

FOR SALE

PROPERTY SUMMARY

New Out-Parcels available for sale in the heart of Pensacola's top growth corridor located next to Quik Trip (under-construction) at the head of Pathstone residential Community.

Each lot has access to the new road, off site detention in place, water and sewer ran along the front and electrical conduit ran the length of the road.

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.

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.

INVESTMENT HIGHLIGHTS

- Easy Access to I-10 and Downtown Pensacola
- Excellent Access and Visibility
- 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)
- Detention is Provided on Site
- Ideal for Hotels, Senior living, Urgent Cares, or other Retail

PRICING

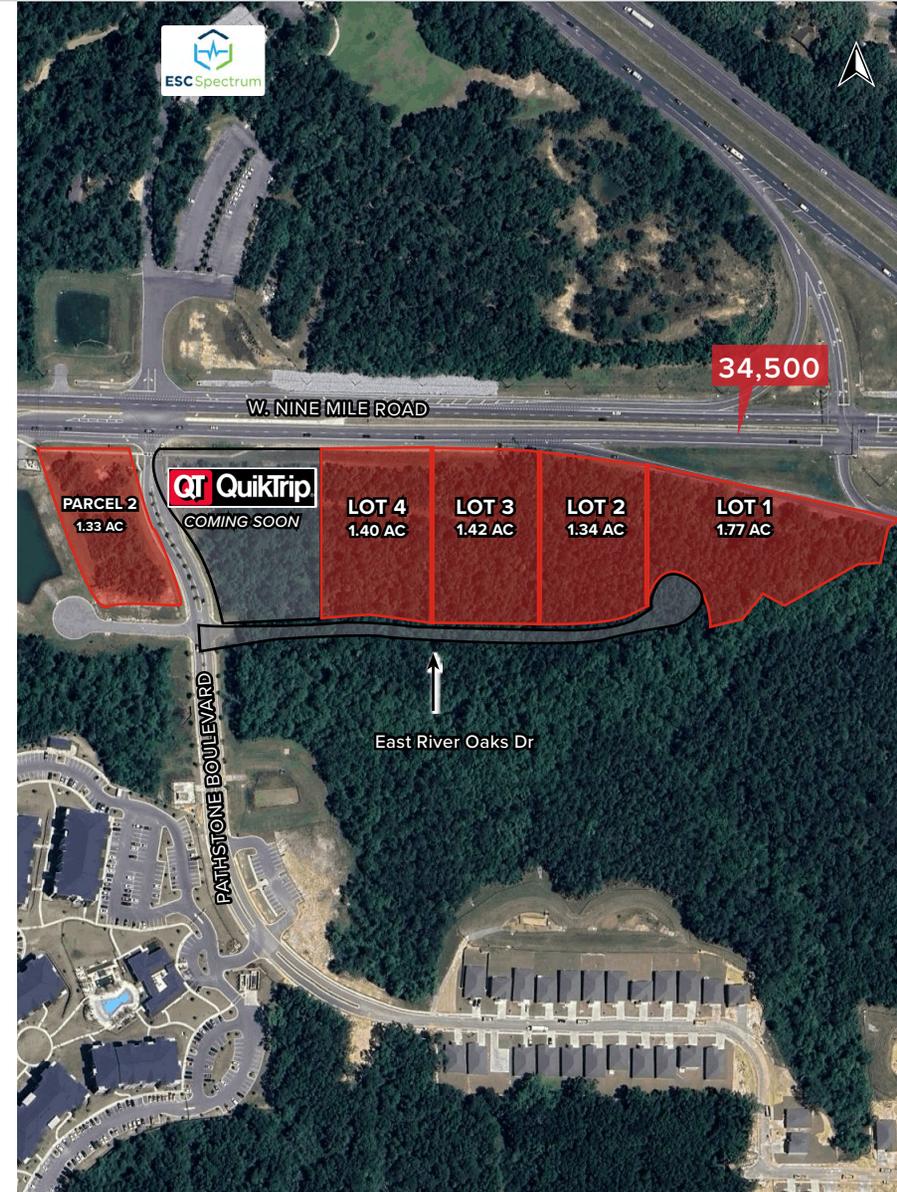
- Lot 1: \$1,490,000
- Lot 2: \$1,149,000
- Lot 3: \$1,229,000
- Lot 4: \$1,229,000
- Parcel 2: \$1,490,000

UTILITIES

- Water and sewer connections will be made available through Emerald Coast Utility Authority (ECUA).
- Water and sewer will be available at the street level.
- Power will be at the street.

