

Small Lot on International Drive - QSR - Coffee Modular- 3201 International Dr, Mobile, AL 36606

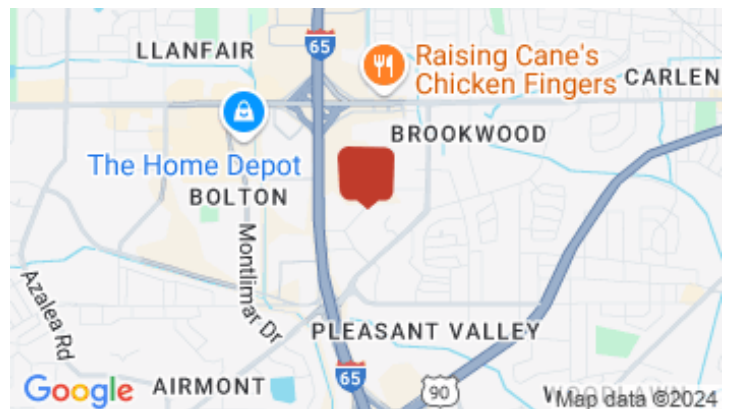


Listing ID: 30845046
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Office, Retail
Gross Land Area: 0.31 Acres
Sale Price: \$69,000
Unit Price: \$222,580 Per Acre
Sale Terms: Cash to Seller
Nearest MSA: Mobile
County: Mobile
Tax ID/APN: 2807254000039001
Zoning: COM
Property Visibility: Excellent



Overview/Comments

Small development parcel , perfect for a food truck park or a coffee shop/kiosk. Near many offices , the mall, apartments, and neighborhoods. Triangular shaped lot.



Property Contacts



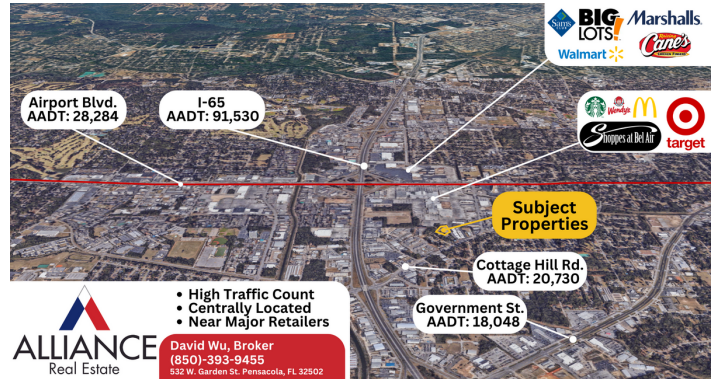
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Office/Medical Development Site- Near Mall

3103 International Drive Mobile, AL, Mobile, AL 36606



Listing ID: 30823149
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Office, Retail
Gross Land Area: 2.50 Acres
Sale Price: \$399,000
Unit Price: \$159,600 Per Acre
Sale Terms: Cash to Seller
Nearest MSA: Mobile
County: Mobile
Tax ID/APN: 2909302000022003
Zoning: COMMERCIAL
Property Visibility: Good

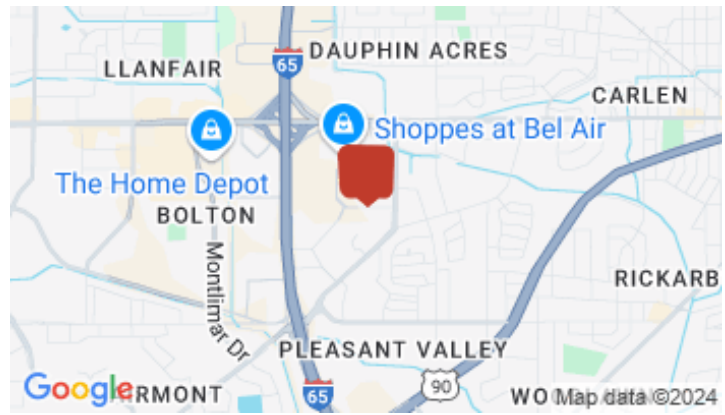


Overview/Comments

This great site is next to Bel Air Mall and the Target Shopping Center. It is conveniently located to Interstate 65 and Airport Blvd, and within 10 minutes of downtown Mobile. This would be an excellent location for a doctor's office, medical clinic, office park, assisted living facility, fitness gym, and day care/school.

This area is qualified for EB-5 Investment Projects (See TEA Maps).

