

PENSACOLA FL
DEVELOPMENT LAND FOR SALE

FMiG

**PRIME LAND IN THE HEART OF
CANTONMENT**
DEVELOPMENT OPPORTUNITY

An aerial photograph of a wooded area. In the center, there is a small pond surrounded by a dirt road or path. The trees are dense and green. In the upper right corner, there are some buildings and a paved road. The text is overlaid on the image in large, white, bold letters.

PRIME LAND DEVELOPMENT READY PENSACOLA, FL

FMiG

Information Available



Executive Summary

FMiG is pleased to present a rare opportunity to acquire approximately 189 acres of LDR-zoned land located along the growing McKenzie Road corridor in Cantonment, Florida. This offering represents a large-scale residential development opportunity ideally suited for single-family communities, build-to-rent projects, or phased master-planned development. The property's size and configuration allow for flexible planning, subdivision, and long-term investment strategies. With strong population growth throughout Escambia County and increasing housing demand, this site is positioned to support large-scale residential expansion in one of Northwest Florida's emerging growth corridors.



DISCLAIMER:

This is an Offering Memorandum and should not be considered an appraisal. In making any decision that relies upon FMiG's work, you should know that FMiG has not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of Appraisal Foundation. This opinion is based upon FMiG's general knowledge of the marketplace as real estate brokers and should not be relied upon as a real estate appraisal prepared by professional appraisers. This opinion is intended solely for your internal use. It is understood that you will not disclose this analysis to any other party without prior written consent. This opinion cannot serve as the basis for providing financing or a mortgage loan. The information included in this Offering Memorandum is considered confidential and not for distribution..

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01 INFO

Property Overview

The property consists of approximately 189 acres of contiguous land with existing site features that enhance development potential.

Key attributes include:

Completed survey available

Existing retention ponds

Natural creek running through the property

Mature tree coverage

These features provide both functional infrastructure advantages and the opportunity to design a community centered around natural amenities.

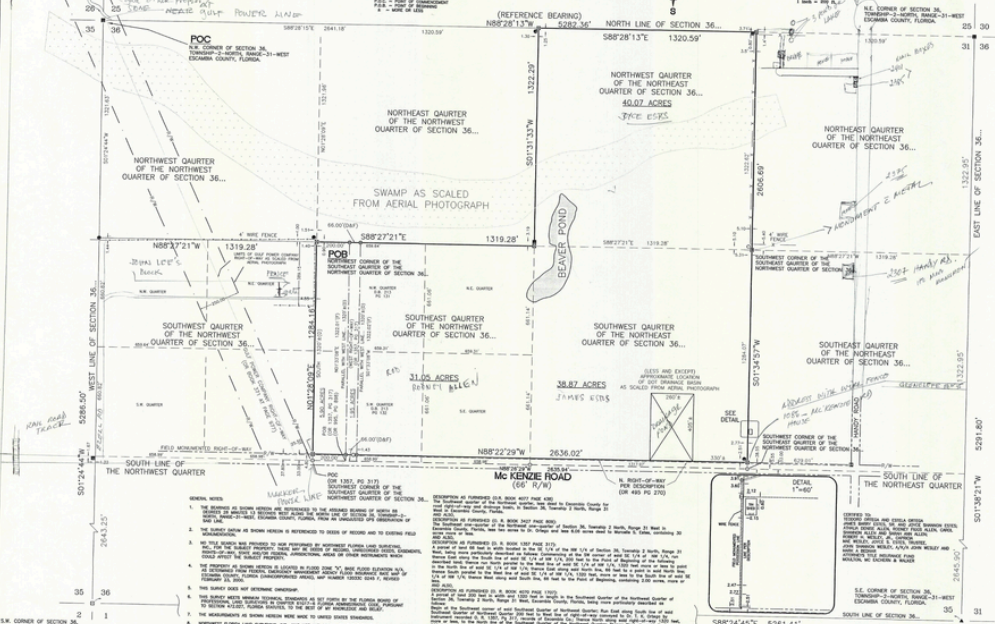
LOCATION: 800 MCKENZIE RD CANTONMENT FL 32533

ASKING PRICE: \$6.9 MIL

BOUNDARY SURVEY

OF A PORTION OF SECTION 36,
TOWNSHIP-2-NORTH, RANGE-31-WEST,
ESCAMBA COUNTY, FLORIDA.

