



**SNS**  
REALTY INC

**2.1 ACRES COMMERCIAL  
NEAR NAS PENSACOLA**

**2.1  
ACRES**

**SORRENTO ROAD AADT: 17,500**

**PRESENTED BY:  
CHRIS BOUCHARD  
SENIOR ADVISOR**



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**WWW.SNSRE.NET**



**120 E MAIN STREET, SUITE A  
PENSACOLA, FL 32502**

**AVAILABLE FOR  
PURCHASE**

**SORRENTO RD & BAUER RD.  
PENSACOLA, FL 32506**



# SUMMARY



## PROPERTY DETAILS

This vacant parcel is 2.1 acres in size zoned HC/LI for Heavy Commercial/ Light Industrial. Located near the intersection of Sorrento Road and Bauer Road. Property is located in close proximity to Jim C. Bailey Middle School, Helen Caro Elementary School, and the new Pleasant Grove Elementary School. This is a highly trafficked site on one of the only thoroughfares to beautiful Perdido Key.

## SALES OVERVIEW

**SALES PRICE:** \$249,000

**UNIT PRICE:** \$118,571 PER ACRE

**GROSS LAND AREA:** 2.1 Acres

**ZONING:** HC/LI



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# AERIAL VIEW



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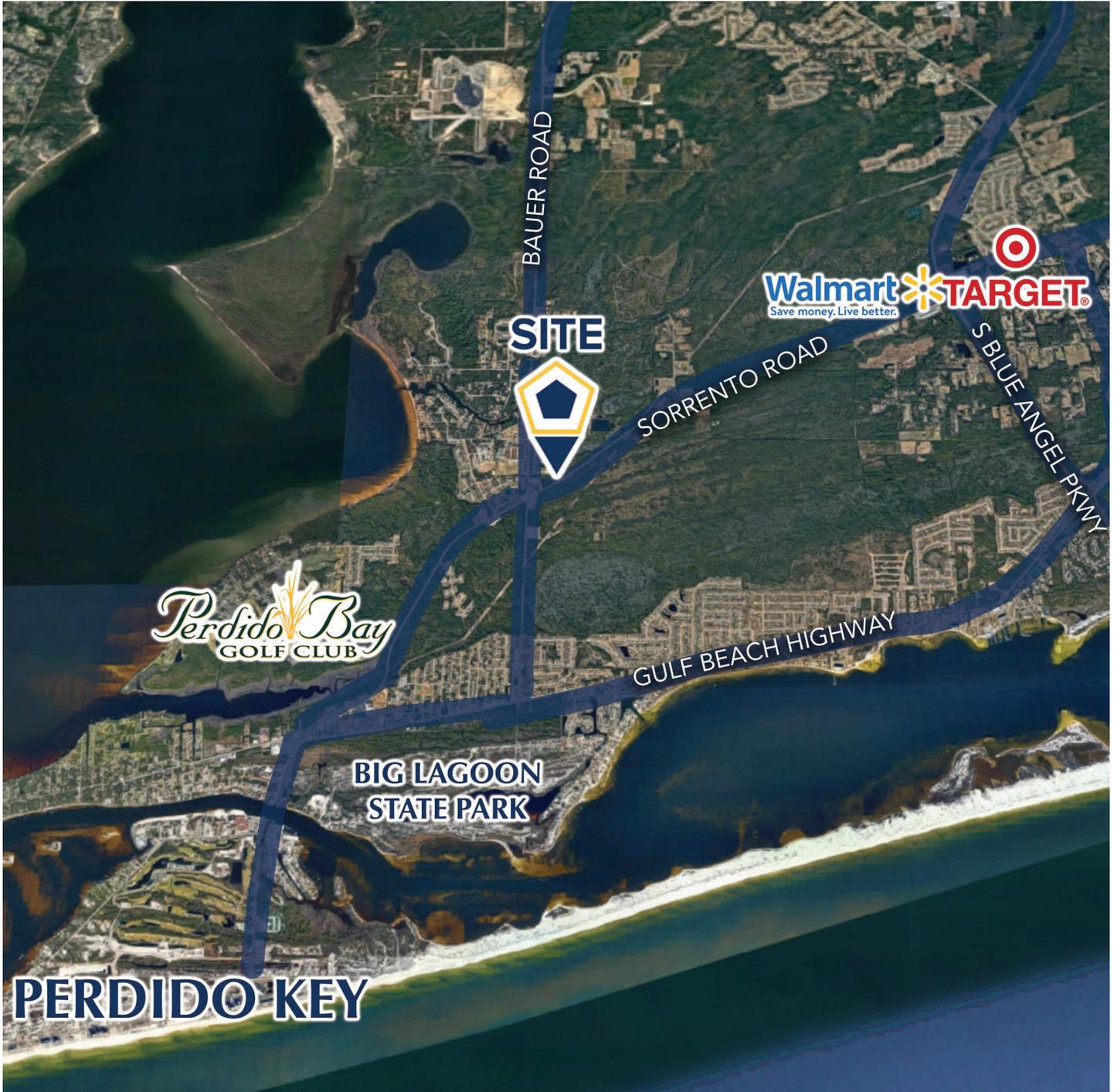
# PLAT MAP



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# AREA MAP



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# MEET THE AGENT



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Chris Bouchard is a Senior Commercial Real Estate Advisor with SNS Realty, Inc. Based in Northwest Florida, out of Pensacola, Chris actively markets and sells properties throughout the entire Florida Panhandle, and throughout the Southeastern United States.

Chris has earned a reputation for providing the highest quality brokerage, consulting, and advisory services to his clients. He specializes in Retail, Industrial, Office, Land & Development, Multifamily/ Apartment, Corporate Real Estate and Distressed Assets.

Chris has over 17 years of commercial brokerage and development experience along the Gulf Coast of Florida and Alabama. He is a native Pensacolian who graduated from Pensacola Catholic High School and went on to earn his degree in Bachelor of Science in Commerce & Business Administration with a major in Comprehensive Marketing from The University of Alabama. Chris has extensive working knowledge in the commercial real estate industry and has an outstanding track record and history of proven success.



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# WHY SNS?



SNS is a Diversely Experienced Team focused on Developing Residential Communities, Senior Living, Commercial/Retail, and Industrial Facilities. Our client partners find that we are a Trusted Resource to assist with market strategy, internal facility programming, and business modeling as well as development of new and re-purposed facilities using highly efficient capital to minimize the cost of occupancy. We can build or re-purpose facilities to suit. We can provide private equity investment, joint venture partnerships, acquisition/leasebacks, and property management.

**WE HAVE A REPUTATION FOR LOYALTY AND  
HONESTY WHICH REFLECTS OUR TOP PRIORITY:  
TO BUILD LASTING RELATIONSHIPS**



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