

# 2.19 AC Commercial Land

9900 N Davis Hwy  
Pensacola, FL 32514

## ASSEMBLAGE POTENTIAL

Prime Commercial Land Opportunity | 34,500 CPD | Zoned COM

The property **presents assemblage potential** with the adjoining 2.69-acre commercial parcel also listed for sale. Combined, the two tracts create a 4.88-acre site with an expansive 320 feet of total frontage, making it ideal for a large-scale commercial or mixed-use development.

With new commercial development occurring around the site and its strategic location near major institutions, 9900 N Davis Hwy offers excellent visibility, access, and long-term growth potential.

FOR SALE

**\$265,000**

## Key Highlights

- ▶ Located directly across from the University of West Florida (UWF)
- ▶ 34,500 C.P.D.
- ▶ Minutes to HCA Hospital
- ▶ Excellent position to serve Escambia County and Santa Rosa County effectively

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Davis Highway is a major trade and commuter route connecting Escambia and Santa Rosa counties and is home to a strong mix of national retailers, medical institutions, and economic drivers.

Land- 	• 2.19AC
Dimensions	• 100' x 525' x 110' x 383'
Frontage	• 100'
Zoned	• COM
PID	• 021S300601000007

- High visibility with 100' of Davis Hwy frontage
- 34,500 CPD (cars per day)
- Established mix of retailers, medical professionals and service professionals along trade route
- POP 224,085 10-MI Radius

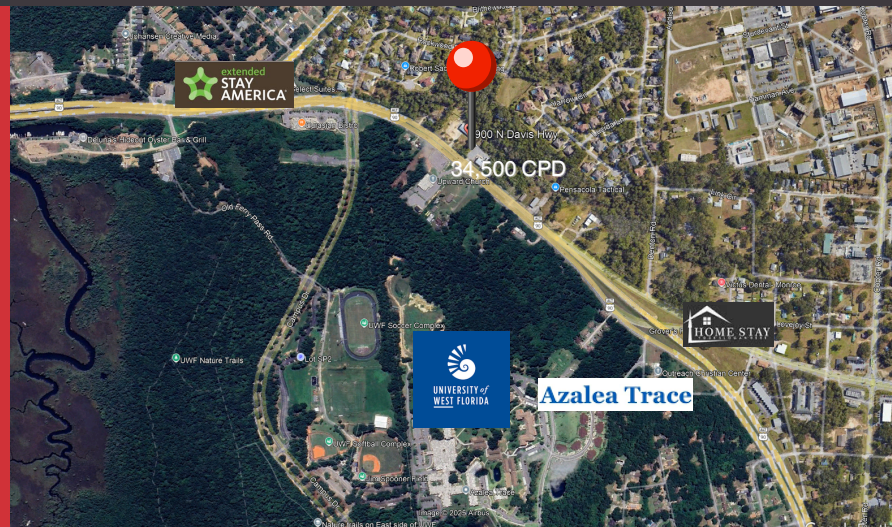
**Key area anchors include:**

- Navy Federal Credit Union's 2M SF campus
- Baptist, Ascension Sacred Heart, and HCA Hospitals
- Cordova Mall, drawing over 8 million shoppers annually



9900 BLK N. Davis Hwy - 2.19 AC - 34,500 CPD -

# COMMERCIAL LAND



High-visibility site across from UWF with 100' of frontage and 34,500 CPD. Assemblage opportunity with adjoining 2.69 AC parcel for a total of 4.88 AC and 320' of frontage. Positioned in a fast-growing corridor near major retailers, hospitals, and Navy Federal's corporate campus.

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