AREA OVERVIEW

NW Pensacola is on the precipice of exponential growth in large part due to investment made by Navy Federal Credit union and is 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 these commercial lots. New hotels are slated for construction just East within .25 miles, Publix has entered the market within 2 miles West with a newly constructed McDonalds as its outparcel and 2 lots are under contract next door at "The 52" for restaurant and freestanding retail. More to come!



SUMMARY

AERIAL

DEVELOPMENT

SURVEY

RESIDENTIAL
OVERVIEW

RETAIL
OVERVIEW

DEMOS

AREA
HIGHLIGHTS



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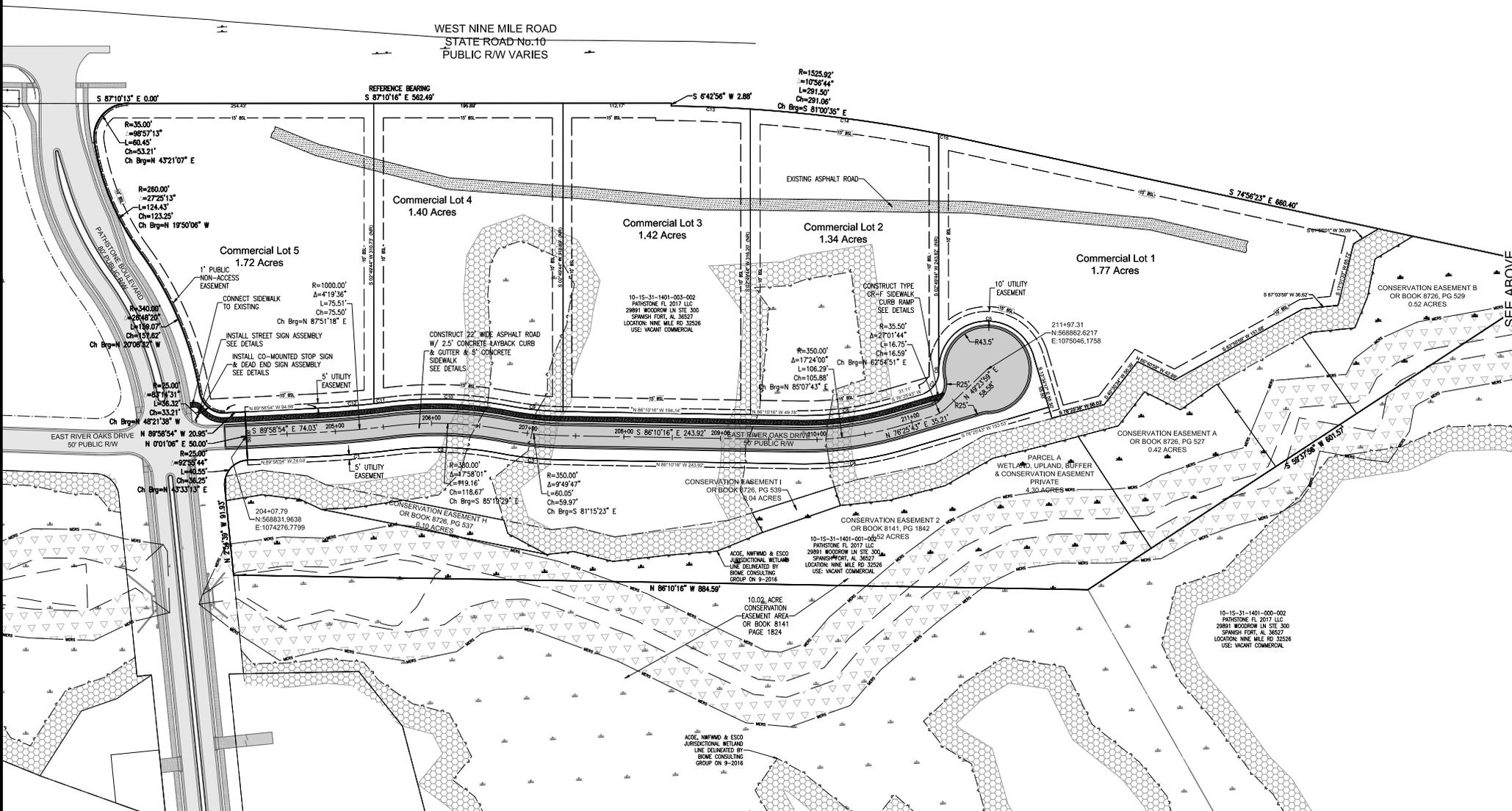
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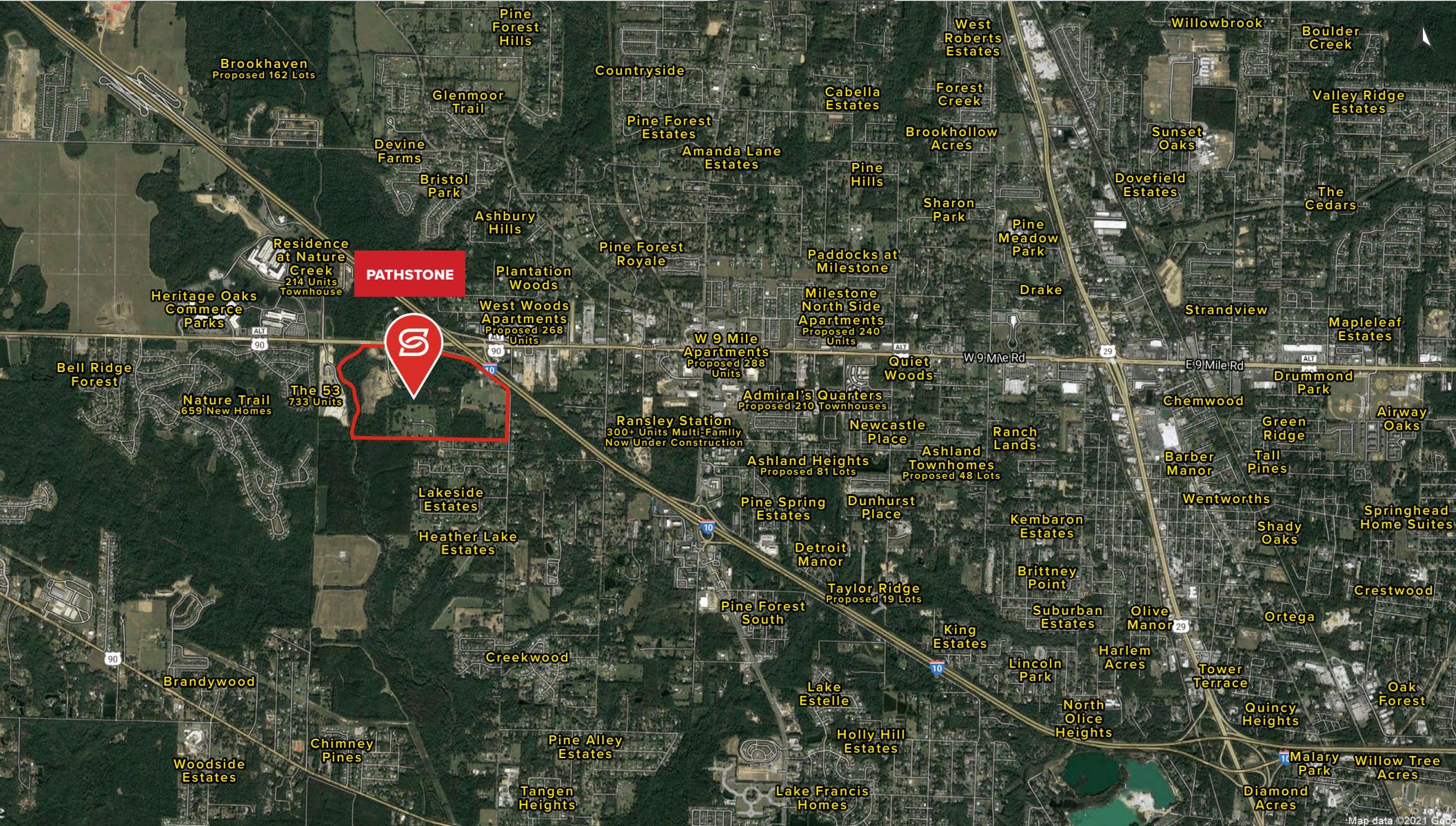
SURVEY