- REMARKS
- 1. 2 1/2" CONTOUR INTERVAL NUMBER 277 (PAGES 1-10)
 - 2. 2 1/2" CONTOUR INTERVAL NUMBER 278 (PAGES 11-20)
 - 3. 2 1/2" CONTOUR INTERVAL NUMBER 279 (PAGES 21-30)
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 - 5. 2 1/2" CONTOUR INTERVAL NUMBER 281 (PAGES 41-50)
 - 6. 2 1/2" CONTOUR INTERVAL NUMBER 282 (PAGES 51-60)
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 - 8. 2 1/2" CONTOUR INTERVAL NUMBER 284 (PAGES 71-80)
 - 9. 2 1/2" CONTOUR INTERVAL NUMBER 285 (PAGES 81-90)
 - 10. 2 1/2" CONTOUR INTERVAL NUMBER 286 (PAGES 91-100)
 - 11. 2 1/2" CONTOUR INTERVAL NUMBER 287 (PAGES 101-110)
 - 12. 2 1/2" CONTOUR INTERVAL NUMBER 288 (PAGES 111-120)
 - 13. 2 1/2" CONTOUR INTERVAL NUMBER 289 (PAGES 121-130)
 - 14. 2 1/2" CONTOUR INTERVAL NUMBER 290 (PAGES 131-140)
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 - 17. 2 1/2" CONTOUR INTERVAL NUMBER 293 (PAGES 161-170)
 - 18. 2 1/2" CONTOUR INTERVAL NUMBER 294 (PAGES 171-180)
 - 19. 2 1/2" CONTOUR INTERVAL NUMBER 295 (PAGES 181-190)
 - 20. 2 1/2" CONTOUR INTERVAL NUMBER 296 (PAGES 191-200)
 - 21. 2 1/2" CONTOUR INTERVAL NUMBER 297 (PAGES 201-210)
 - 22. 2 1/2" CONTOUR INTERVAL NUMBER 298 (PAGES 211-220)
 - 23. 2 1/2" CONTOUR INTERVAL NUMBER 299 (PAGES 221-230)
 - 24. 2 1/2" CONTOUR INTERVAL NUMBER 300 (PAGES 231-240)
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 - 26. 2 1/2" CONTOUR INTERVAL NUMBER 302 (PAGES 251-260)
 - 27. 2 1/2" CONTOUR INTERVAL NUMBER 303 (PAGES 261-270)
 - 28. 2 1/2" CONTOUR INTERVAL NUMBER 304 (PAGES 271-280)
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Investment Highlights

±189 Acres of Contiguous Land
Zoned LDR (Low Density Residential)
Survey Completed
Existing Retention Infrastructure
Creek and Natural Landscape Features
Strong Residential Growth Corridor
Scalable Development Opportunity
Rare Large-Acreage Offering in Escambia County

Pricing & Investment Metrics

Pricing & Investment Metrics

- Price: \$6,900,000
- Price Per Acre: \$36,508
- Estimated Lot Yield (3 units/acre): 567 Lots
- Estimated Price Per Lot: \$12,170

These metrics position the asset competitively for regional and national homebuilders.

Development Potential

The site is ideally positioned for:
Single-Family Residential Development
Build-to-Rent Communities
Master-Planned Residential Community
Phased Development Strategies
Estimated Lot Yield

Based on LDR zoning and typical density ranges:

Low Density (2 units/acre): ~378 lots

Moderate Density (3 units/acre): ~567 lots

Higher Density (4 units/acre): ~756 lots

This range provides developers with flexibility depending on product type, layout, and market positioning.

Concept Development Positioning

The property's existing retention ponds and natural creek create a strong foundation for:

Amenity-driven community design

Natural buffers and green space

Premium lot positioning along water features





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02 LOCAL REGION



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The Pensacola Metropolitan Statistical Area, anchored by Pensacola and surrounding Escambia and Santa Rosa Counties, is experiencing sustained population growth, expanding infrastructure, and increasing commercial investment, positioning the region as one of Northwest Florida's emerging development markets.

Population & Regional Growth

Escambia County continues to show steady expansion, with population growth driven by in-migration, job creation, and suburban development patterns. The county's population has grown to over 326,000 residents, with continued upward trends as surrounding communities expand. Nearby submarkets such as Pace have experienced significant residential growth, transitioning from rural communities into high-demand suburban housing markets supporting the broader Pensacola region.

This growth is fueling increased demand for:

New housing supply

Retail and service-based commercial development

Medical and professional office space

9 Mile Road Corridor – Primary Growth Spine

The 9 Mile Road corridor has become one of the most active commercial and residential expansion zones in the Pensacola MSA.

Key characteristics:

High traffic volumes (30,000+ AADT)

Direct connectivity to Interstate 10

Rapid multifamily and residential development

Increasing national retailer presence

This corridor is transitioning into a dominant retail and employment hub, attracting both regional and national investment.



A significant driver of continued growth is the new Costco development on 9 Mile Road.

172,000+ SF warehouse store

Includes fuel station and over 800 parking spaces

Located at the intersection of East 9 Mile Rd & Chemstrand Rd

Construction is actively underway, with rapid progress toward opening

The introduction of Costco represents a major retail anchor, which historically drives:

Increased land values

Additional national tenant interest

Surrounding retail and outparcel development

Higher traffic counts and consumer draw

This type of development typically signals a long-term shift into a primary retail corridor.

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BROKER - OWNER

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