

7599 Scenic Hwy

Pensacola, FL

Exceptional 2.7-Acre Waterfront Property Overlooking Escambia Bay

**DEVELOPMENT
OPPORTUNITY**

2.7 AC TRACT

**Perfect Location for
Hospitality Venue, QSR,
or Commercial
Development**

FOR SALE

~~\$1,600,000~~

\$1,100,000

PROPERTY HIGHLIGHTS

- 2.70 AC +/-
- Assemblage Potential
- Dimensions 400' x 678'
- COM Zoning
- 400' Frontage Scenic Hwy
- 678' Bay Frontage

Positioned along Scenic Highway overlooking Escambia Bay, this remarkable 2.7-acre commercial parcel offers a rare combination of visibility, setting, and development potential. Located along the Scenic Highway bluffs recognized as the highest points along Florida's coastline, the property benefits from panoramic bay views and one of the most distinctive natural backdrops in the Pensacola market.

This site delivers an exceptional sense of place. Overlooking Escambia Bay from Pensacola's iconic bluff corridor, the property offers the kind of elevated waterfront presence that is increasingly difficult to replicate. Its scenic character supports a range of compelling uses, including hospitality, restaurant, and destination-oriented commercial development. Prior plans for a four-story Hampton Inn further demonstrate the site's strong development potential.

Assemblage potential – the adjoining vacant land is listed for sale. This assemblage opportunity would form a 3.55 acre +/- waterfront tract with access on Escambia Bay

DeeDee Davis, SIOR

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7599 Scenic Hwy

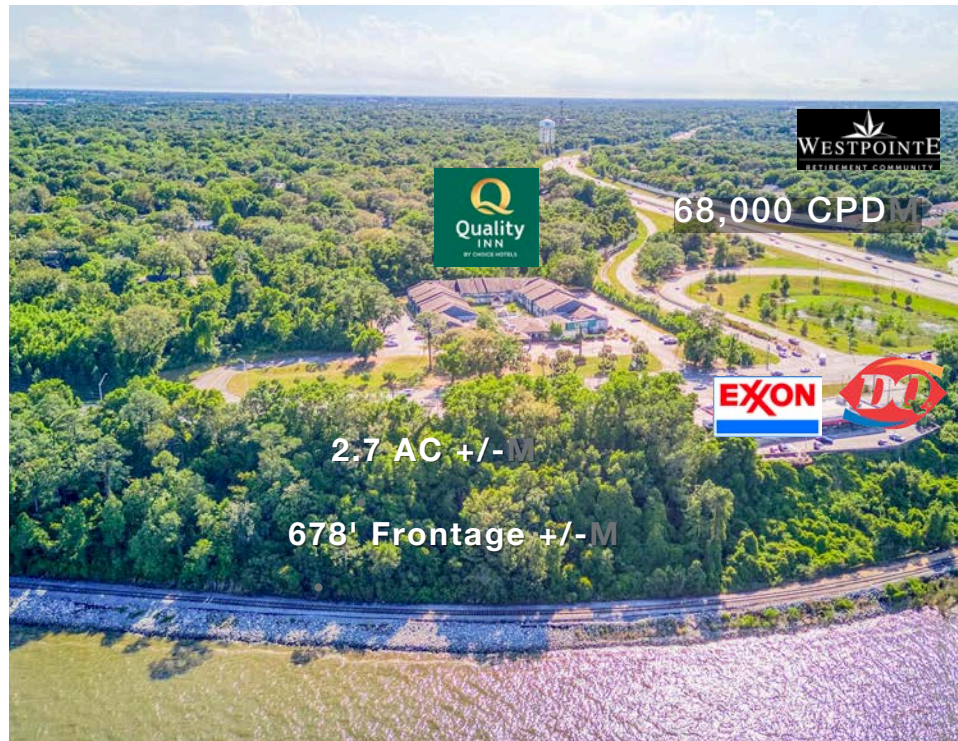
Pensacola, FL.



