

3.2945 AC HC/LI Land



7414 Snow Road Pensacola, FL 32505 I 3.29 AC I \$450,000

This 3.2945-acre commercially zoned parcel (HCLI) offers an exceptional opportunity for industrial development with unbeatable connectivity. Featuring ± 576 feet of frontage on Snow Road, the site is strategically located just one block from the signalized intersection at Pensacola Boulevard (Hwy 29) a key arterial route with a traffic count of 40,500 CPD. The property lies directly along Interstate 10, one of the Gulf Coast's most vital east-west transportation corridors, with visibility to 65,931 eastbound and 90,000 westbound vehicles per day.

With a median cut for southbound turnaround access and immediate proximity to the I-10 onramp, the site is perfectly positioned for logistics, fleet operations, distribution, or industrial users. Largely level and wooded, the parcel is ready to be cleared and developed. Its proximity to the fast-growing Pensacola Boulevard "Car City" commercial zone and thriving industrial sector adds further long-term value. Whether for owner-use or development, this site offers strategic access, strong market fundamentals, and excellent upside in a high-demand industrial corridor.

NAIPensacola

24 W. Chase St. | SUITE 100
Pensacola, FL. 32502

Phone: +1 850 433 0577
Fax: +1 850 433 5042

Property Type:

Industrial Development Site

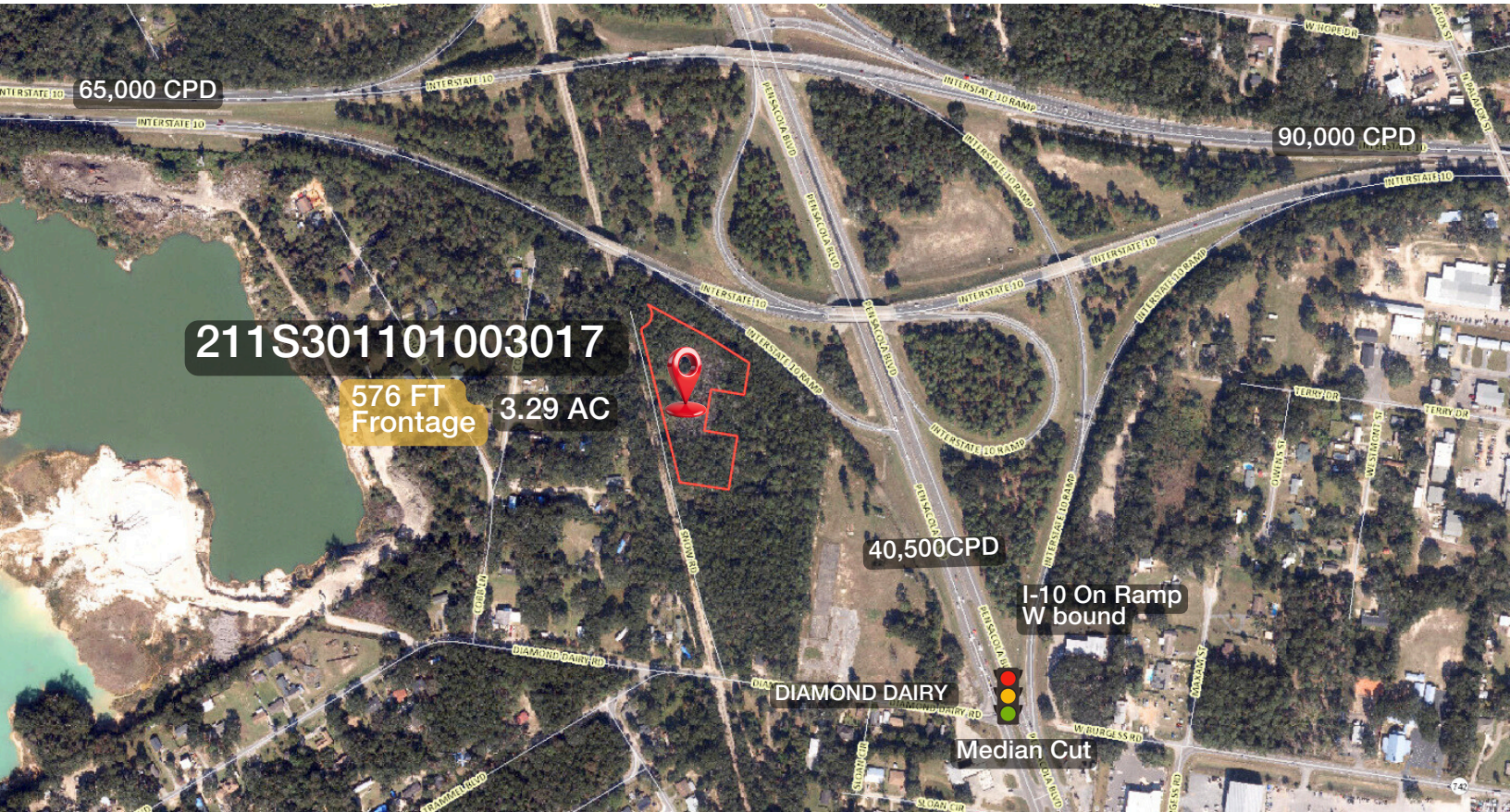
- Nearby Access: Located immediately at Diamond Dairy lighted Pensacola Blvd (40,500 CPD)
- Access Features: Southbound median cut for truck turnaround, immediate to on ramp
- Topography: Level wooded tract ready for clearing and development



Location Benefits:

