

LAND OFFERING FOR SALE

6222 Mobile Highway

6222 Mobile Highway



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

850.764.6800

BayCityRealty.com



LAND OFFERING FOR SALE

6222 Mobile Highway

6222 Mobile Highway



Sale Price

\$400,000

Offering Summary

Lot Size:	2.795 Acres
Price / Acre:	\$143,113
Zoning:	Commercial Medium Density Residential
Market:	Mobile Hwy
Submarket:	West Pensacola
Traffic Count:	29,000

Property Overview

2.83 Acres with 370' of prime frontage on Mobile Hwy with no wetlands. Traffic count is up 25% just since 2021! Surrounded by great restaurants such as Culvers, Whataburger, Zaxby's, Sam's Seafood and more! Bellview Middle School is across the street and Bellview Elementary is under a block away. Older home on property given no value.

Property Highlights

- Zoned for commercial and medium density residential use
- Suitable for industrial flex space development
- Accessible to key transportation routes
- High traffic counts in the area
- Ample space for industrial and warehouse facilities
- Potential for mixed-use development

Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

850.764.6800

BayCityRealty.com



LAND OFFERING FOR SALE

6222 Mobile Highway

6222 Mobile Highway



Property Description

2.83 Acres with 370' of prime frontage on Mobile Hwy with no wetlands. Traffic count is up 25% just since 2021! Surrounded by great restaurants such as Culvers, Whataburger, Zaxby's, Sam's Seafood and more! Bellview Middle School is across the street and Bellview Elementary is under a block away. Older home on property given no value.

Location Description

Conveniently located on Mobile Hwy near the Pensacola Fairgrounds. This is a very popular commercial area with many restaurants and other retail businesses. Only 4 miles from Interstate 10.

Site Description

Mostly cleared vacant land with approximately 370 feet of Hwy 90/Mobile Hwy frontage.

Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

850.764.6800

BayCityRealty.com



LAND OFFERING FOR SALE

6222 Mobile Highway

6222 Mobile Highway

Sale Price	\$400,000
------------	-----------

Location Information

Street Address	6222 Mobile Highway
City, State, Zip	Pensacola, FL 32526
County	Escambia
Market	Mobile Hwy
Sub-market	West Pensacola
Road Type	Highway
Market Type	Medium
Nearest Highway	Directly located on Hwy 90
Nearest Airport	Pensacola International Airport 7.5 Miles

Building Information

Number of Lots	1
Best Use	Flex Space

Property Information

Property Type	Land
Property Subtype	Industrial
Zoning	Commercial Medium Density Residential
Lot Size	2.795 Acres
APN #	391S314201000000
Lot Frontage	369 ft
Lot Depth	514 ft
Traffic Count	29000
Traffic Count Street	Mobile Hwy aka Hwy 90
Traffic Count Frontage	369

Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

850.764.6800

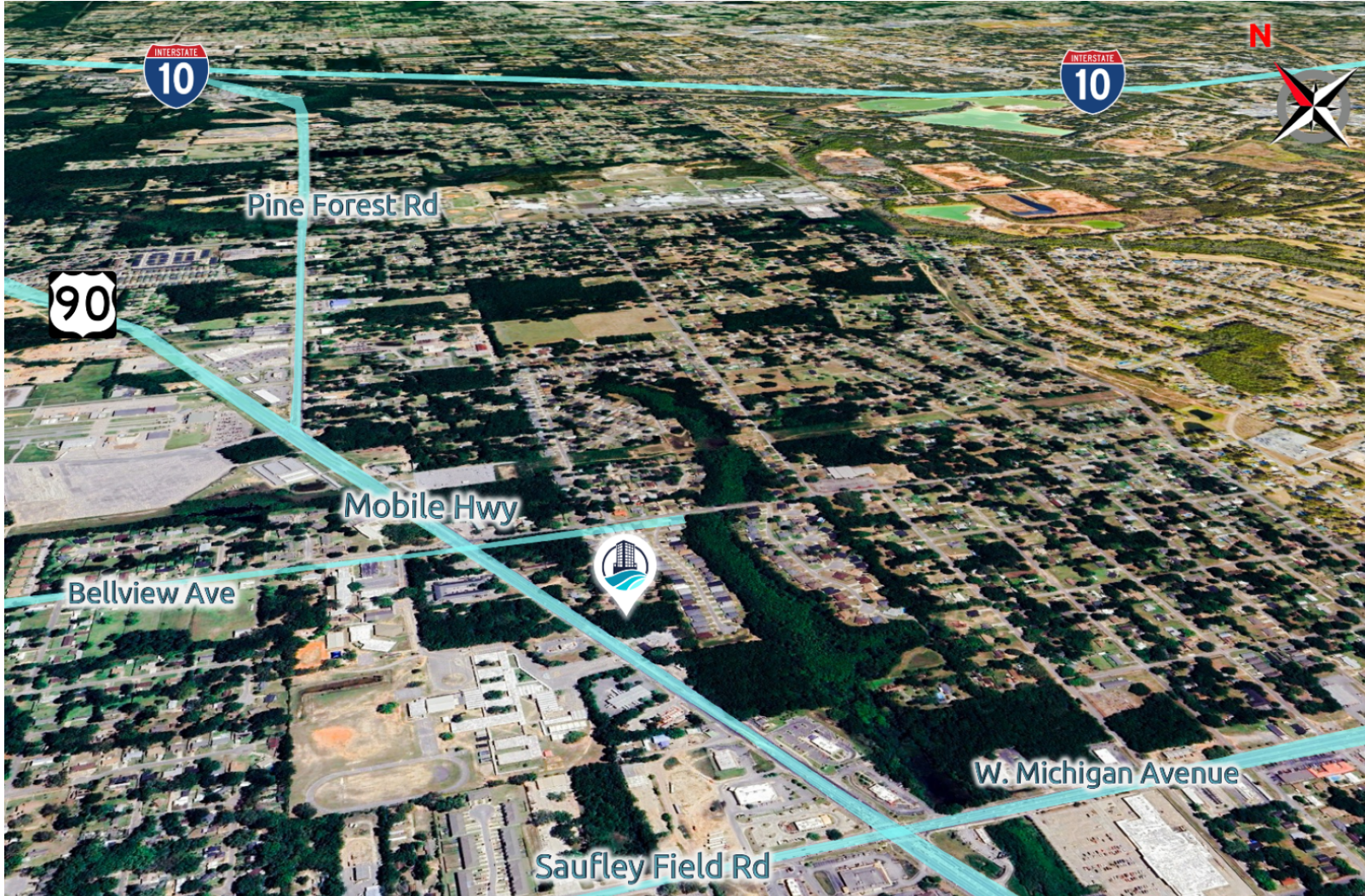
BayCityRealty.com



LAND OFFERING FOR SALE

6222 Mobile Highway

6222 Mobile Highway



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

850.764.6800

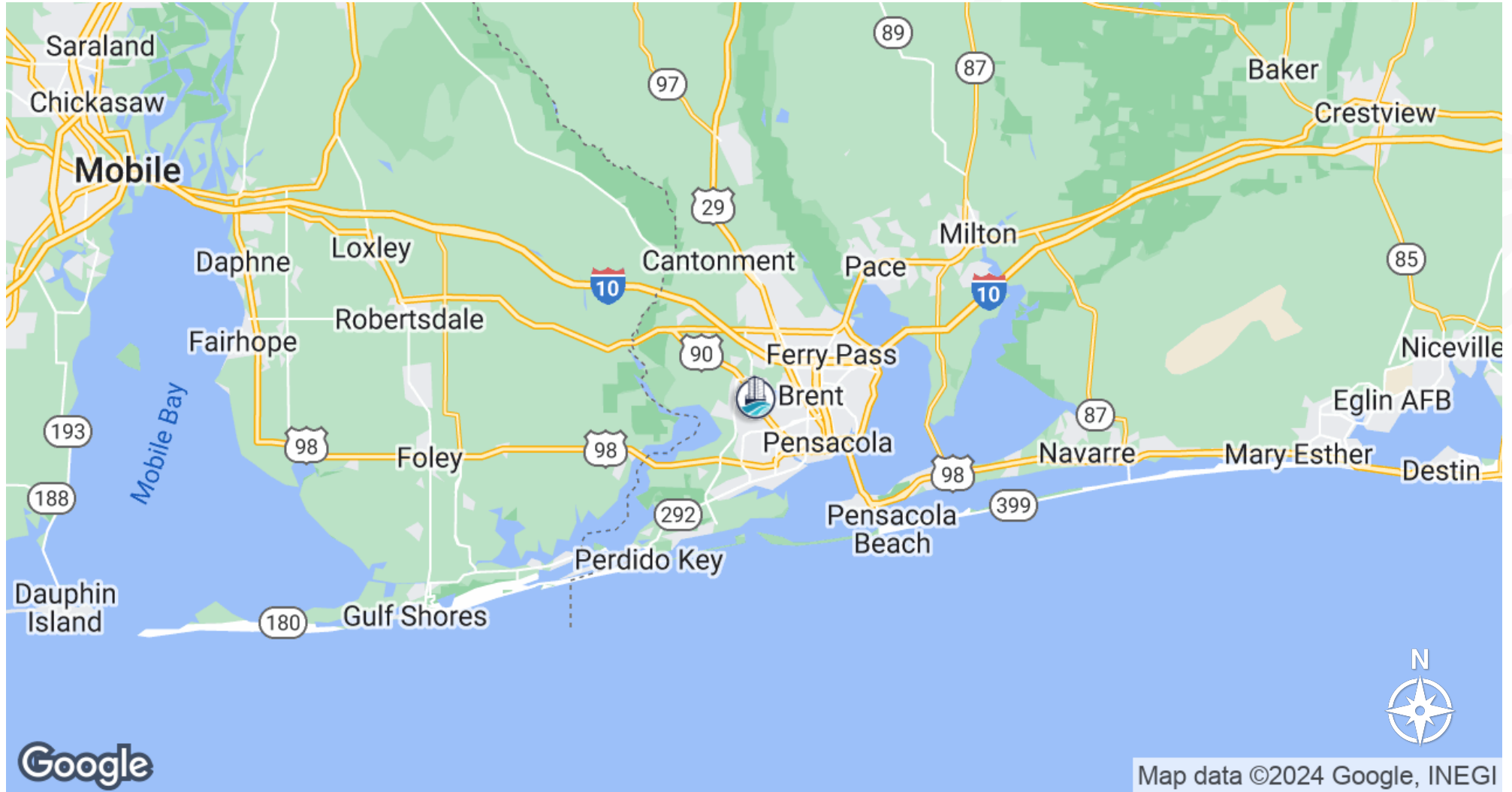
BayCityRealty.com



LAND OFFERING FOR SALE

6222 Mobile Highway

6222 Mobile Highway



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

850.764.6800

BayCityRealty.com



6222 Mobile Highway

6222 Mobile Highway



Bay City Realty
850.764.6800
Hello@BayCityRealty.com



LAND OFFERING FOR SALE

6222 Mobile Highway

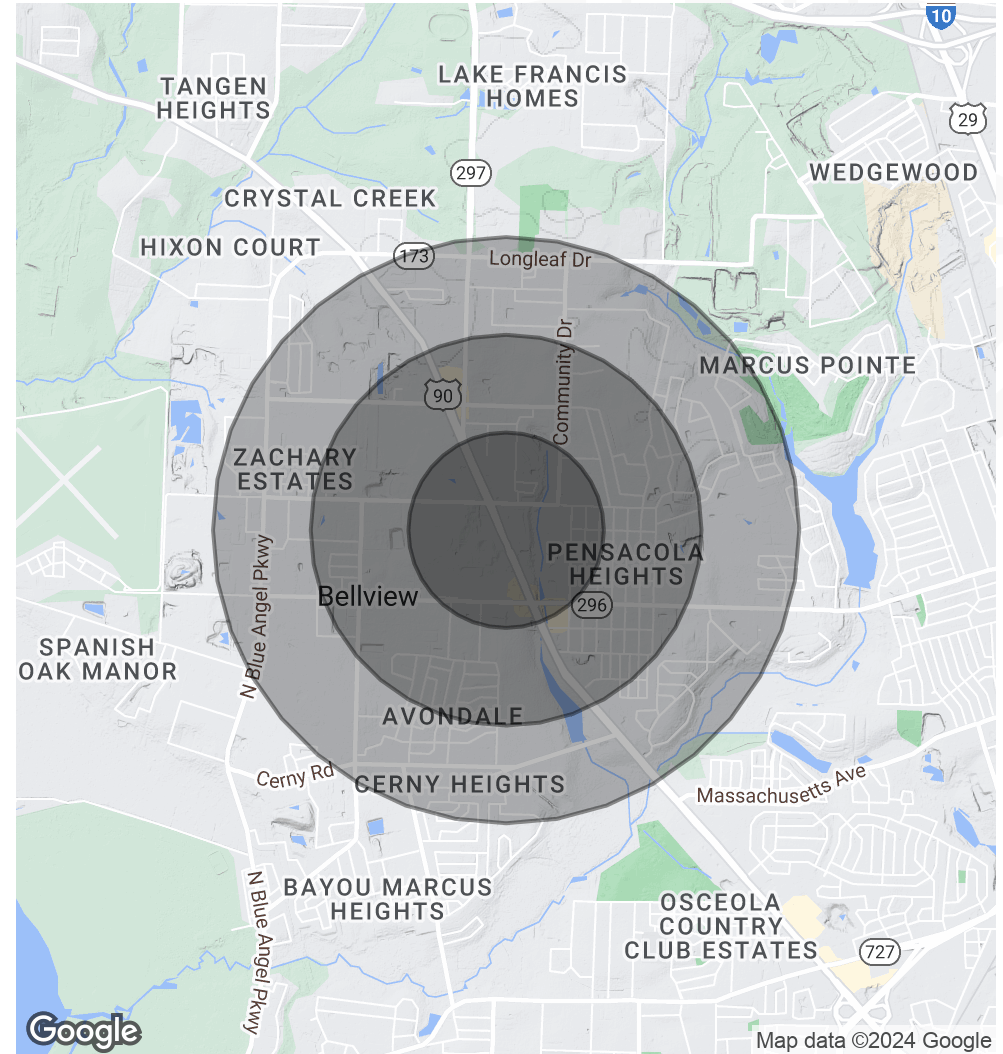
6222 Mobile Highway

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,626	7,262	17,181
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	42	42

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	651	2,898	6,982
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$73,602	\$72,533	\$73,330
Average House Value	\$186,099	\$194,441	\$208,038

Traffic Counts
29,000/day

Demographics data derived from AlphaMap



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

850.764.6800

BayCityRealty.com



6222 Mobile Highway

6222 Mobile Highway

Meet The Team



MEHDI MOEINI
Broker | Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations, he managed 250 employees and produced annual sales of over 7 million dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included extensive marketing and sales. For several years, she had the priveledge of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in CRE. She has gained a well-deserved reputation for providing outstanding service to those she serves and enjoys helping others succeed.

Wendi takes her client's needs on as if they were her own. Her ability to openly and honestly communicate has been a key to her success in an industry where understanding client preferences and acting in the best interest of the client matters.