

7599 Scenic Hwy

Pensacola, FL

Exceptional 2.7-Acre Waterfront Property Overlooking Escambia Bay

PROPERTY HIGHLIGHTS

- 2.70 AC +/-
- Assemblage Potential
- Dimensions 400' x 678'
- COM Zoning
- 400' Frontage Scenic Hwy
- 678' Bay Frontage

This exceptional commercial parcel, overlooking picturesque Escambia Bay, offers unparalleled potential for a hotel, quick-service restaurant (QSR), or commercial development. Situated in the vibrant resort destination city of Pensacola, FL, this property benefits from both stunning waterfront views and a strategic location.

Pensacola continues to thrive as a travel hub, with a record-breaking 2.65 million passengers visiting Pensacola International Airport in 2024. Additionally, the property is conveniently located just off Interstate 10, which sees a robust 68,000 vehicles per day, ensuring excellent visibility and accessibility.

Whether you're envisioning a hospitality venue, dining establishment, or a premier commercial project, this site combines natural beauty, prime location, and high-traffic exposure—making it a standout investment opportunity.

Assemblage potential – the adjoining vacant land is listed for sale. This assemblage opportunity would form a 3.55 acre +/- waterfront tract with access on Escambia Bay



DEVELOPMENT
OPPORTUNITY

2.7 AC TRACT

Perfect Location for
Hospitality Venue, QSR,
or Commercial
Development

FOR SALE
\$1,600,000

For more information,
please contact:

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NAIPensacola

Size: 2.7 acres of prime waterfront land.

Location: Overlooking Escambia Bay, positioned on Florida's tallest coastal bluffs.

Scenic and Historical Appeal:

Breathtaking Views: Residents and visitors alike enjoy panoramic vistas of Escambia Bay from these prominent bluffs, the tallest along Florida's coastline.

Historical Significance: In 1559, Don Tristan DeLuna's fleet explored this coastline, and one of his ships remains sunken in the bay—a nod to the region's deep historical roots.

Economic and Accessibility Insights:

Pensacola International Airport: In FY 2024, the airport welcomed a record-breaking 2.65 million passengers. A new terminal is under construction to support continued growth.

Transportation Hub: The nearby I-10 bridge connects northern Florida to the Gulf Coast, accommodating an estimated 68,000 CPD (cars per day).

This exceptional property offers not only breathtaking views but also significant potential for development or assemblage, making it an unparalleled investment opportunity along the Gulf Coast.



2.7 AC +/- M

678' Frontage +/- M

- Zoning COM
- FLU MU-U
- Airport Noise Zone – No
- Airport Height Grid- 300
- CRA Overlay- NO
- Scenic HWY Overlay- Yes
- Enhanced Neighborhood Protection- No
- Well Head Protection- No
- Enterprise Zone- No