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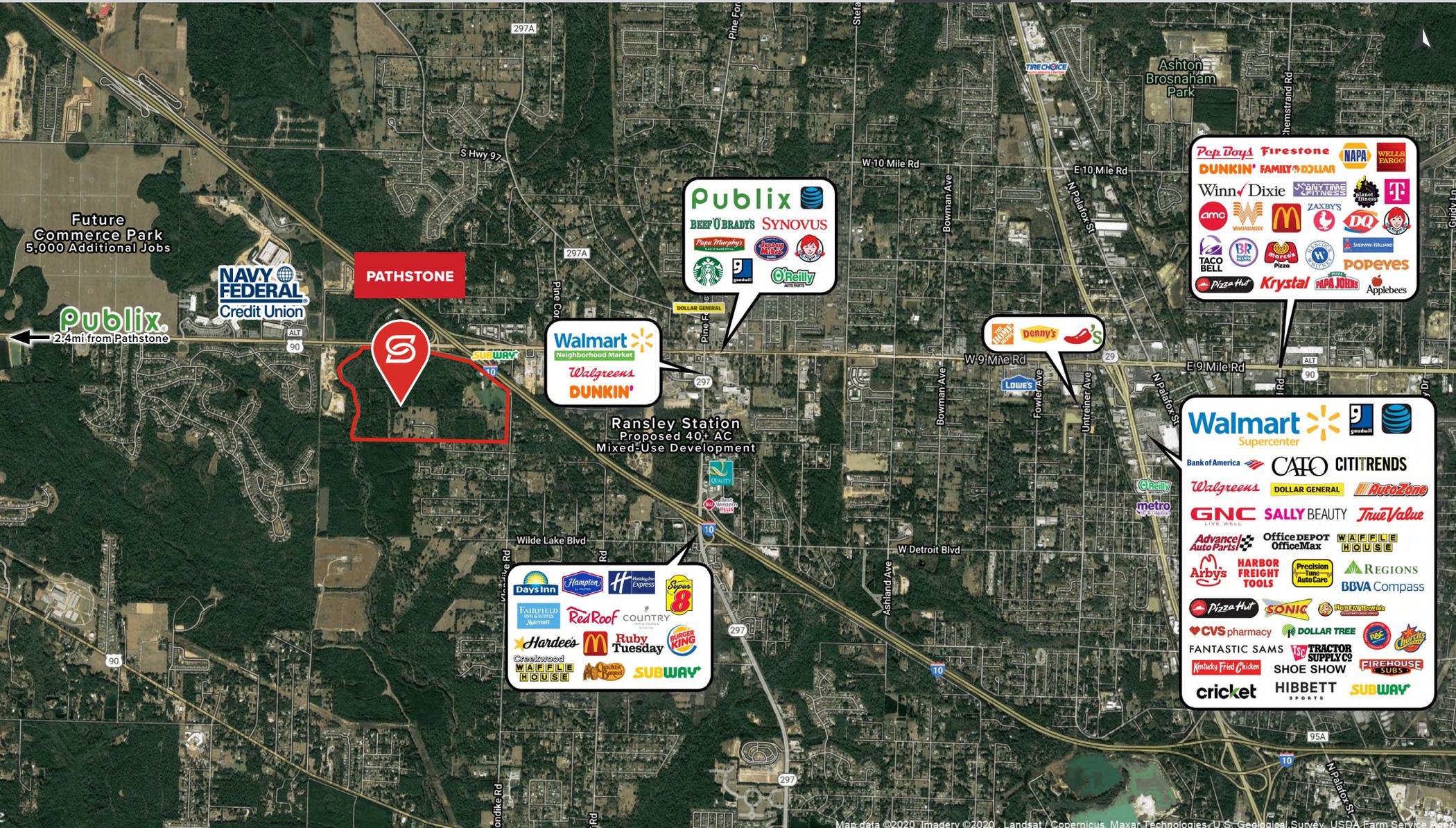
SURVEY

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AREA
HIGHLIGHTS



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'BRADY'S
SYNOVUS
Starbucks
DOLLAR GENERAL
Pine Tr
SUBWAY
Ransley Station
Proposed 40+ AC
Mixed-Use Development

Denney's
Lowe's
Fowler Ave
Untreiner Ave

Days Inn
Hampton
Holiday Inn Express
Super 8
Fairfield
Marriott
Red Roof
COUNTRY
Hardee's
McDonald's
Ruby Tuesday
BURGER KING
Creskwood
Waffle House
SUBWAY

