

FOR SALE

PROPERTY HIGHLIGHTS

- ±1.33 AC
- Full Median Cut and Traffic Light has been Approved
- Great Visibility and Easy Access to I-10 and Downtown Pensacola
- I-10 and Exit 5 Annual Average Daily Traffic: 56,558 (ADT 2024)
- W. Nine Mile Road Annual Average Daily Traffic: 34,500 (ADT 2024)
- 168' Frontage on W. Nine Mile Road
- 365' Frontage on Main Entrance to Pathstone Development
- Detention is Provided on Site
- Ideal for Hotels, QSR's, Convenience Stores, Banks, Urgent Cares, or other Retail

UTILITIES

Water and sewer connections will be made available through Emerald Coast Utility Authority (ECUA). Water is currently available at the street level. TerraCore Development Services, the developer of the Pathstone Project, is working with ECUA on a master lift station, which would provide sewer access to the retail outparcel.

DEVELOPMENT OVERVIEW

Pathstone is a 219.35 acre, master-planned, mixed-use development that includes a 336-unit, four story, premium rental community (now constructed and leasing), 209 single family lots, and 463 townhouse units now under construction.

AVAILABLE

- ±1.33 AC

PRICE

- \$1,490,000

DIMENSIONS

- ±168' x ±365'

ZONING

- COM



SUMMARY

RENDERING
OVERLAY

DEVELOPMENT

AREA
HIGHLIGHTS

RESIDENTIAL
OVERVIEW

RETAIL
OVERVIEW

DEMOS

SURVEY

PATHSTONE COMMERCIAL
OUTPARCELS

FALLSCHASE AT
PATHSTONE PH. 1

Parcel
2
1.22
Acres

Coming soon!