**2.7 AC WATERFRONT
DEVELOPMENT SITE**

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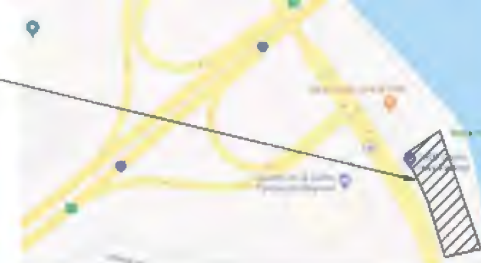
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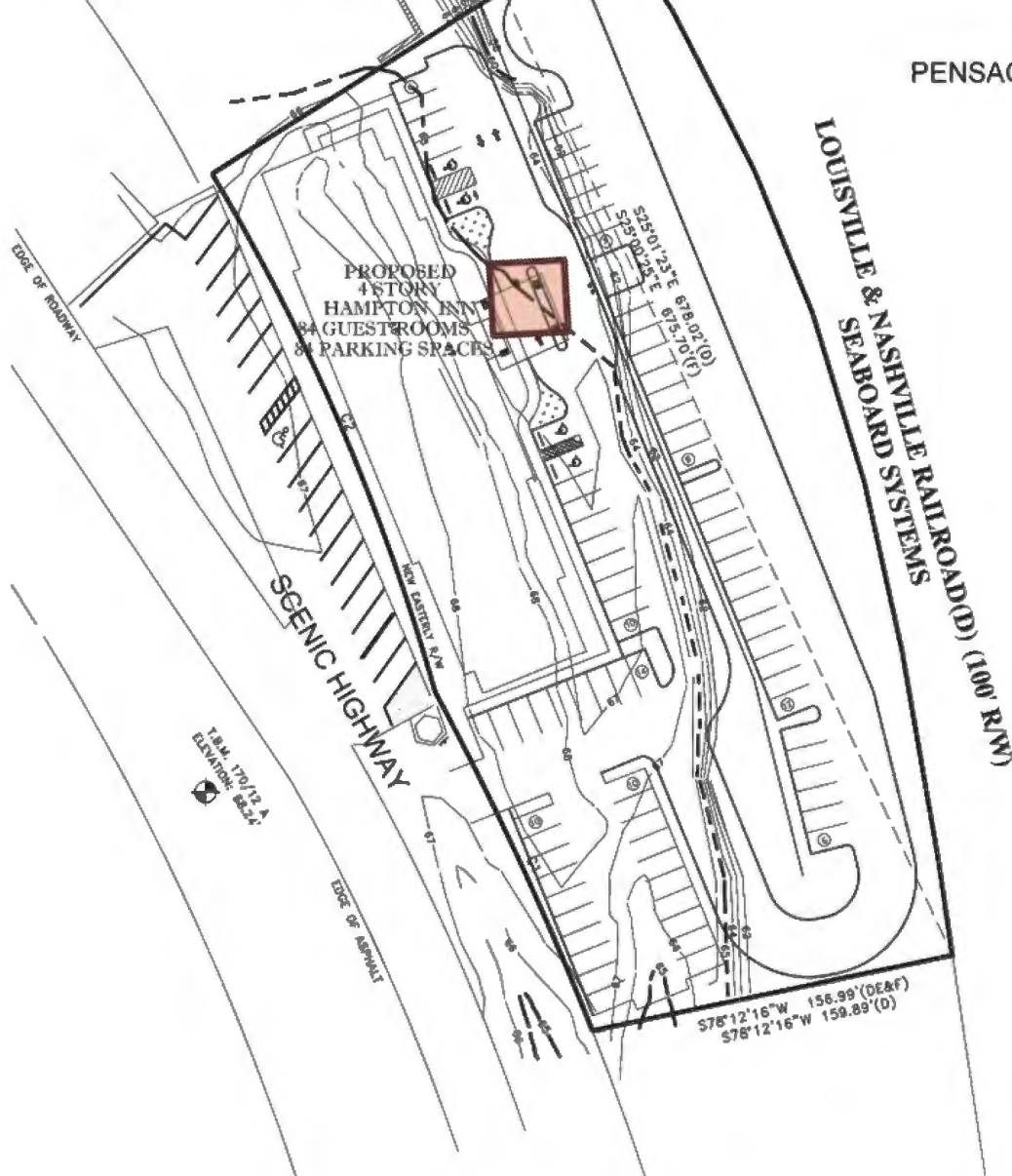


PENSACOLA BAY

Jobsite



VICINITY MAP
NOT TO SCALE



SITE PLAN

PROJECT DATA:

HAMPTON INN, PENSACOLA, FLORIDA
84 ROOMS, 4 STORIES
BUILDING HT. = 55 FT.± (100' MAX. ALLOWED)
PARKING REQ.D = 84
PARKING PROVIDED = 84
ZONE: COMMERCIAL
TOTAL SITE = 2.052 AC. (89373 SF±)

LEGEND

- S — SETBACK LINE
- EOR — EDGE OF ROAD (EXIST.)
- EC — ROADWAY CENTERLINE
- P — PROPERTY LINE
- EOPN — EDGE OF PAVING (NEW)
- WM WATER METER
- HP HANDICAP PARKING
- HW HANDICAP WALK
- PP POWER POLE
- LP PARKING LIGHT POLE (NEW)
- FD FIRE HYDRANT ASSEMBLY (EXIST.)
- CONC. WALKWAY
- PS PARKING SPACE (9'X19' TYP.)
- LA LANDSCAPE AREA
- SM SLOPED MANHOLE

GENERAL NOTES:

1. ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC MAP, BOUNDARY INFORMATION OBTAINED FROM ESCAMBIA PROPERTY APPRAISER WEBSITE DATA..
2. ALL CONCRETE WALKS TO HAVE NON-SLIP BROOM FINISH.
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.
4. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
5. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER. SIGNAGE & FOUNDATION ARE O.F.O.I.
6. GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
7. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES.

