

SALE
**18 Acres with Lake for
Sale**

9720 U.S. 98

Pensacola, FL 32506

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,000,000
LOT SIZE:	17.86 Acres
PRICE PER ACRE:	\$111,982 per acre
HOUSE UNDER CONSTRUCTION:	2446 SF
DAILY TRAFFIC:	20,000 AADT
GROWTH AREA:	Publix Opening Next Door

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PROPERTY DESCRIPTION

Bring your RV park vision to life on 17.86± acres along high-visibility Hwy 98 W in Pensacola. Included is a 2,446 SF house under renovation. Property is minutes to Perdido Key beaches, NAS Pensacola, and Gulf Islands National Seashore—strong demand drivers for seasonal travelers, snowbirds, military visitors, and youth sports tourism.

PROPERTY HIGHLIGHTS

- 17.86+/- acres along high-visibility Highway 98 West
- 2,446 SF House Under Renovation
- Adjacent Bar, Restaurant & 4COP Quota License | 6000 SF, 2 AC, \$1.5 million
- Traffic 20,000 AADT on Hwy 98 & 21,000 AADT on Blue Angel Parkway

2446 SF HOUSE UNDER RENOVATION



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SVN | SOUTHLAND COMMERCIAL 3

2446 SF HOUSE UNDER CONSTRUCTION



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EXTERIOR PHOTOS



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SITE PLANS | TURNED 90 DEGREES FOR SIZE



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DIMENSIONS



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SVN | SOUTHLAND COMMERCIAL 7

17.86 ACRES



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SVN | SOUTHLAND COMMERCIAL 8

RETAIL MAP

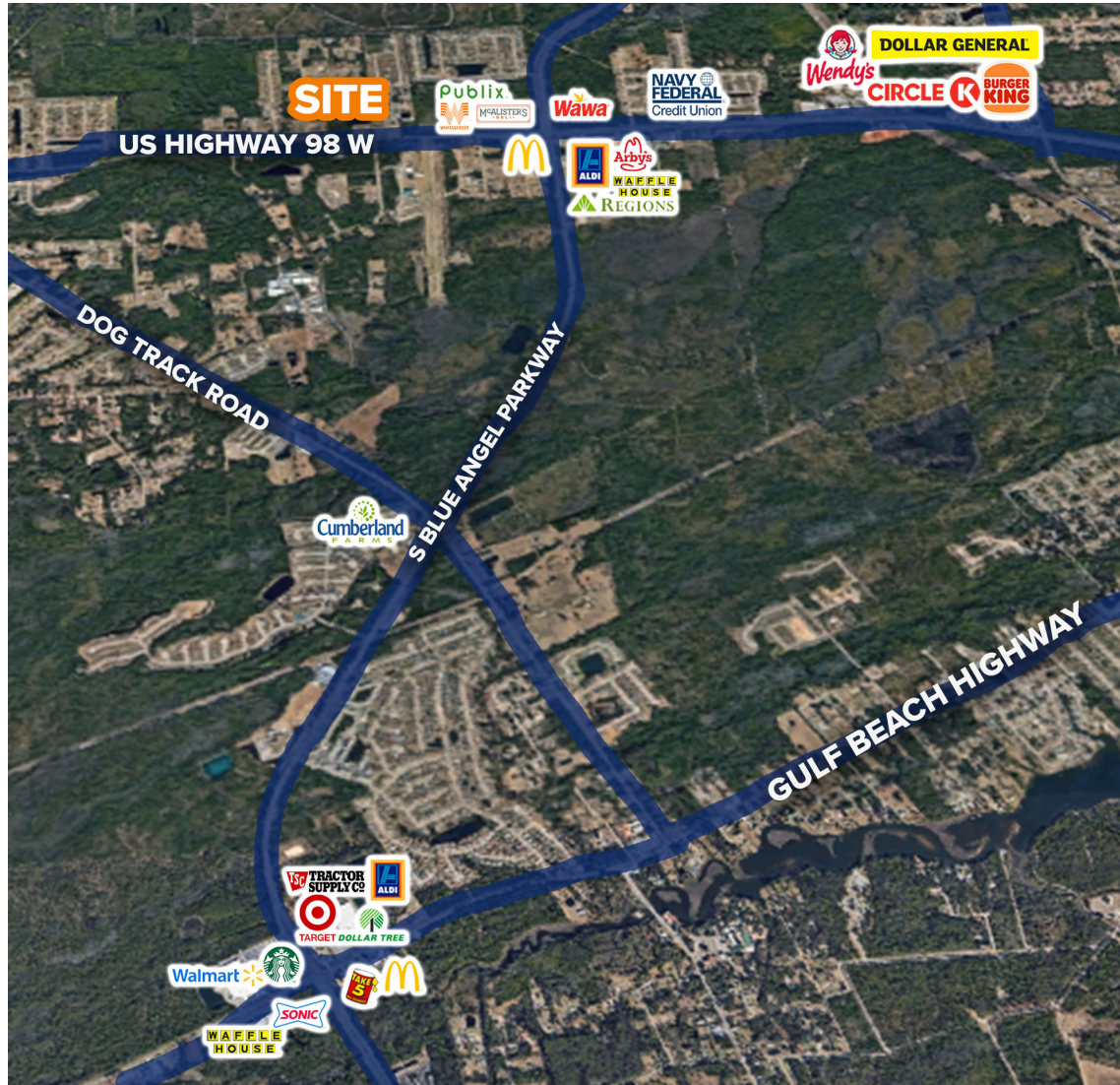


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SVN | SOUTHLAND COMMERCIAL 9

