



\$99,000 - - 5 acres

Patricia Dr, Pensacola, FL 32526

- Escambia County

Residential Property

Undeveloped Land

Commercial Property

5 Acres Zoned for Commercial, Multi-Family, & More

State	County	City	Zip
Florida	Escambia County	Pensacola	32526
Address	Price	Acreage	Bedrooms
Patricia Dr	\$99,000 -	5 acres	0
Baths			
0			

Description

This property is 5 acres of land with multiple uses! It is zoned HDMU (High-Density Mixed Use), which allows single-family residential, manufactured homes, multi-family dwellings, retail, agriculture, commercial and more. A 313 ft. of road frontage along Patricia Drive. See page 35 of the zoning document above. Great investment opportunity for new development. Manufactured home park on same road. Only 20 minutes to the beach.

City electric, water, and sewer are available in the area, to be verified by the buyer. A septic system and well would need to be installed for a residential dwelling. A plat map is available. See the document above. No perc test is available. A portion of this property is in a flood zone.

Site Address: PATRICIA DR - PENSACOLA, FL 32526

County / State: ESCAMBIA, FL

Parcel Number: 37-2S-31-2000-000-003

Parcel Size: 5 Acres

Parcel Area: 217,800 Sq. Ft.

Zoning: HDMU (High-Density Mixed Use)

of Dwellings Allowed to be Built: 1 dwelling unit per lot

Flood Zone: A portion of this property is in the flood zone

Electric: City available, to be verified by buyer

Water: City available, to be verified by buyer

Sewer: City available, to be verified by buyer

Survey/Plat Map: Yes

Percolation Test: Not available

Property Access: Yes

Legal Description: BEG AT SE COR OF LOT 8 BLK F FIRST ADDN TO BAYOU MARCUS HTS PB 6 P 61 S 14 DEG E ALG EXTENSION OF E LINE OF SD S/D 249 04/100 FT N 76 DEG 01 MIN 40 SEC E 586 74/100 FT TO PT IN W R/W LINE PATRICIA DRIVE (66 FT R/W) S 09 DEG 14 MIN 20 SEC E ALG SD R/W

Subdivision: N/A

Center GPS Coordinates: 30.434090731210976, -87.30977510388567

RV Parking / Living Allowed: Not allowed

Mobile Homes Allowed: Yes

Farming Allowed: Not allowed

Livestock Allowed: Not allowed

Annual Taxes: \$97.92

HOA Fees / Name of HOA: N/A

Elevation: 3.3 ft.

Elementary School: Sherwood Elementary School: 850-453-7420

Middle School: Bellview Middle School: 850-941-6080

High School: Pine Forest High School: 850-941-6150

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

Amenities

Financing Options

Mortgage Options

- Owner Finance

Land

Easements

- Access

Proposed Use

- Agriculture
- Commercial
- Residential Single

Special Notes

- Survey Available

Topography

- Level

Lot Description

- Acreage
- Heavily Treed

Road Frontage Desc

- City

Street/Utilities

- Electric available in the area, to be verified by buyer. Well and Septic needed.

Seller Contact Information

Cadence Marie LLC

Cadence Marie LLC
18801 N Dale Mabry Highway
Lutz, FL 33548
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(813) 575-0615 (Office)

Property Boundaries



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This information believed accurate but not warranted