Lot 4
1.40 Acres

Lot 3
1.42 Acres

Lot 2
1.34 Acres

Lot 1
1.77 Acres

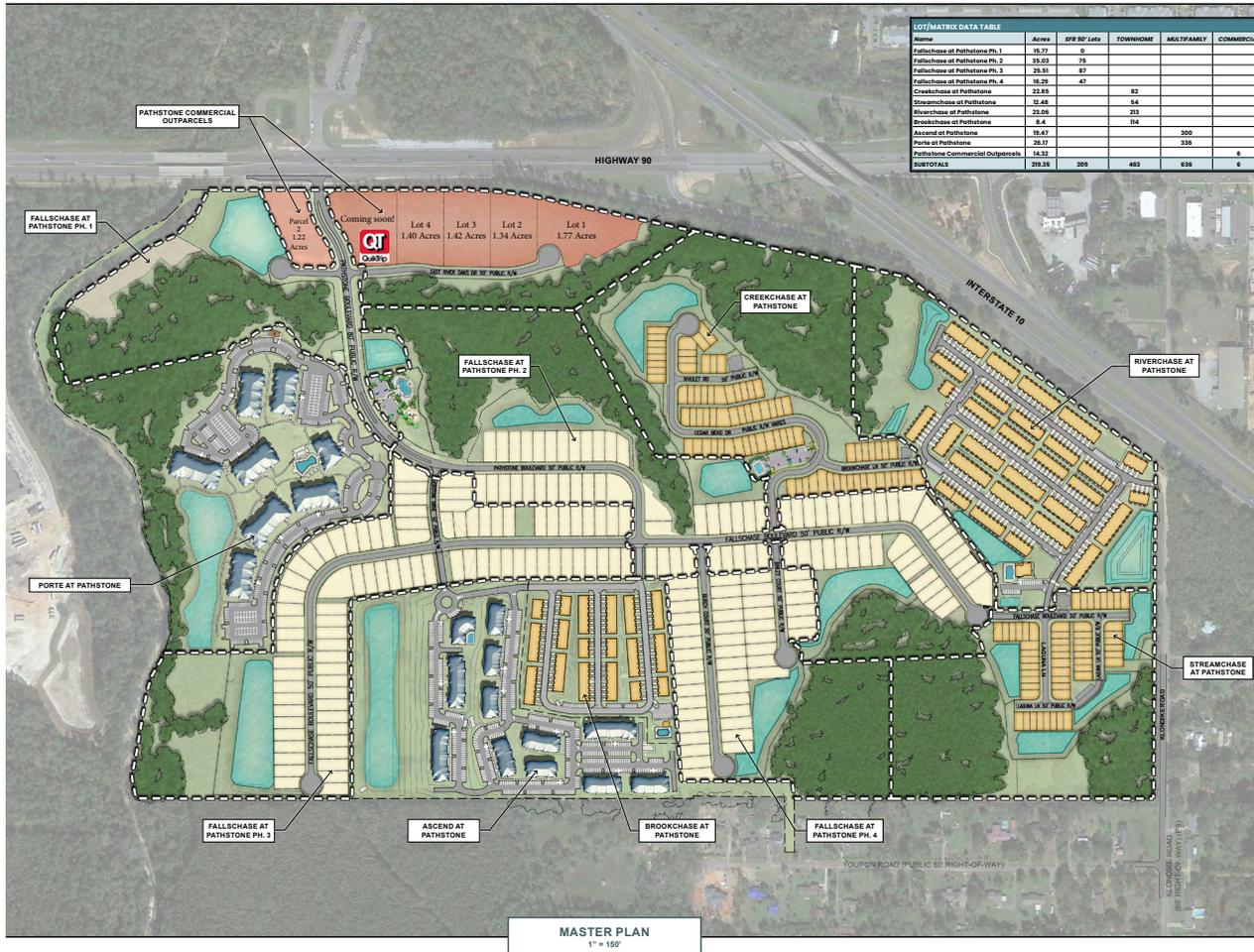
HIGHWAY 90

PATHSTONE BOULEVARD 80' PUBLIC R/W

EAST RIVER OAKS DR 50' PUBLIC R/W