ROADWAYS & RETAIL

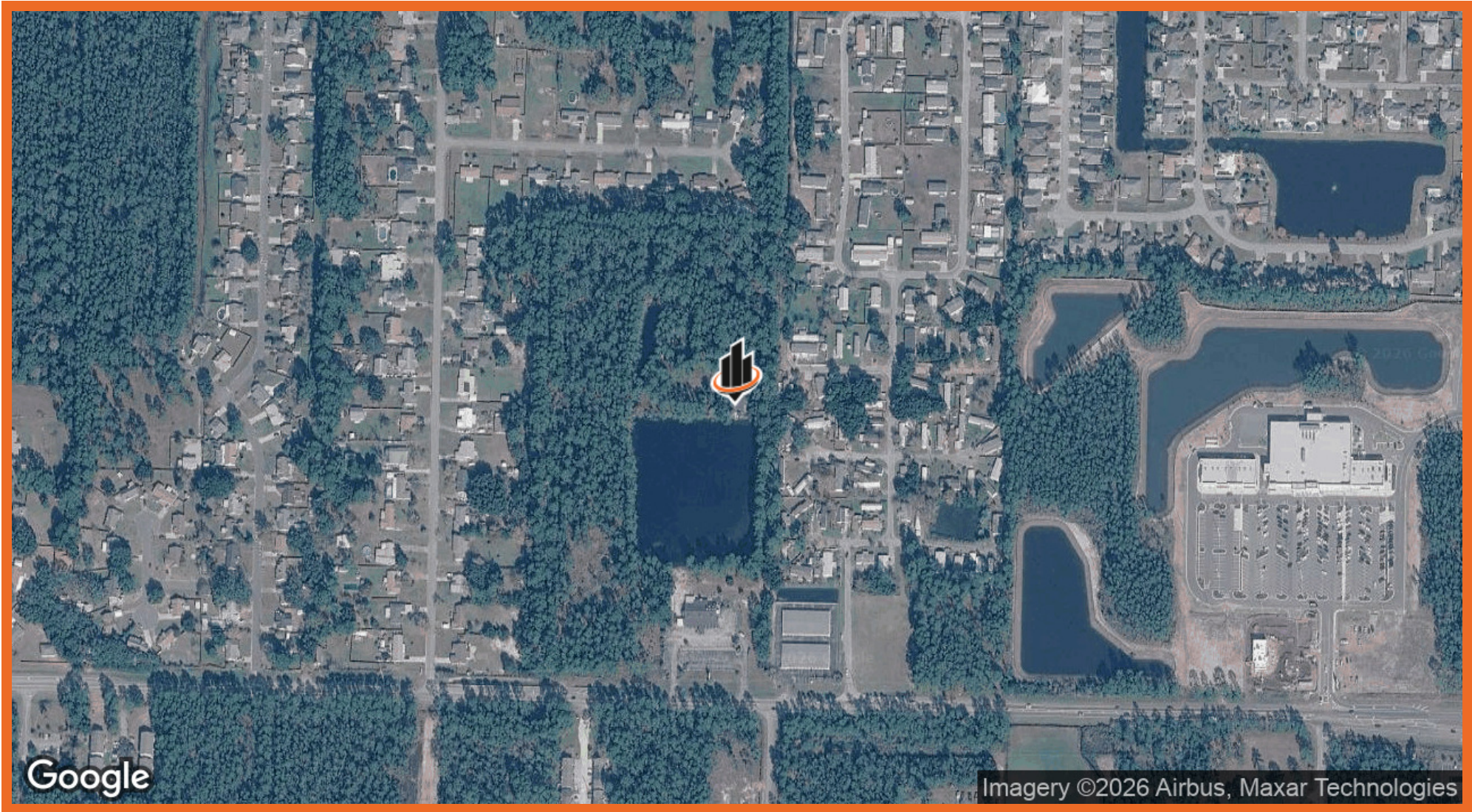


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SVN | SOUTHLAND COMMERCIAL 10

LOCATION MAP



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Senior Advisor, Principal

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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)
2016 #1 Top Producer in the State of Florida for SVN
2016 #3 Top Producer in the USA for SVN
2016 NAIOP Broker Deal of the Year Award Winner

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.

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