

# SALE

**100 BLK CHASEVILLE ST**  
100 Blk Chaseville St Pensacola, FL 32507



## PROPERTY DESCRIPTION

3.52 Acres of HC/LI zoned land in Escambia County, Pensacola Florida. Future Land Use of Commercial allows for the development of up to 25 Dwelling Units Per Acre according to the Escambia County Land Development Code. FEMA maps confirmed the property is within an X Flood Zone. Located at the corner of Chaseville and Melburn Ave, the property's proximity to Downtown Pensacola, I-110, NAS Pensacola and Beaches makes this site highly desirable for development. Melburn Ave was recently paved and with County Approval Only, could be vacated with easement access given to adjoining parcels for added acreage to the site. The parcel adjoins ECUA's property which gives this site availability for sewer access. Demographics within a 5 mile radius include a Total Population of 118,735 with an Average House Hold Income of \$51,527

## PROPERTY HIGHLIGHTS

- Zoned Heavy commercial and light industrial with a Future Land Use of Commercial. 25 Dwelling Units Per Acre. X Flood Zone. 3.52 Acres. Downtown Pensacola, I-110, NAS Pensacola 3-3.5 Miles to this Parcel. Sewer is Available.

## OFFERING SUMMARY

Sale Price:	\$620,000
Lot Size:	3.52 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,594	53,668	120,244
Total Population	7,498	118,735	266,310
Average HH Income	\$40,011	\$51,527	\$63,103

**Melissa Glyptis Simpson**  
850 733 6532



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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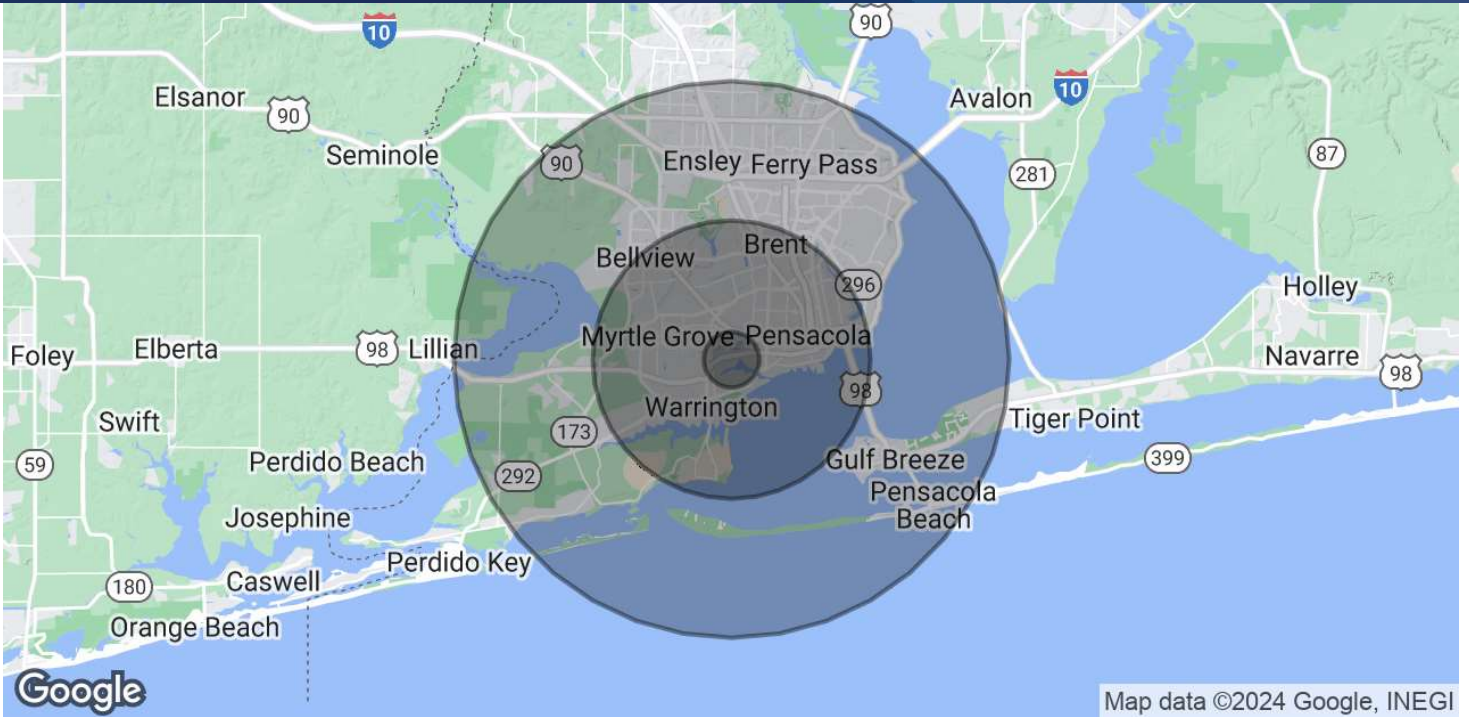
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	7,498	118,735	266,310
Average Age	35.1	38.2	39
Average Age (Male)	32.9	35.9	36.9
Average Age (Female)	37	40.7	41.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,594	53,668	120,244
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$40,011	\$51,527	\$63,103
Average House Value	\$95,341	\$135,938	\$170,751

2020 American Community Survey (ACS)

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