FALLSCHASE AT
PATHSTONE PH. 2

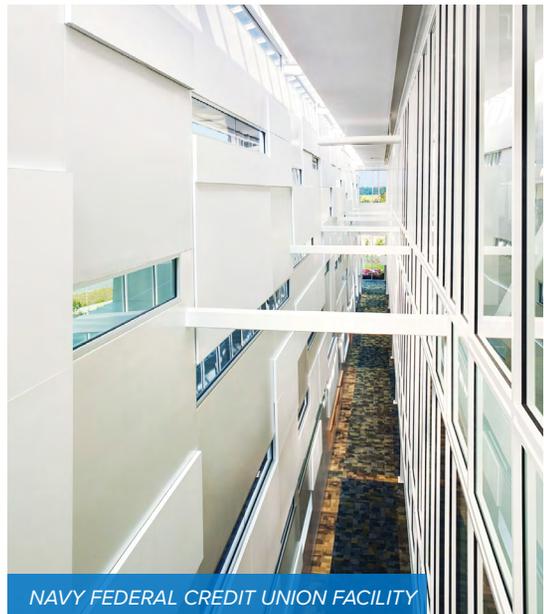
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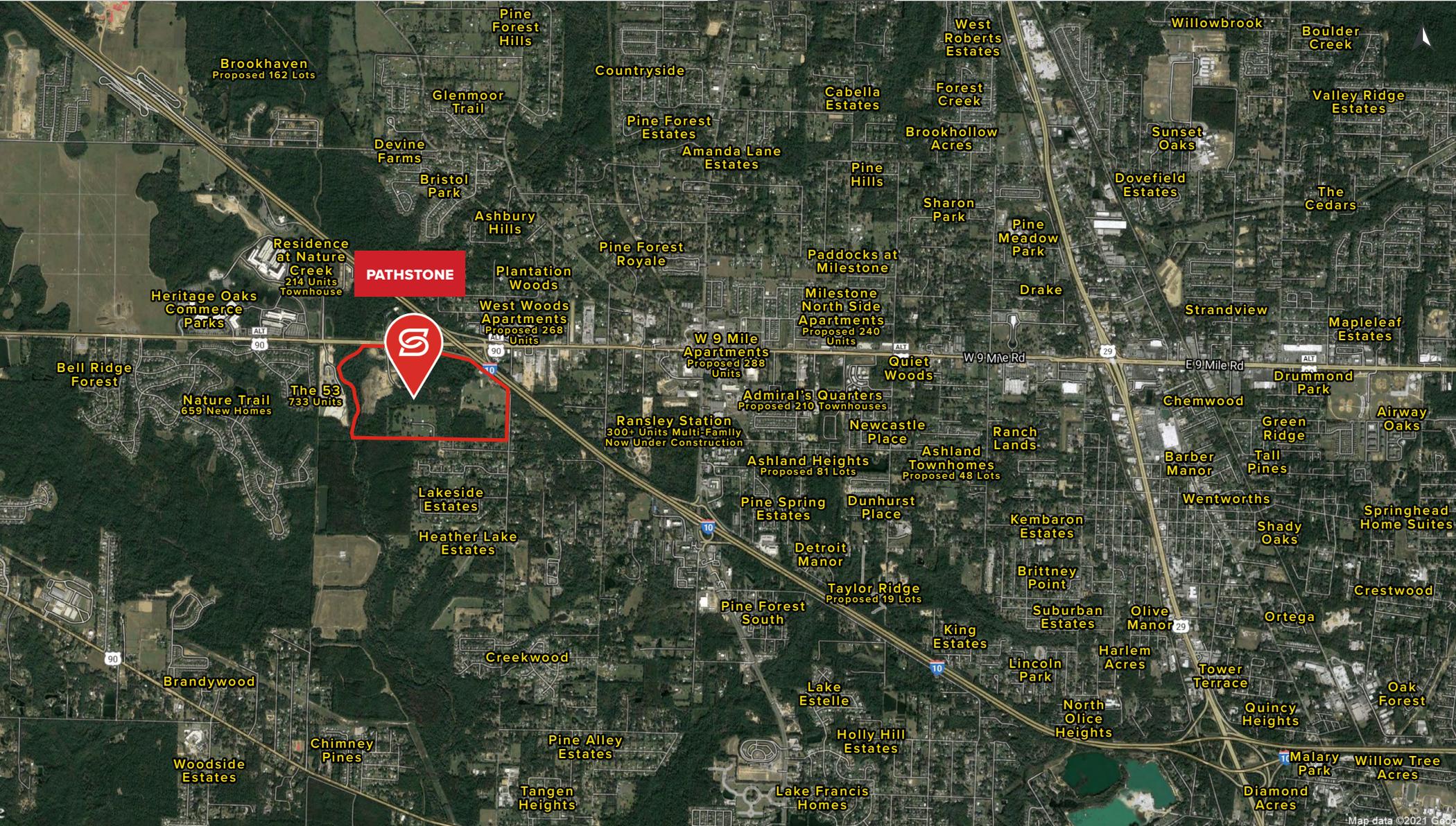
NORTHWEST PENSACOLA ECONOMIC HIGHLIGHTS