A small triangular lot nearby to these two larger parcels is also available for sale. It is 0.31 acres and fronts International Drive near some retail establishments.



More Information Online

<https://www.gulfcoastcmls.com/listing/30823149>

QR Code

Scan this image with your mobile device:



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Opportunity Zone Development Site

Municipal Dr. Milton, FL, Milton, FL 32570



Listing ID:	30348892
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Industrial
Gross Land Area:	3.07 Acres
Sale Price:	\$198,500
Unit Price:	\$64,657 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Pensacola-Ferry Pass-Brent
County:	Santa Rosa
Tax ID/APN:	03-1N-28-2530-05000-0070 ; 03-1N-28-2530-04900-0010; 03-1N-28-2530-04800-0010
Zoning:	INDUSTRIAL
Property Visibility:	Excellent
Highway Access:	Blocks from Highway 90
Rail Access:	Yes



Overview/Comments

Three parcels located in a proposed Opportunity Zone Tract (12113010600) currently zoned for industrial use. Parcel 1 and Parcel 2 (see listing image) are intersected by what could be an extension of Escambia St. on a future date in time.

Property is just south of Hwy 90, a main arterial roadway connecting East Milton to Pace and Pensacola.

Vacant land along Municipal and Elmira St is sparse. Property is suited for investment or development.

There exists a 25' easement so the owner of this lot can access the riverfront.



More Information Online

<https://www.gulfcoastcmls.com/listing/30348892>

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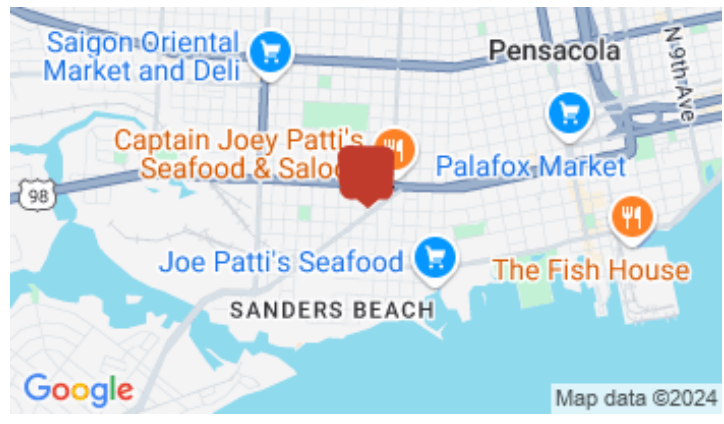
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Move In Ready -Restaurant - Downtown Area

1400 Barrancas Ave, Pensacola, FL 32502



Listing ID:	30876235
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Convenience Store, Restaurant
Contiguous Space:	1,925 SF
Total Available:	1,925 SF
Gross Land Area:	0.21 Acres
Lease Rate:	\$4,500 (Monthly) \$28.05 PSF (Annual)
Base Monthly Rent:	\$4,500
Lease Type:	NNN
Nearest MSA:	Pensacola-Ferry Pass-Brent
County:	Escambia
Tax ID/APN:	000S009080026094
Zoning:	C-2
Gross Building Area:	1,925 SF
Building/Unit Size (RSF):	1,925 SF
Property Visibility:	Excellent
Tenancy:	Single Tenant



Overview/Comments

Great location for a restaurant. Equipment in place for tenant to use. Located in a great downtown neighborhood area. Near other businesses and restaurants, and great traffic!

More Information Online

<https://www.gulfcoastcmls.com/listing/30876235>

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6100 Hwy. 90 Milton, FL - Vacant Land

6100 US-90, Milton, FL 32583



Listing ID:	30876407
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Hospitality, Office
Gross Land Area:	1.87 - 13 Acres
Sale Price:	\$295,000 - 790,000
Sale Terms:	Cash to Seller
Nearest MSA:	Pensacola-Ferry Pass-Brent
County:	Santa Rosa
Tax ID/APN:	08-1N-28-0000-02000-0000
Zoning:	HCD
Property Visibility:	Excellent
Highway Access:	Hwy. 90 to Avalon Blvd. to I-10



Overview/Comments

High Traffic Counts on this land near state/county offices and shopping centers.
Mixed uplands and wetlands. Wetland studies needed for verification of uplands.
Can be separated into smaller parcels.
\$295,000 - For the 11.13 Acres of Mostly Wetlands (East end of property)
\$495,000 - For the 1.87 Acres of Mostly "Uplands" (West end of property)
** any "Uplands" or "Wetlands" to be verified by a Wetlands study performed by buyers.