Infrastructure and Regional Access

The property also benefits from meaningful regional connectivity. The Escambia Bay Bridge serves as one of the primary transportation links between Escambia County and Santa Rosa County, carrying approximately 75,500 cars per day in 2025. In addition, Pensacola International Airport recorded 3.1 million passengers in its last fiscal year, and a \$152 million terminal expansion is underway that will add five new gates, an expanded security checkpoint, and upgraded passenger amenities to accommodate continued growth.

This exceptional waterfront parcel offers more than breathtaking views it presents a rare opportunity to secure a highly visible development site in one of Pensacola's most recognizable corridors. With strong regional access, expanding airport infrastructure, and a setting that blends natural beauty with commercial viability, 7501 Scenic Hwy stands out as a compelling opportunity for development, redevelopment, or strategic assemblage along the Gulf Coast



- Zoning COM
- FLU MU-U
- Airport Noise Zone – No
- Airport Height Grid- 300
- CRA Overlay- NO
- Scenic HWY Overlay- Yes
- Enhanced Neighborhood Protection- No
- Well Head Protection- No
- Enterprise Zone- No

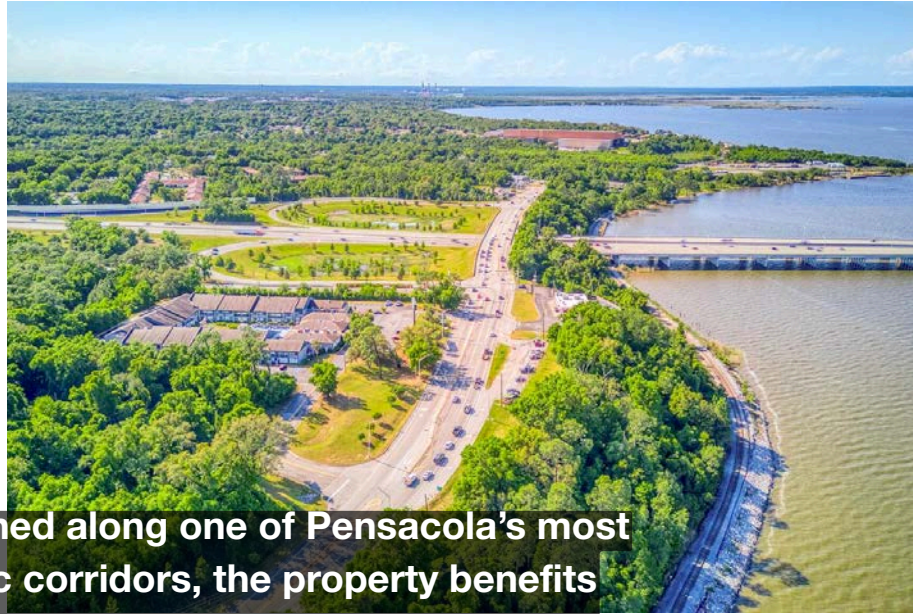
2.7 AC WATERFRONT
DEVELOPMENT SITE

For more information,
please contact:

