

MULTIFAMILY PROPERTY FOR SALE

LEISURE LAKES RV PARK

5565 West Nine Mile Road , Pensacola, FL 32526



This information has been secured by Beck Partners CRE, LLC, from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

Jared Hatcher

Senior Associate

850.477.7044

C 850.443.2289

jhatcher@teambeck.com



MULTIFAMILY PROPERTY FOR SALE

Leisure Lakes RV Park

5565 West Nine Mile Road , Pensacola, FL 32526



OFFERING SUMMARY

Sale Price: \$2,995,000

Cap Rate: 9.52%

NOI: \$285,000

Lot Size: 23.39 Acres

Zoning: Com

PROPERTY OVERVIEW

Turn-key 60 space RV Park, with two additional rental houses and on-site laundry facilities. Major highway frontage, close to new retail and shopping developments. Ability to add RV pads to the existing park, as well as purchase adjacent 82 acres for future expansion or residential development.

PROPERTY HIGHLIGHTS

- Distance to local core establishments:
- Downtown Pensacola, 14 miles
- Pensacola Beach, 14 miles
- Sacred Heart Hospital, 12 miles
- West Florida Hospital, 11 miles
- Baptist Hospital, 13 miles
- OWA Theme Park, 29 miles
- Wind Creek Casino, 48 miles
- University Of West Florida, 14 miles
- Pensacola State College, 13 miles
- Pensacola Airport, 13 miles
- Perdido Key, FL, 22 miles (beach)



Jared Hatcher
jhatcher@teambeck.com
850.477.7044



MULTIFAMILY PROPERTY FOR SALE

Leisure Lakes RV Park

5565 West Nine Mile Road , Pensacola, FL 32526



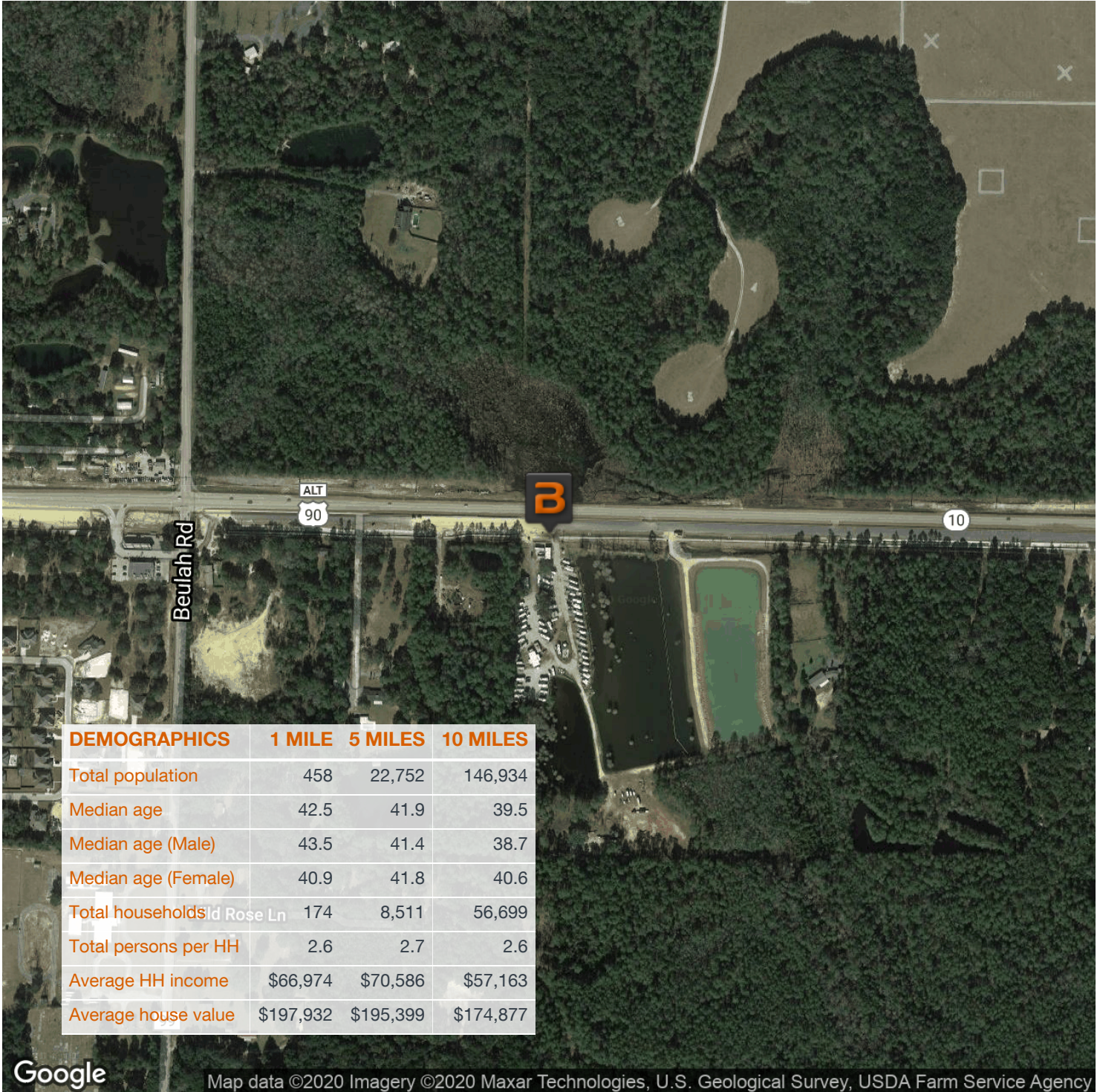
Jared Hatcher
jhatcher@teambeck.com
850.477.7044