- Located off of high-visibility logistics corridor
- Growing industrial & commercial base
- Just off Pensacola Blvd "Car City" corridor
- Excellent position for logistics operation





- 3.29 AC Industrial Land | \$450,000
- Zoning: HCLI Heavy Commercial & Light Industrial
- Size:± 3.2945 Acre
- Parcel ID: 211S301101003017
- Frontage: ±576 FT on Snow Road (Irregular lot dimensions)
- Interstate Access: Directly along I-10 (65,931 CPD eastbound / 90,000 CPD westbound)

Jenny Pittman
Senior Broker Associate

Phone: +1 850 207 7900
jpittman@naipensacola.com

Margarette Johnson
Sales Associate

Phone: +1 850 384 7644
mjohnson@naipensacola.com

Market Overview

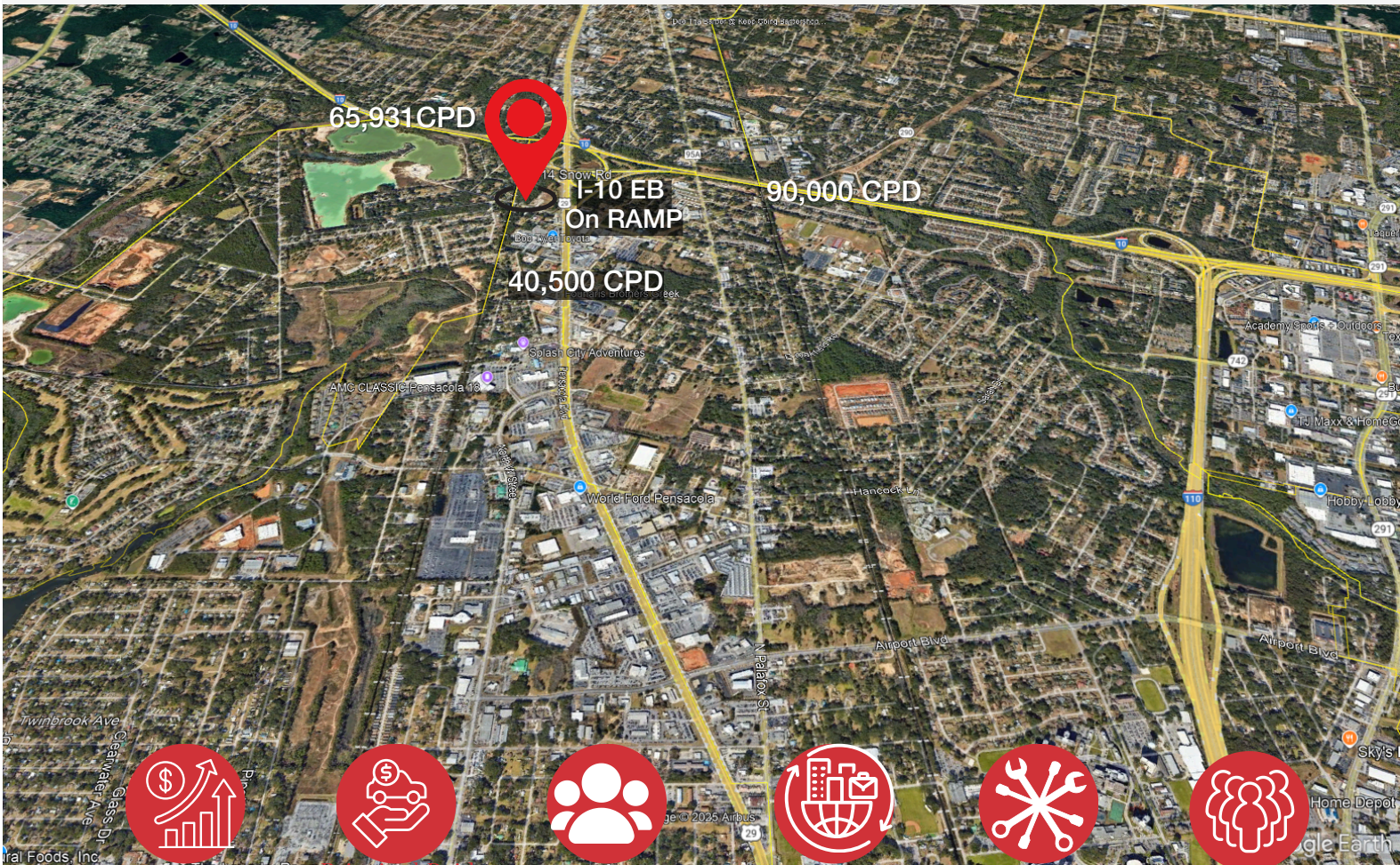
5-Mile Radius

The subject property sits within one of Pensacola's most commercially active and densely populated corridors, offering strong fundamentals for both industrial redevelopment and commercial uses. This area demonstrates the type of demographic and economic vitality that investors, developers, and operators seek.

The adjacency to I-10 (less than 1 mile) enhances logistical efficiency, making the property highly attractive for industrial development, distribution hub, or flex-commercial use. This segment of Pensacola Blvd continues to attract capital investment and redevelopment, with institutional buyers and private investors alike targeting underutilized parcels for conversion to higher-value use cases.

\$16.02 Billion
sales volume
in 2025

5-MI RADIUS



Total Retail Sales
\$16B

Principal Paid Auto Loans
\$127.7M

Population
161,479

Business
8,000

Automotive After Market Sales
\$167M

Total Employees
96,232

5-MI RADIUS

Source: Site to Do Business

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. @NAIPENSACOLA2025