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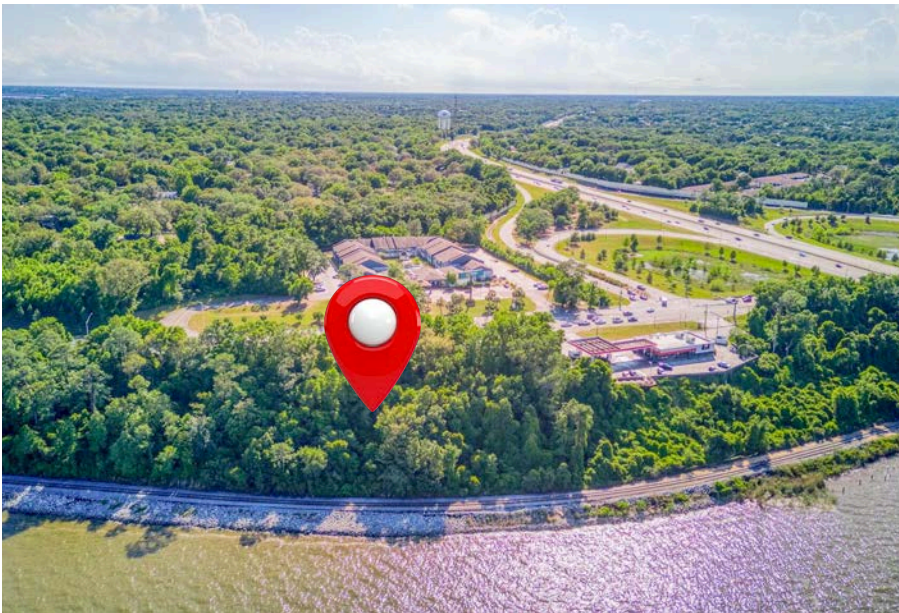
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Positioned along one of Pensacola's most scenic corridors, the property benefits from strong regional connectivity and continued infrastructure momentum.