MULTIFAMILY PROPERTY FOR SALE

Leisure Lakes RV Park

5565 West Nine Mile Road , Pensacola, FL 32526



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	458	22,752	146,934
Median age	42.5	41.9	39.5
Median age (Male)	43.5	41.4	38.7
Median age (Female)	40.9	41.8	40.6
Total households	174	8,511	56,699
Total persons per HH	2.6	2.7	2.6
Average HH income	\$66,974	\$70,586	\$57,163
Average house value	\$197,932	\$195,399	\$174,877

Google

Map data ©2020 Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



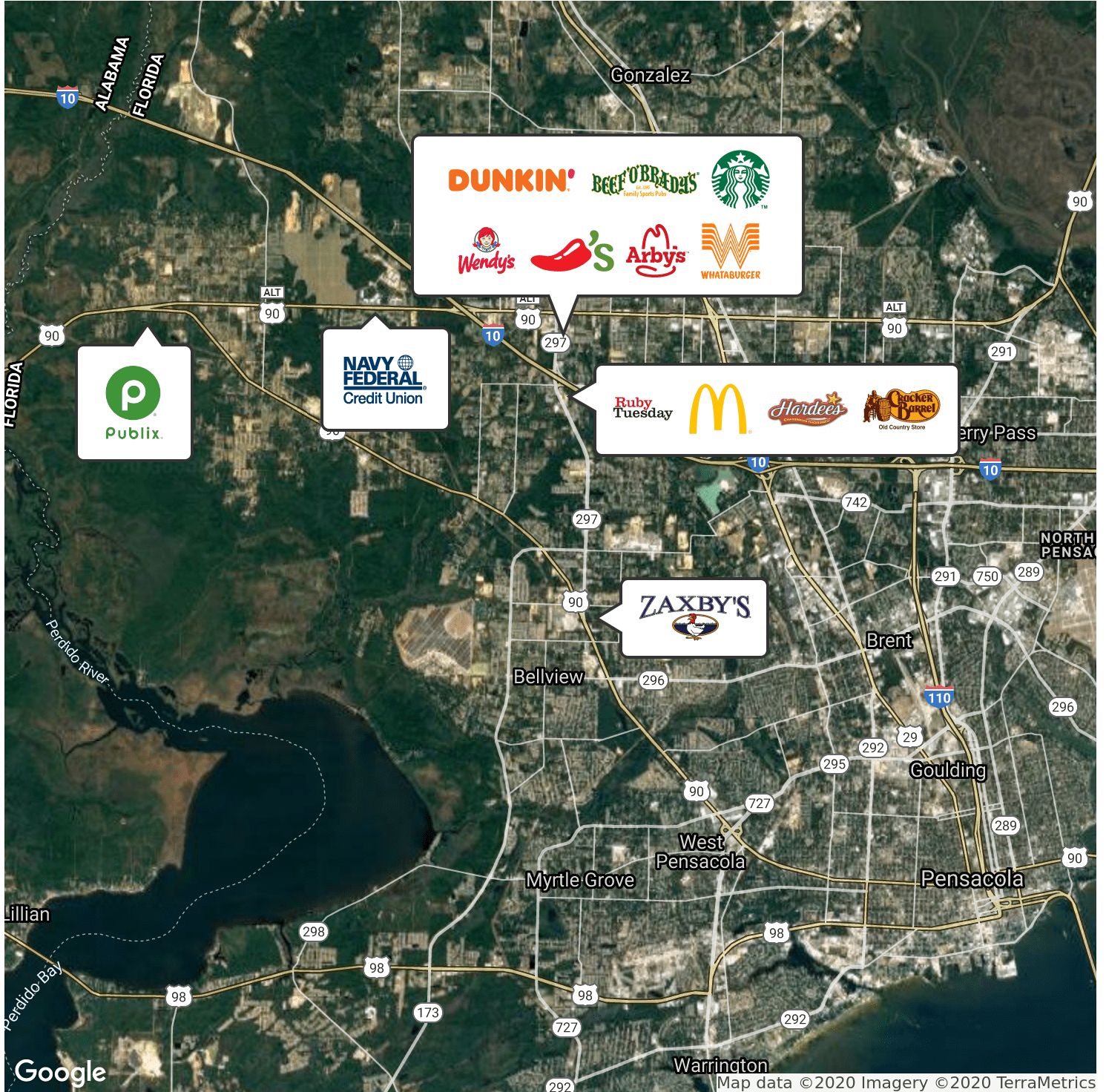
Jared Hatcher
jhatcher@teambeck.com
850.477.7044



MULTIFAMILY PROPERTY FOR SALE

Leisure Lakes RV Park

5565 West Nine Mile Road , Pensacola, FL 32526



Jared Hatcher
jhatcher@teambeck.com
850.477.7044



MULTIFAMILY PROPERTY FOR SALE

Leisure Lakes RV Park

5565 West Nine Mile Road , Pensacola, FL 32526



JARED HATCHER

Senior Associate

jhatcher@teambeck.com

Direct: 850.477.7044

PROFESSIONAL BACKGROUND

Jared's Tallahassee market knowledge and relationships provide clients access to local, "real time" real estate insight, often resulting in higher-value transactions.

Under the guidance of his Grandfather, Jimmy Hatcher Sr., a highly respected real estate investor & developer in the North Florida area, Jared had the privilege of being involved in a multitude of real estate projects from a very young age. Those projects ranged from the development of Class "A" office buildings to the purchase and management of large acreage tracts of timberland. Throughout those transactions, Jared gained an invaluable education in real estate finance, site selection & purchase, new development, lease negotiations, property management, as well as asset disposition. This first-hand experience has served as a solid foundation, providing him a wealth of knowledge to use in assisting his clients and business associates.

Beck Partners CRE, LLC
336 College Ave, Suite 203
Tallahassee, FL 32301
850.727.0003



Jared Hatcher

jhatcher@teambeck.com

850.477.7044