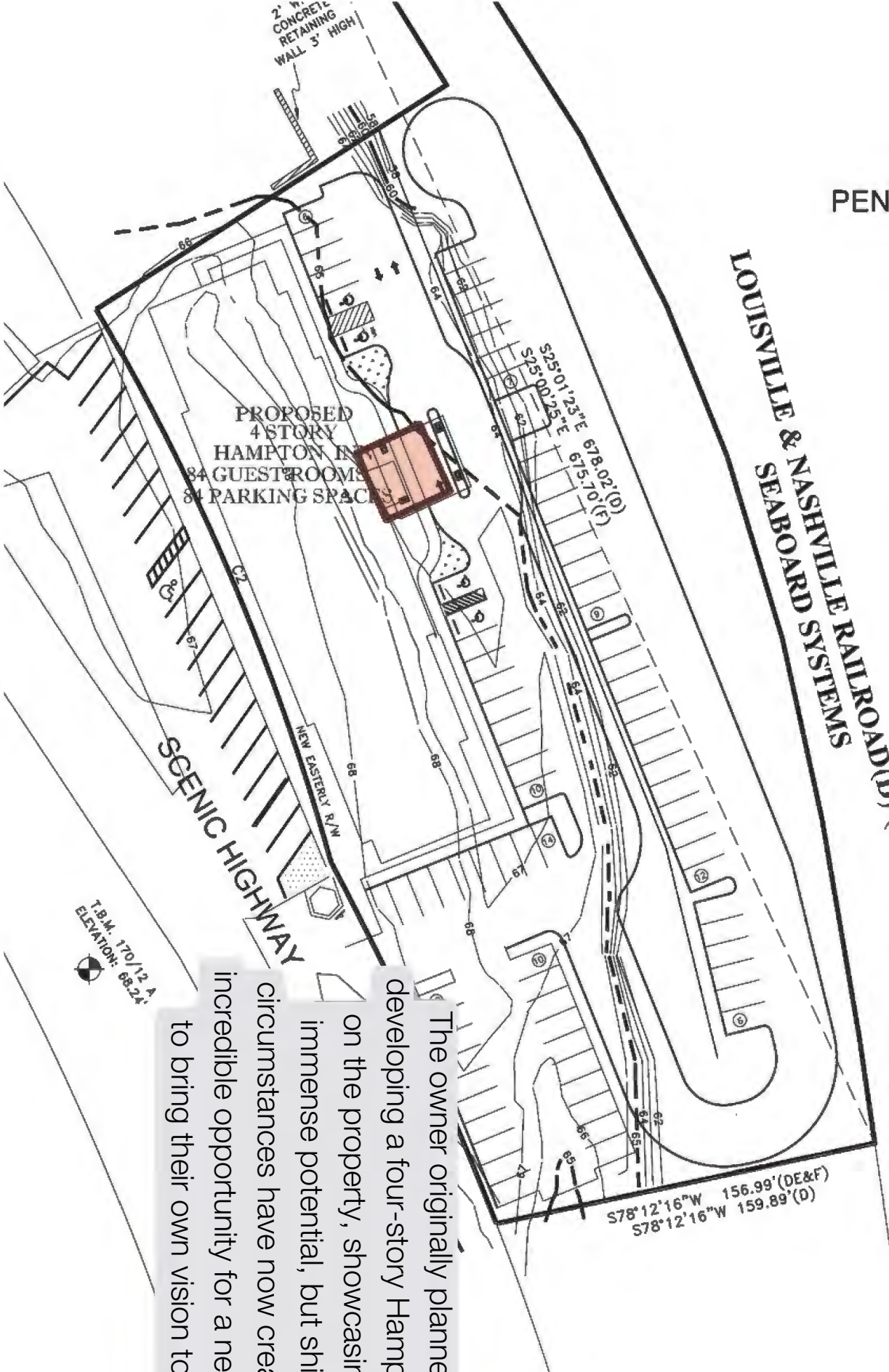


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PEN

LOUISVILLE & NASHVILLE RAILROAD (L&N)
SEABOARD SYSTEMS



The owner originally planned on developing a four-story Hampton Inn on the property, showcasing its immense potential, but shifting circumstances have now created an incredible opportunity for a new buyer to bring their own vision to life.

SITE PLAN

SCALE: 1" = 30' (24"x36" SHEET)



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Escambia Bay Bridge I-10

The bridge connects the northern part of Florida with the Gulf Coast and is used by an estimated 68,000 vehicles per day.

2.70 AC +/-
Zoned COM
678' Waterfrontage

Assemblage Potential



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400' Frontage Scenic Hwy

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