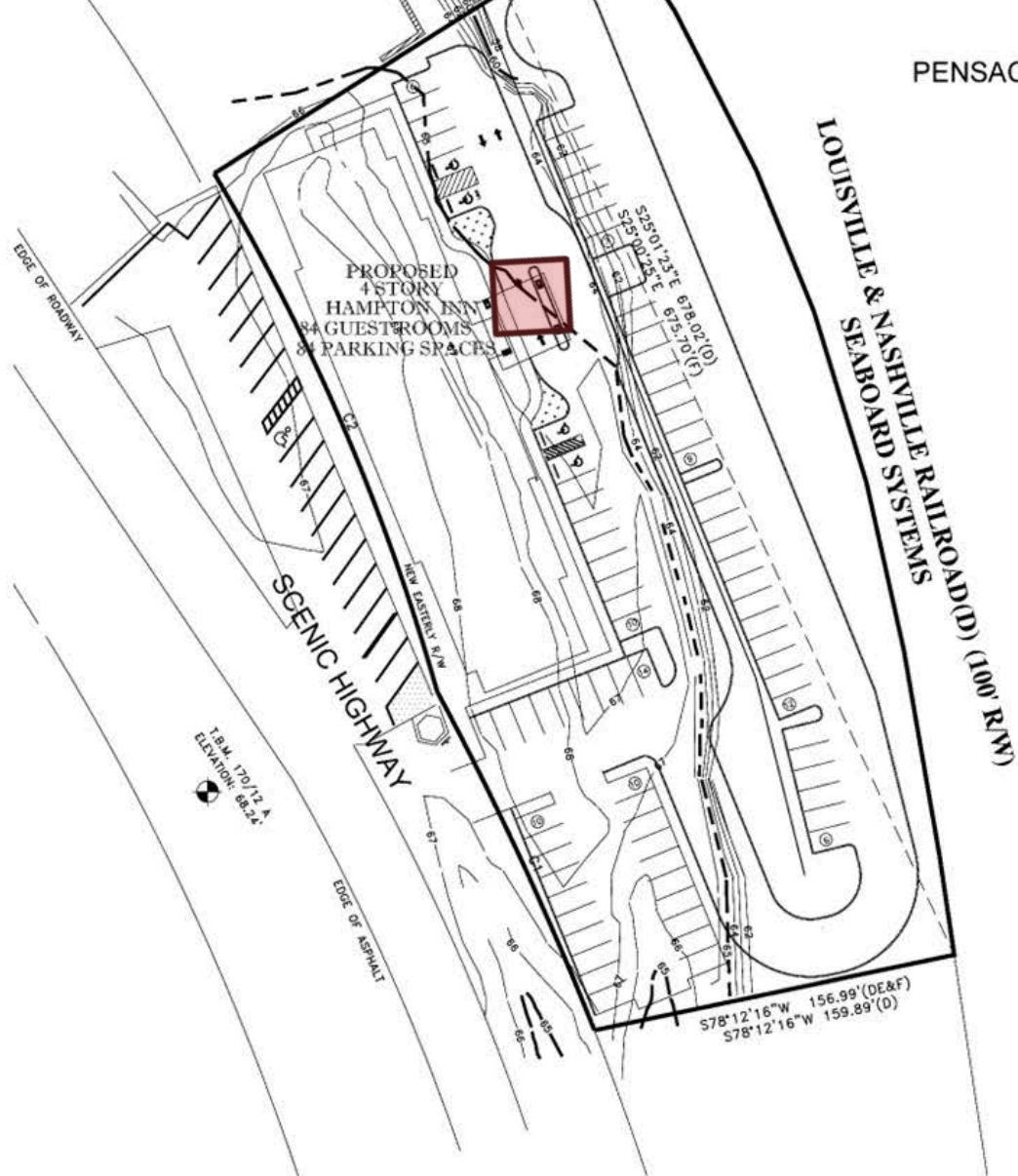


PENSACOLA BAY

Jobsite



VICINITY MAP
NOT TO SCALE



PROPOSED
4 STORY
HAMPTON INN
84 GUEST ROOMS
84 PARKING SPACES

LOUISVILLE & NASHVILLE RAILROAD(D) (100' R/W)

SCENIC HIGHWAY

T.B.M. 170112 A
ELEVATION: 84.24

SITE PLAN

PROJECT DATA:

HAMPTON INN, PENSACOLA, FLORIDA
84 ROOMS, 4 STORIES
BUILDING HT. = 55 FT.± (100' MAX. ALLOWED)
PARKING REQ.D = 84
PARKING PROVIDED = 84
ZONE: COMMERCIAL
TOTAL SITE = 2.052 AC. (89373 SF±)

LEGEND

- §— SETBACK LINE
- EOR— EDGE OF ROAD (EXIST.)
- C— ROADWAY CENTERLINE
- P— PROPERTY LINE
- EOPN— EDGE OF PAVING (NEW)
- WM WATER METER
- ♿ HANDICAP PARKING
- ▨ HANDICAP WALK
- PP POWER POLE
- LP* PARKING LIGHT POLE (NEW)
- FF FIRE HYDRANT ASSEMBLY (EXIST.)
- CONC. WALKWAY
- ⊙ PARKING SPACE (9'x19' TYP.)
- LANDSCAPE AREA
- ⊕ SEWER MANHOLE

GENERAL NOTES:

1. ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC MAP. BOUNDARY INFORMATION OBTAINED FROM ESCAMBIA PROPERTY APPRAISER WEBSITE DATA.
2. ALL CONCRETE WALKS TO HAVE NON-SLIP BROOM FINISH.
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.
4. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
5. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER. SIGNAGE & FOUNDATION ARE O.F.O.I.
6. GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
7. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES.



