



Woodbine Commercial

Woodbine Rd
Pace, Florida 32571

Property Highlights

- +/-22.66 Acres Total
- Prime Woodbine Road Frontage (+/-2,821') along a primary commuter arterial
- 4 Hard Corners
- Offsite stormwater facility in place with all utilities available
- High-Visibility Location with excellent access and exposure
- Located at the entrance to the 700+ home Lakes of Woodbine Subdivision, providing an immediate and strong adjacent residential base
- Traffic Counts: +/-21,709 AADT on Woodbine Road
- Zoning: HCD - Highway Commercial Development

Offering Summary

Sale Price:	\$16,500,000
Parcel A Size:	+/-3.34 Acres
Parcel B Size:	+/-13.26 Acres
Parcel C Size:	+/-6.06 Acres
Total Lot Size	+/-22.47Acres

For More Information

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Offering Summary

Sale Price:	\$16,500,000
Lot Size:	22.47 Acres
Price / Acre:	\$734,312
Zoning:	HCD - Highway Commercial Development

Property Overview

The Woodbine Commercial Assemblage totals +/-22.66 acres across three contiguous parcels of approximately +/-3.34 acres, +/-13.26 acres, and +/-6.06 acres, offering a rare and flexible development opportunity in one of Northwest Florida's fastest-growing corridors. The property features approximately +/-2,821 feet of prime frontage along Woodbine Road, a primary commuter arterial in the rapidly expanding Pace/Milton market within the Pensacola MSA, and includes four hard corners, providing exceptional access, visibility, and design flexibility. The assemblage benefits from strong daily traffic counts of +/-21,709 AADT, ensuring consistent exposure to commuters and local residents alike.

The property is zoned HCD (Highway Commercial Development), is 100% upland, and is in greenfield condition, with all utilities available to the site and an offsite stormwater facility already in place, making it truly development-ready. Situated at the entrance to the 700+ home Lakes of Woodbine subdivision, the site offers an immediate and strong adjacent residential base while also being strategically positioned within a broader high-growth trade area experiencing continued population and employer expansion.

This premier commercial assemblage is ideally suited for a range of retail, office, medical, or service-oriented developments, as well as larger mixed-use or phased projects. With its scale, extensive frontage, multiple hard corners, and location in a thriving suburban market, the Woodbine Commercial Assemblage presents both immediate development potential and strong long-term appreciation upside.