Pep Boys
Firestone
NAPA
WELLS FARGO
DUNKIN' FAMILY DOLLAR
Winn-Dixie
ANYTIME FITNESS
Planet Fitness
AT
amc
WINDRIVER
McDonald's
ZAXBY'S
DQ
TACO BELL
BR
Popeyes
Pizza Hut
Krystal
PAPA JOHN'S
Applebees

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

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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

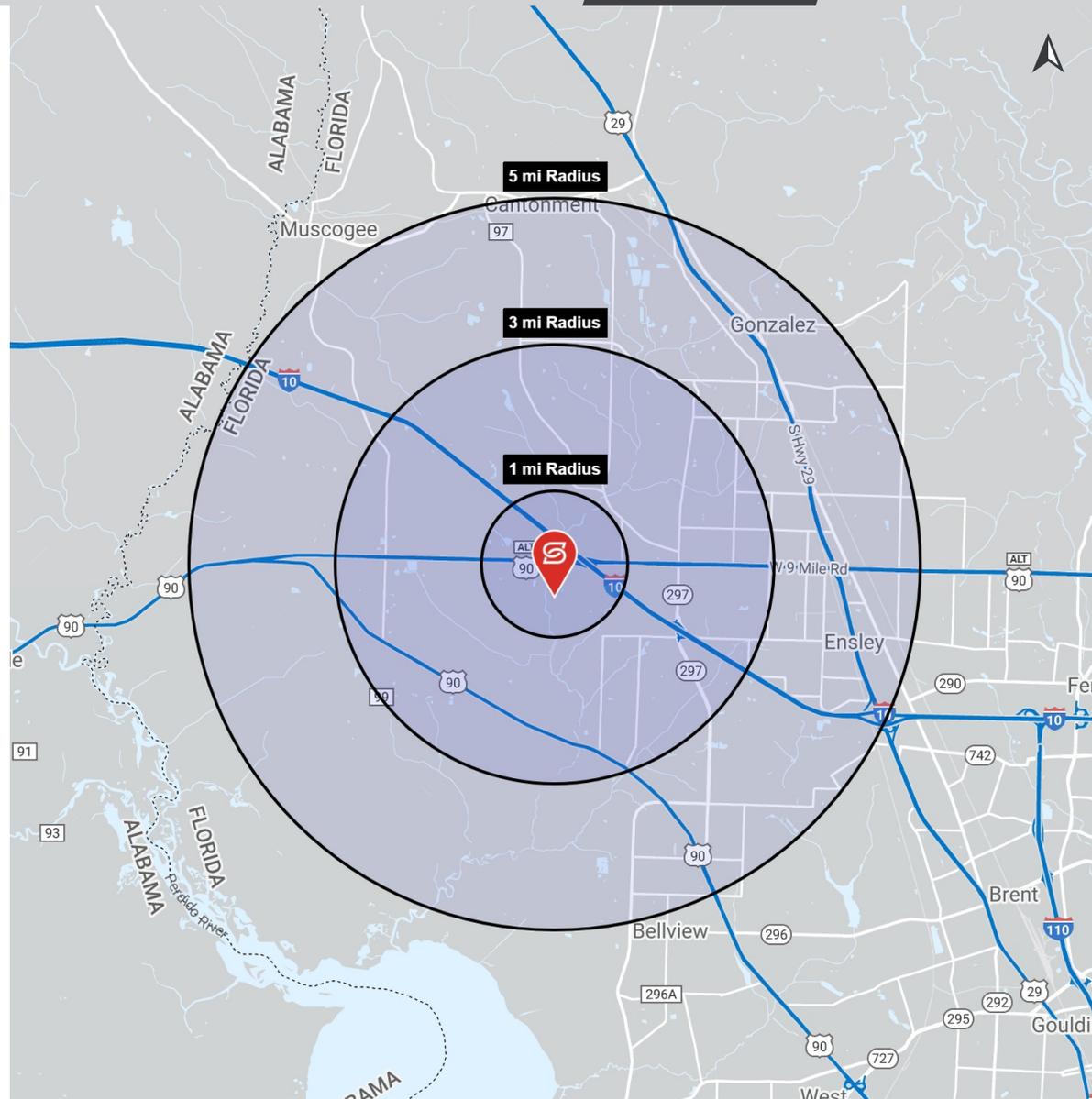


DAYTIME
POPULATION

603

12,824

35,459



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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!

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