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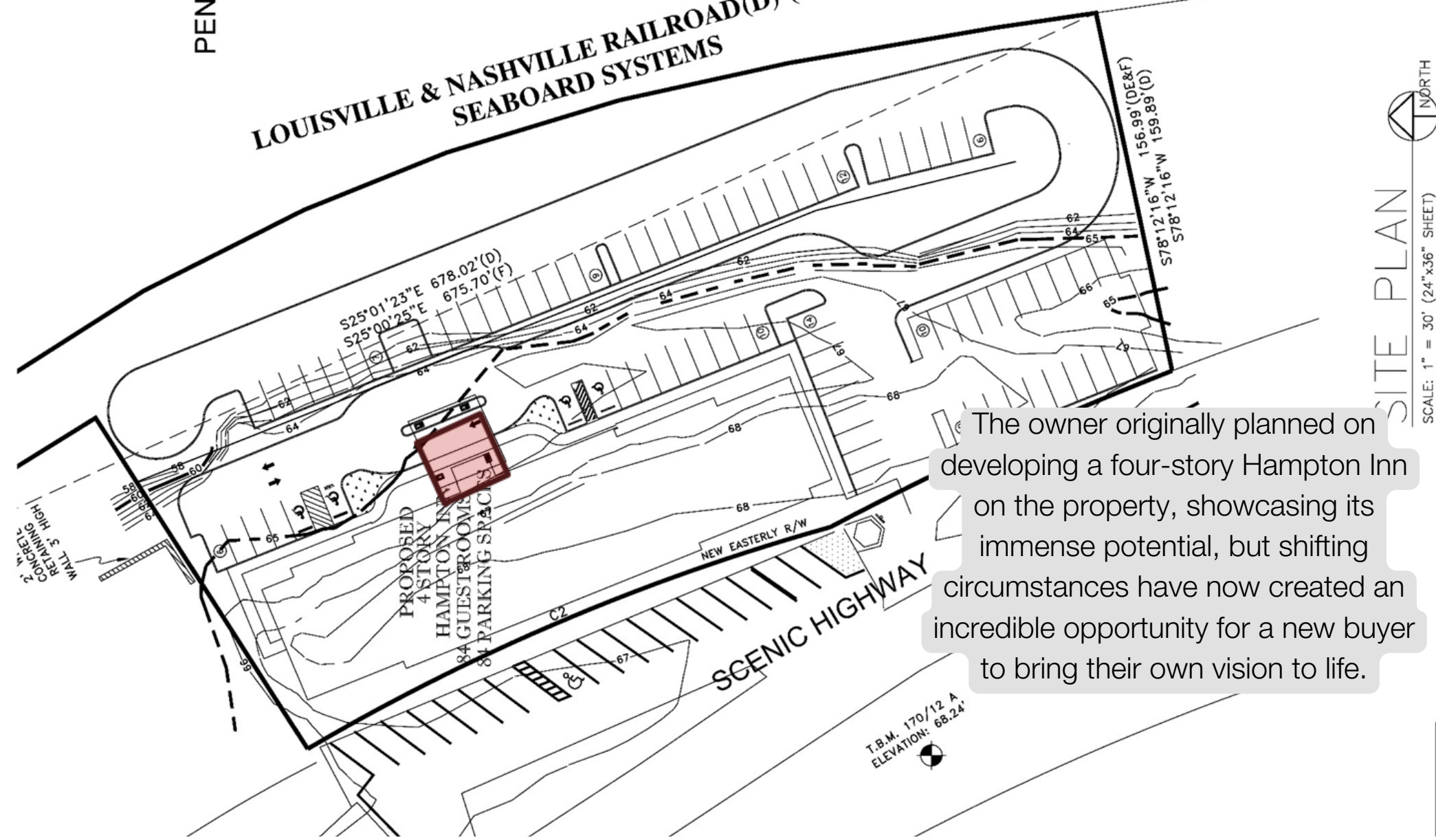
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PEN

LOUISVILLE & NASHVILLE RAILROAD (D)
SEABOARD SYSTEMS



SITE PLAN
 SCALE: 1" = 30' (24"x36" SHEET)
 NORTH

The owner originally planned on developing a four-story Hampton Inn on the property, showcasing its immense potential, but shifting circumstances have now created an incredible opportunity for a new buyer to bring their own vision to life.