Northwest Pensacola is on the precipice of exponential growth in large part due to the investment made by Navy Federal Credit Union. This region is also Escambia County's fastest growing residential area with over 6,000 single family lots planned and over 2,500 multi-family units approved or proposed within 1 mile of Lot 2. New hotels are slated for construction just within 0.25 miles east, Publix has entered the market within 2 miles west with McDonald's slated for construction as its outparcel, and 2 lots are under contract next door at The 52 for restaurant and freestanding retail. More to come!

Directly across the street from Pathstone is the \$2 billion corporate campus of Navy Federal Credit Union. The Navy Federal Credit Union is the largest credit union in the United States with over \$125 billion in assets and 9+ million members. The state-of-the-art Pensacola campus is home to 8,500 employees, with that number planned to grow to 10,000 within the next few years.



SUMMARY AERIAL DEVELOPMENT AREA HIGHLIGHTS **RESIDENTIAL OVERVIEW** RETAIL OVERVIEW DEMOS SURVEY



SUMMARY

AERIAL

DEVELOPMENT

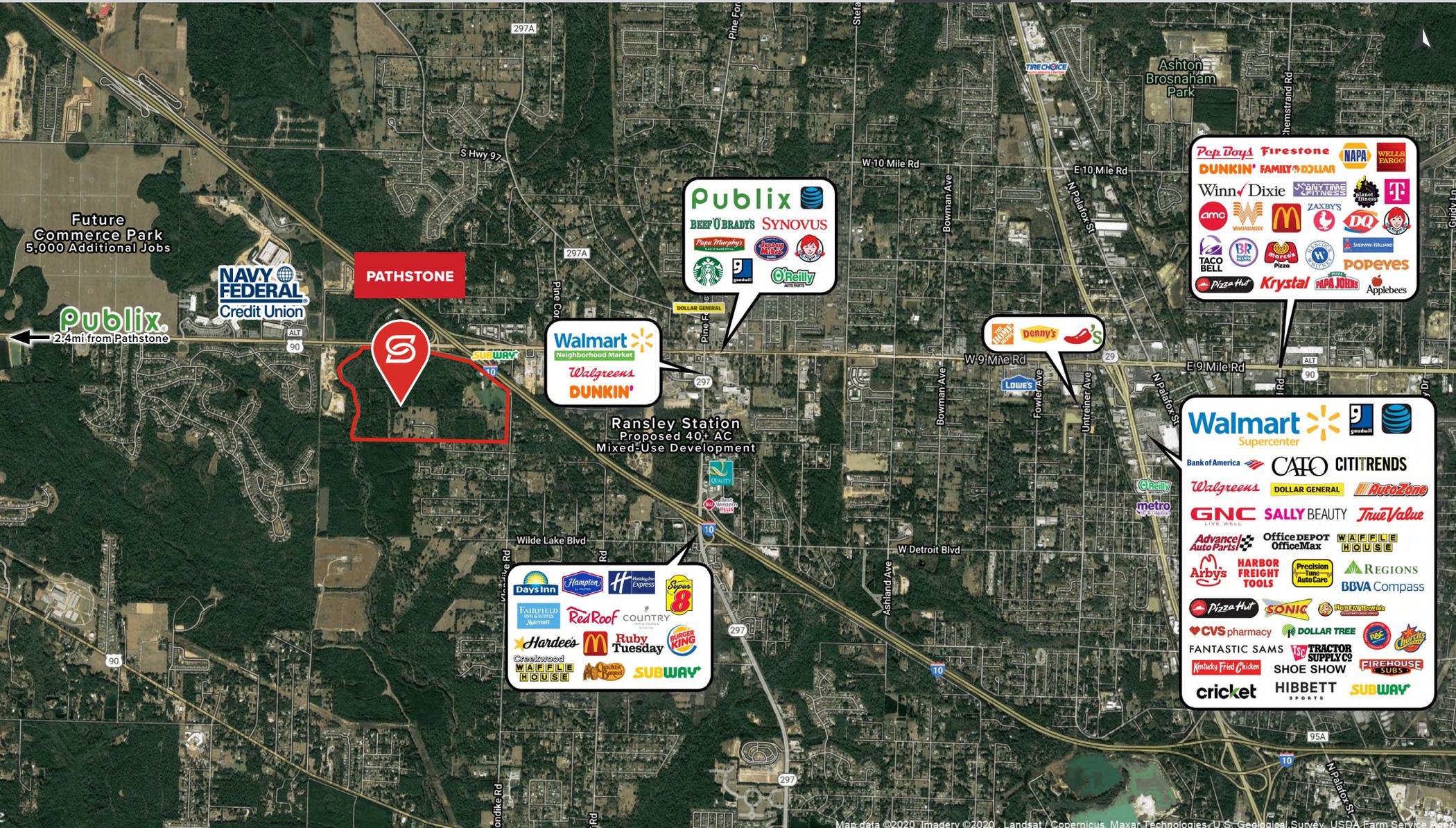
AREA
HIGHLIGHTS

RESIDENTIAL
OVERVIEW

RETAIL
OVERVIEW

DEMOS

SURVEY



Future
Commerce Park
5,000 Additional Jobs

Publix
2.4mi from Pathstone

PATHSTONE

**NAVY
FEDERAL**
Credit Union



Walmart
Neighborhood Market
Walgreens
DUNKIN'

Publix
BEFF O'BRYEN'S SYNOVUS
Papa John's
Starbucks
O'Reilly
DOLLAR GENERAL

Ransley Station
Proposed 40+ AC
Mixed-Use Development

Days Inn
Hampton
Holiday Inn Express
Super 8
Fairfield Inn & Suites
Marriott
Red Roof
Country
Hardee's
McDonald's
Ruby Tuesday
Burger King
Creskwood
Waffle House
Subway

Denney's
Lowe's

Pep Boys **Firestone** **NAPA** **WELLS FARGO**
DUNKIN' **FAMILY DOLLAR**
 Winn-Dixie **ANYTIME FITNESS** Planet Fitness **AT**
 AMC **WINDRIVER** **McDonald's** **ZAXBY'S** **DO**
 TACO BELL **BR** **Maroon** **SONIC DRIVE-THRU** **POPEYES**
Pizza Hut **Krystal** **PAPA JOHN'S** **Applebees**

Walmart Supercenter
 Bank of America **CATO** **CITITRENDS**
 Walgreens **DOLLAR GENERAL** **AutoZone**
GNC **SALLY BEAUTY** **True Value**
 Advance! Auto Parts **Office DEPOT** **Waffle House**
Arby's **HARBOR FREIGHT TOOLS** **Precision Tune Auto Care** **REGIONS**
BBVA Compass
Pizza Hut **SONIC** **Home Depot**
CVS pharmacy **DOLLAR TREE** **FEDEX** **Waffle House**
FANTASTIC SAM'S **TRACTOR SUPPLY CO** **FIREHOUSE SUBS**
Kentucky Fried Chicken **SHOE SHOW**
cricket **HIBBETT SPORTS** **SUBWAY**

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SUMMARY

AERIAL

DEVELOPMENT

AREA
HIGHLIGHTS

RESIDENTIAL
OVERVIEW

RETAIL
OVERVIEW

DEMOS

SURVEY

2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

1,368

25,908

62,482



AVG. HH
INCOME

\$135,297

\$116,847

\$103,732



HOUSEHOLDS

508

10,206

24,069



DAYTIME
POPULATION

603

12,824

35,459

