



PROPERTY DESCRIPTION

High Density Site Available in Unincorporated Escambia County, Pensacola. Located at a lighted intersection, the parcel is comprised of 4.6 Acres with 476 Ft of road frontage on Lillian Hwy and 390 Ft of road frontage on N 57th Ave. New improvements to the area include a new apartment complex to the north east and a proposed new County Library directly to the east of this parcel. Escambia County's Land Development Code allows 25 Units Per Acre. Residential uses within the district include all forms of single-family, two-family and multifamily dwellings. Retail Sales with a gross floor area of 6000 sq. ft. or less per lot are permitted including medical marijuana dispensing facilities, sales of beer and wine. Maximum structure height is 150 Ft above the highest adjacent grade. Demographics within a 5-mile radius of the subject property include a Total Population of 120,798 and an Average Household Income of \$67,501. FLDOT reports an AADT of 8,200 and is located less than 1.5 miles to US Hwy 90, with Johnson Beach and NAS Pensacola 13 miles south.

PROPERTY HIGHLIGHTS

- Zoned HDMU. Lighted Intersection. New Apartment Under Construction NE of this site. Proposed County Library Adjacent to this site.

OFFERING SUMMARY

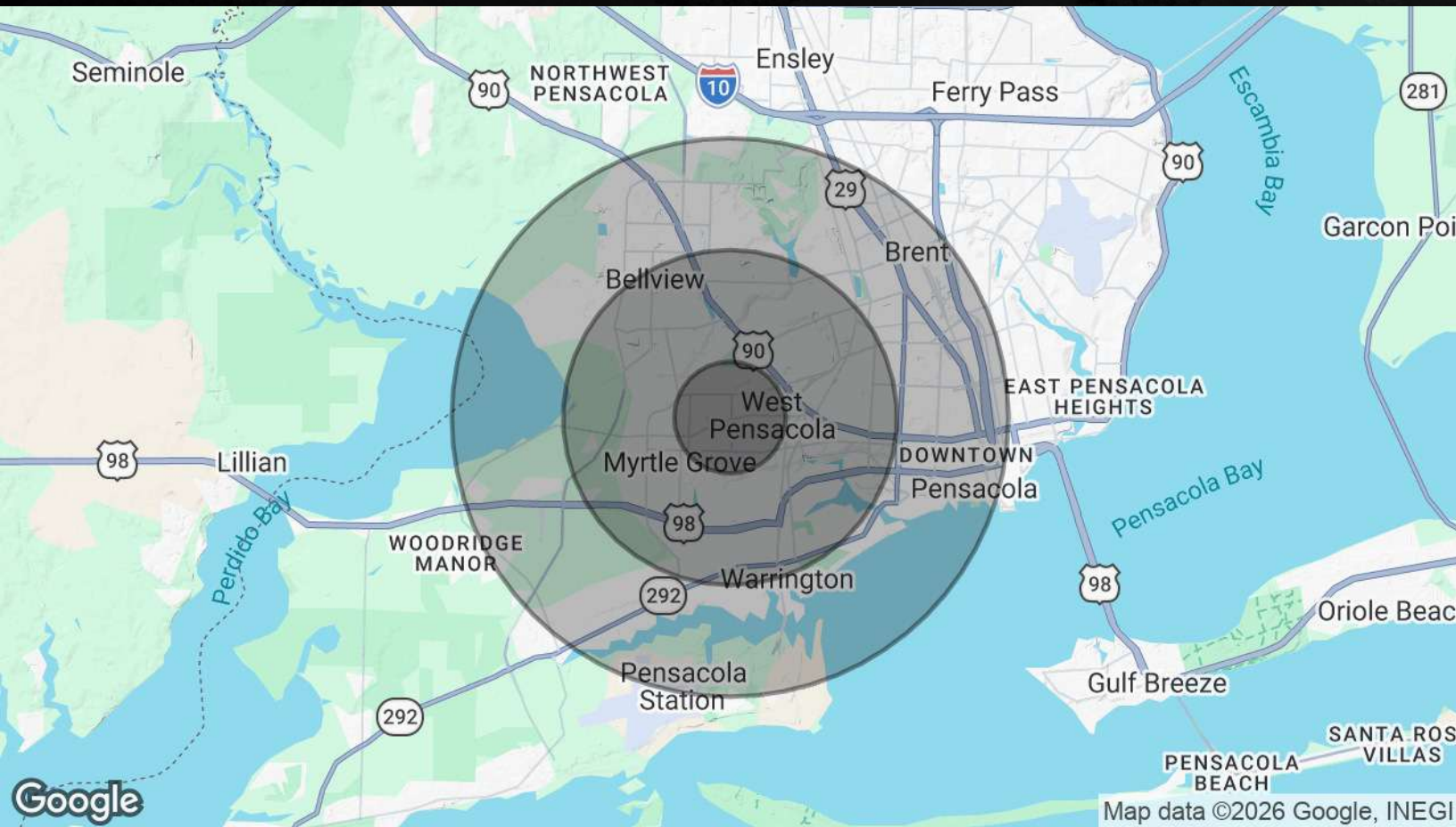
Sale Price:	\$1,100,000
Lot Size:	4.6 Acres
Zoning	HDMU
Property Type	Land
Traffic Count	8,200

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,651	25,310	46,773
Total Population	8,418	63,444	120,798
Average HH Income	\$66,078	\$64,892	\$67,501







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,418	63,444	120,798
Average Age	41.6	36.2	37.2
Average Age (Male)	41.9	35.2	35.7
Average Age (Female)	43.4	38.3	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,651	25,310	46,773
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$66,078	\$64,892	\$67,501
Average House Value	\$161,580	\$161,417	\$194,007

2023 American Community Survey (ACS)