More Information Online

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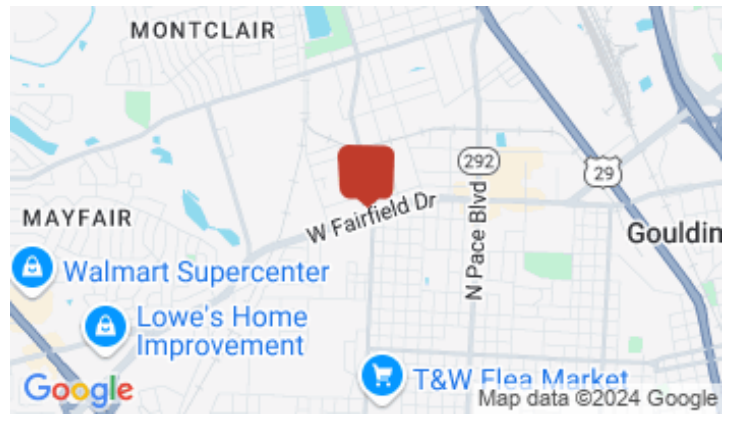
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Convenience Store For Sale - Mid Pensacola- High Traffic



2800 W Fairfield Dr, Pensacola, FL 32505

Listing ID:	30876627
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Convenience Store
Gross Land Area:	0.83 Acres
Sale Price:	\$1,750,000
Unit Price:	\$583.33 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Pensacola-Ferry Pass-Brent
County:	Escambia
Tax ID/APN:	092S301001001034
Zoning:	HC/LI
Property Use Type:	Net Leased Investment (NNN)
Gross Building Area:	3,000 SF
Building/Unit Size (RSF):	3,000 SF
Property Visibility:	Excellent
Highway Access:	43,500ADT on Fairfield Drive 25,500 ADT on W Street
Tenancy:	Single Tenant
Year Built:	1989



Overview/Comments

Great location in the center of Pensacola, great traffic counts; and close to neighborhoods. Corner location at a major intersection.

Call to receive the NDA to sign for income information.

More Information Online

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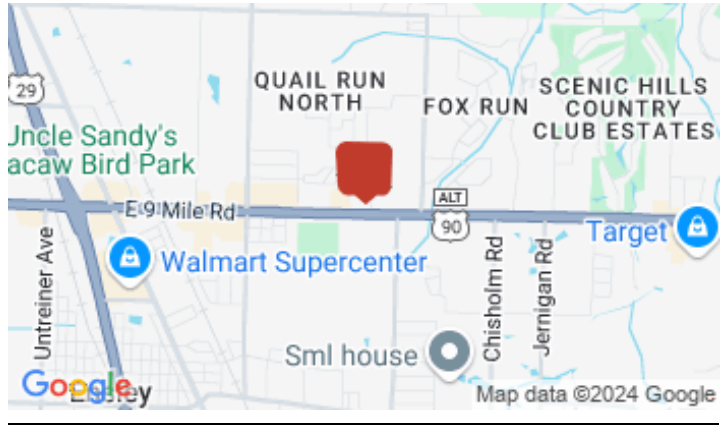
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Cashiers Plaza- New Retail/Office Development

620 E 9 Mile Rd, Pensacola, FL 32514



Listing ID:	30877129
Status:	Active
Property Type:	Shopping Center For Lease
Retail Type:	Mixed Use, Neighborhood Center
Contiguous Space:	906 - 3,716 SF
Total Available:	9,818 SF
Gross Land Area:	3 Acres
Lease Rate:	\$28 - 30 PSF (Annual)
Base Monthly Rent:	\$2,114 - 3,150
Lease Type:	Full Service, NNN
Nearest MSA:	Pensacola-Ferry Pass-Brent
County:	Escambia
Tax ID/APN:	071S304302000002
Zoning:	HC/LI
Gross Building Area:	9,934 SF
Building/Unit Size (RSF):	9,934 SF
Property Visibility:	Excellent
Year Built:	2025
Construction/Siding:	Brick
Parking Type:	Surface



Overview/Comments

Nice Retail/Office Plaza is slated for breaking ground in October 2024. Taking reservations for retail spaces now.

See attached documents for plans and specs. End units are for restaurant/cafe usage and both have planned drive-thrus.

Grease interceptors will be installed with build. Limit of two restaurants to be allowed in plaza.

Great area and great visibility and great traffic count!

More Information Online

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