

PRESENTING

**45 ACRES HCD ZONED  
LAND**

**I-10 and 3405 Garcon Point**

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# 45 Acres +/-

# 3,600 FT Frontage I-10

# & 3,500 FT Frontage Garcon Point Road

NAI Pensacola is pleased to present this prime tract on Garcon Point Rd and I-10. The property offers quick access to the City of Milton, FL and Pensacola, FL and incredible visibility along the Interstate.



## Property highlights

- Commercial Development Opportunity
- Owner will consider Sub-Dividing
- Zoned HCD
- The Northern Boundary Adjoins Stuckeys at I-10 Garcon Point Rd / Baghdad Exit 26
- 12,000 SF Loves Travel Stop is being built on the Intersections Northeast quadrant of this exit (opening Summer of 2021)
- Suitable for RV Park, Hospitality, Multi Use Commercial and Industrial User

**HIGHWAY COMMERCIAL DEVELOPMENT (HCD)** - To provide for a wide range of commercial uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. It is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.

# 01 SUBJECT PROPERTY

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## Property & Area Overview

**NAI**Pensacola

**Presented by:**

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**Property Information**

- 45 ACRE Land Tract
- 3,600 FT Frontage I-10
- 3,500 FT Frontage Garcon Point Road

<b>FRONTAGE</b>	3,600
<b>SITE</b>	Land & 2 Metal WHSE
<b>WATER LINE</b>	Along Garcon Point

<b>ADDRESS</b>	3405 Garcon Point Rd
<b>ZONING</b>	HCD
<b>SIZE</b>	45 Acres
<b>DIMENSIONS</b>	3,600' x 890' x 3,500'

## 01 | Property Overview

# Building Information

- The property contains two metal industrial buildings. One is 15,000 SF +/- with 20 foot +/- eave height, and a 12 +/- foot wide by 18 +/- foot high swinging door.
- The other building has 9,600 SF +/- with 15 +/- foot eave height, 18 +/- foot wide swinging door by 12 +/- feet high.
- Both buildings structure and roofs are in good shape



**Building 1- 14,000 SF**



**Building 2 - 9,600 SF**



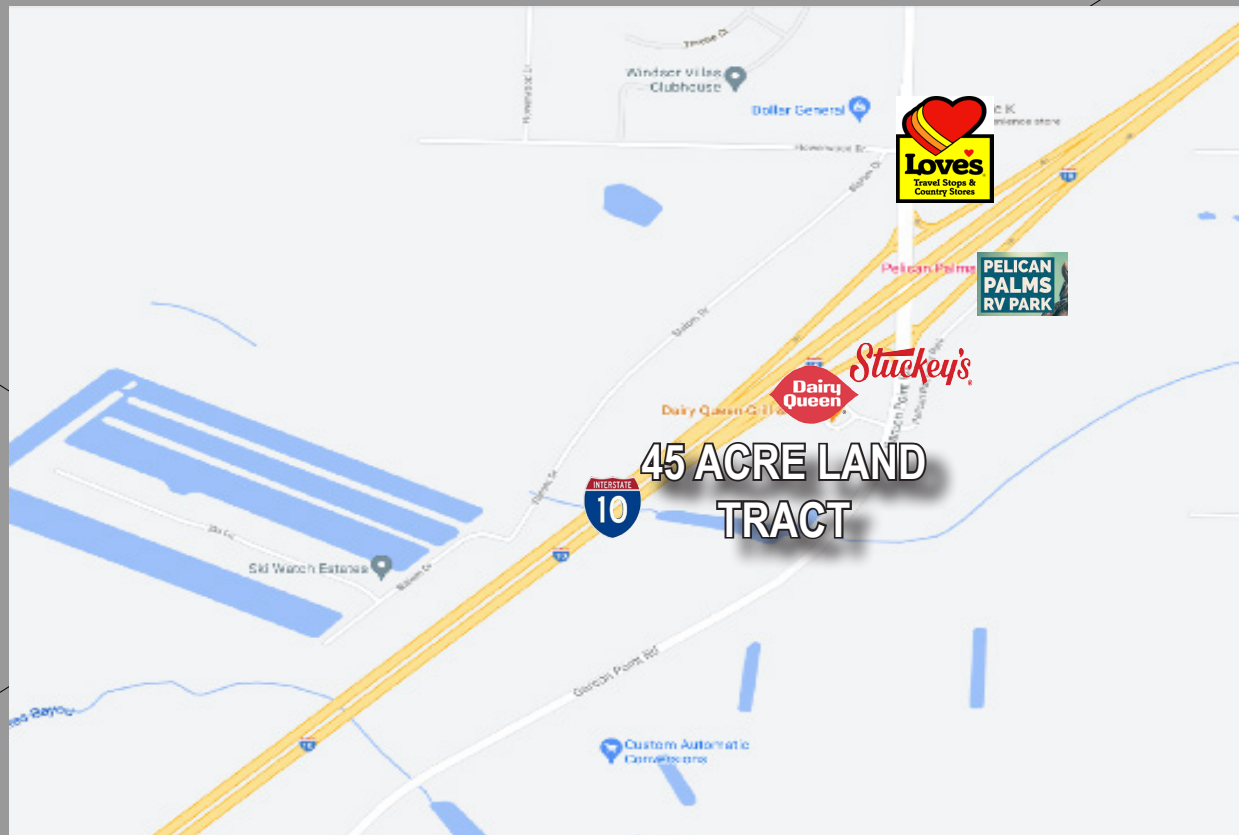
<b>BUILDING 1</b>	15,000 SF +/-
<b>CONSTRUCTION</b>	Metal Modular
<b>FLOOR</b>	Finished Concrete

<b>BUILDING 2</b>	9,600 SF +/-
<b>ZONING</b>	HCD
<b>CONSTRUCTION</b>	Metal Modular
<b>DESIGN</b>	Open Storage

# 01 Property & Area Overview

## 3405 Garcon Point Road

- Located at the Garcon Point Rd / Baghdad Exit 26
- Incredible 3,600 FT of Exposure on I-10
- 43,500 Cars Per Day I-10
- Annual POP ncrease of 1.56%
- Across the Interstate from a 12,000 SF Loves Travel Stop (under construction) located on 34 Acres - The project is forecasted to bring millions



	1 MILE	3 MILE	5 MILE
<u>AVG HH INC</u>	\$75,548	\$76,234	\$90,313

	1 MILE	3 MILE	5 MILE
<u>AVG HOME VALUE</u>	\$248K	\$282K	\$245K

### SIZE

45 ACRES

### FRONTAGE

3,600' I-10

### DIMENSIONS

3,600 3,500

### ZONED

HCD

### POPULATION

26,367 5 MI

### AADT 2020

43,500 I-10

### PROXIMITY

30MIN PENSACOLA

TOTAL AREA POPULATION 107,995 - 10 MILES



# 02 MAPPING

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## Area info

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Richard Village  
3405 GARCON POINT ROAD







- 107,995 POP 10 MILE RADIUS
- ZONED HCD
- OWNER WILL CONSIDER SUBDIVIDING
- STRONG TRAVEL CORRIDOR

Google Earth

3405 GARCON POINT ROAD

Albert Garden Pond

3405 Garcon Point Rd



3,600 FT OF I-10 EXPOSURE



- HIGH VISIBILITY INTERSTATE TRACT
- 43,500 CPD I-10
- 3,600 FT FRONTAGE ON I-10
- PROPERTY ZONED HCD

**NAIPensacola**

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