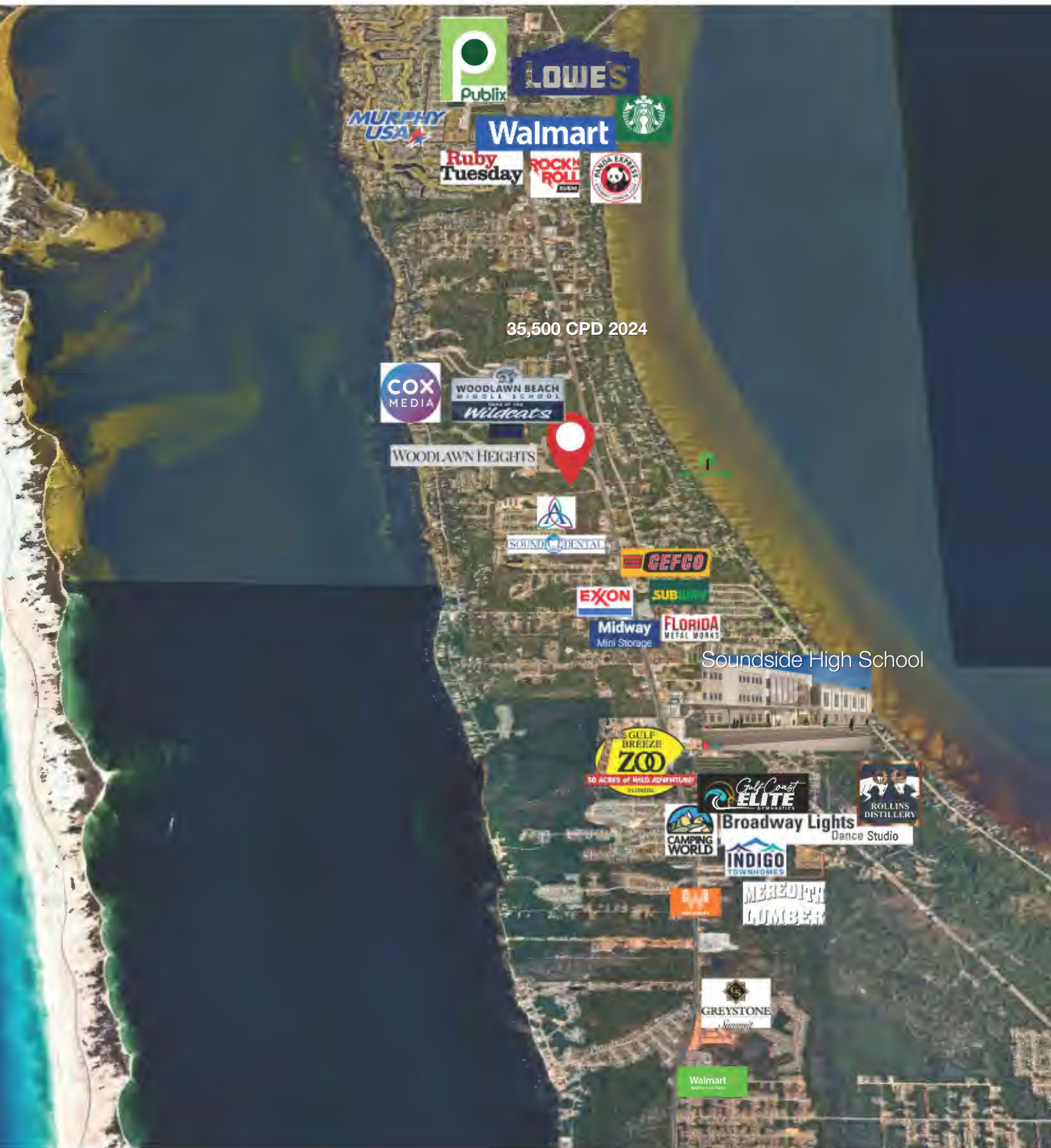
- 15-20 ACRES +/-
- 10 PLAYING FIELDS

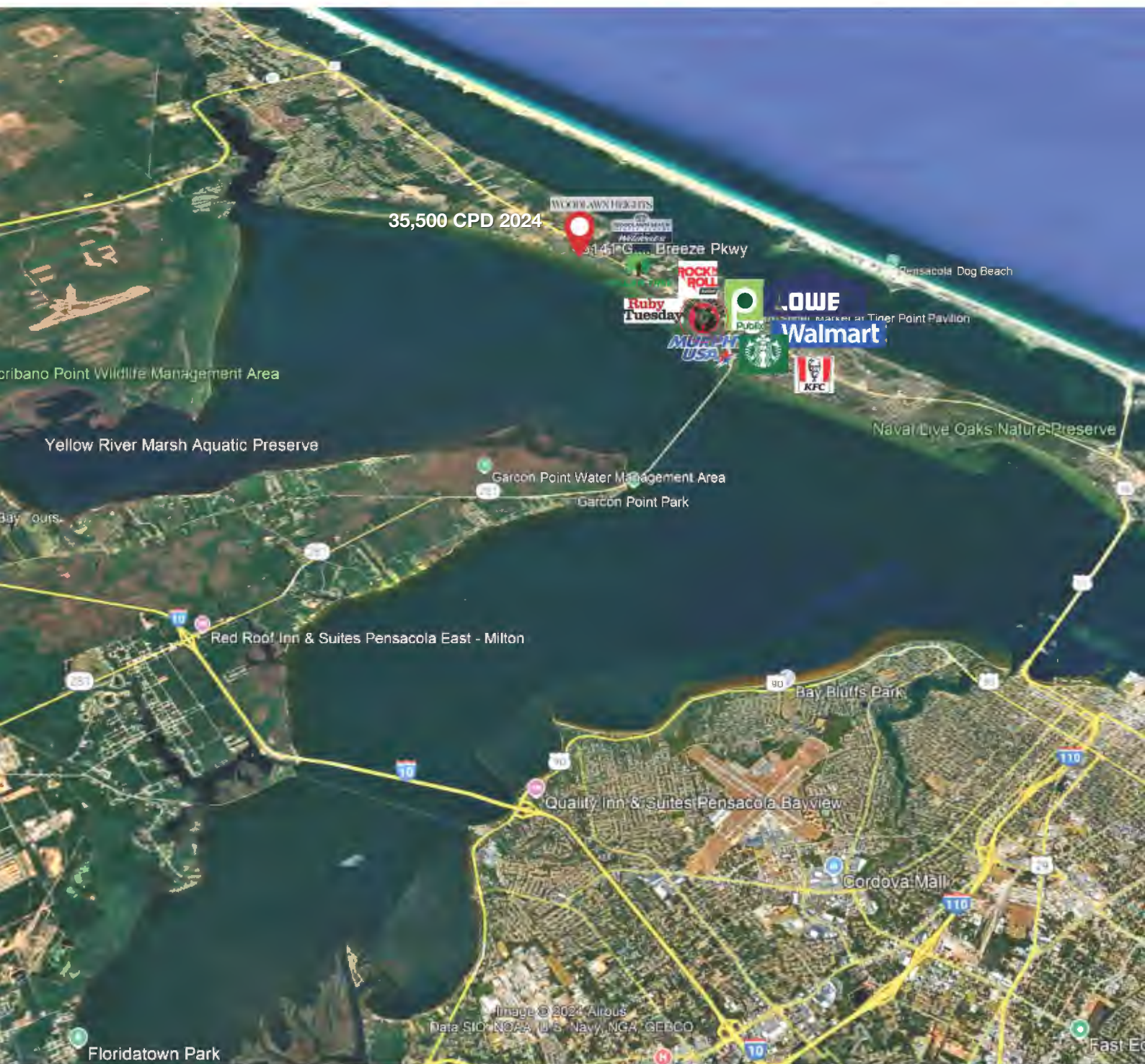
WOODLAWN HEIGHTS

WOODLAWN BEACH
MIDDLE SCHOOL
HOME OF THE
Wildcat's



WOODLAWN BEACH
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