NARY
 TRUCTION

NAIPensacola

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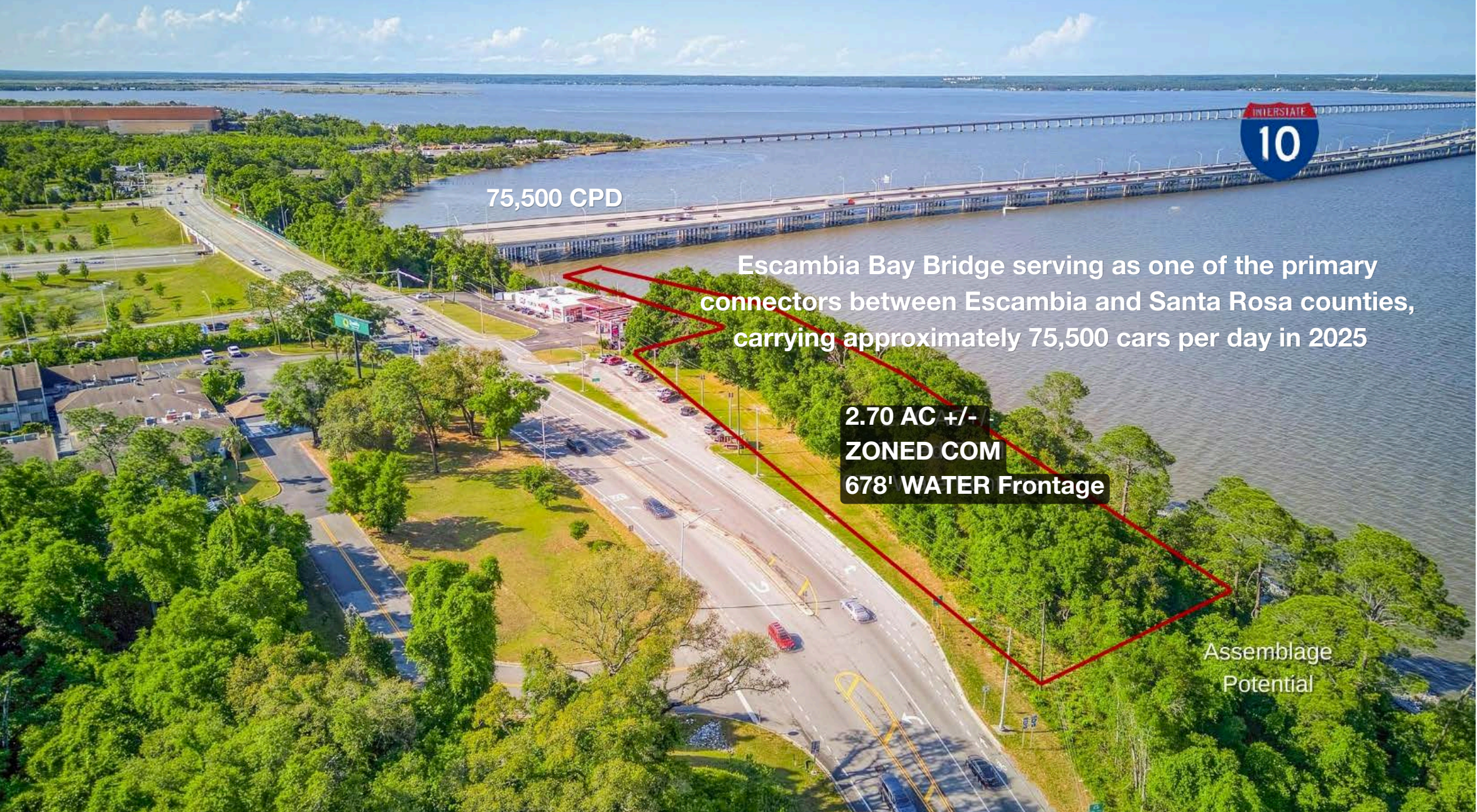
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75,500 CPD



Escambia Bay Bridge serving as one of the primary connectors between Escambia and Santa Rosa counties, carrying approximately 75,500 cars per day in 2025

2.70 AC +/-
ZONED COM
678' WATER Frontage

Assemblage Potential



400' FRONTAGE SCENIC HWY

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