10000 Blk W Hwy 98

Pensacola, FL 32506

FOR SALE
$649,000
14± HC/LI ZONING



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Baycity REALTY

14± Acres For Sale | Heavy Commercial / Light Industrial

10000 Blk W Hwy 98

Pensacola, Florida 32506



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14± Acres For Sale | Heavy Commercial / Light Industrial

10000 Blk Hwy 98

Pensacola, Florida 32506

Property Description

This 14± acre assemblage at 10105 W. Highway 98 in Pensacola, Florida offers a rare opportunity for commercial or mixed-use development. The property consists of two contiguous parcels with approximately 1,355 feet of frontage along West Highway 98, providing exceptional visibility, multiple access opportunities, and flexibility for a variety of site layouts. Existing improvements include a paved, gated entrance with security fencing, as well as electric and water service to the site. Approximately 2.14± acres are uplands, with the balance consisting of jurisdictional wetlands. A current wetlands delineation report is available for buyer review. Combining extensive highway frontage, HC/LI zoning, existing site improvements, and a location along one of Pensacola's primary commercial corridors, this property presents an outstanding opportunity for developers, investors, and owner-users seeking to capitalize on the continued growth of Southwest Escambia County.

Location Description

Located in the 10000 block of West Highway 98, this property is positioned in one of Pensacola's fastest-growing commercial corridors. It sits less than 10 minutes from NAS Pensacola, one of the area's largest employers and the home of the world-famous Blue Angels. Growth along the Highway 98 and Blue Angel Parkway corridor has accelerated throughout 2025 and 2026. Just one mile east, Blue Angel Plaza is bringing approximately 45 acres of new commercial development anchored by Publix, along with inline retail, outparcels, and recently opened businesses including Whataburger. The development also features a new signalized entrance from Blue Angel Parkway, improving access throughout the area. Across the parkway, a new Wawa and additional retail development continue to strengthen this growing trade area. The property's location also provides convenient access to Perdido Key's beaches, marinas, restaurants, and year-round recreational amenities, making the corridor attractive to both residents and visitors. Within a 15-minute drive, the trade area supports a daytime population of more than 57,000 people with a median household income exceeding $63,000. The surrounding neighborhoods continue to experience rising home values and stable household incomes, while Pensacola's economy remains supported by major employers in the military, healthcare, financial services, and education sectors. With continued residential and commercial investment occurring nearby, this location is well positioned for future development and long-term growth.

FOR SALE

14± Acre Heavy Commercial | Light Industrial Development Opportunity

10000 Blk Hwy Pensacola, FL 32506

Sale Price	$649,000.00

Location Information

Street Address	10000 Blk Hwy 98
City, State, Zip	Pensacola, Fl 32506
County	Escambia
Market	Blue Angel Hwy
Side of the Street	South
Road Type	Highway
Nearest Hwy	Directly on Hwy 98
Future Land Use	MU-S | Mixed Use Suburban
Nearest Airport	Pensacola International – 13 miles
Access	Existing Paved Culvert Entrance



Property Information

Zoning	HC/LI – Heavy Commercial/Light Industrial
Lot Size	13.85 ± Acres
Upland Acres	2 ± Acres
APN #	242S312101000000 242S312202000000
Number of Lots	2
Lot Frontage	1355ft ±
Lot Depth - East	562ft ±
Lot Depth – West	325ft ±

Utilities and Amenities

Utilities	Existing Water and Electric
Amenities	Grocery stores Restaurants and fast-food chains Coffee shops Gas stations Banks and ATMs Parks and recreational areas

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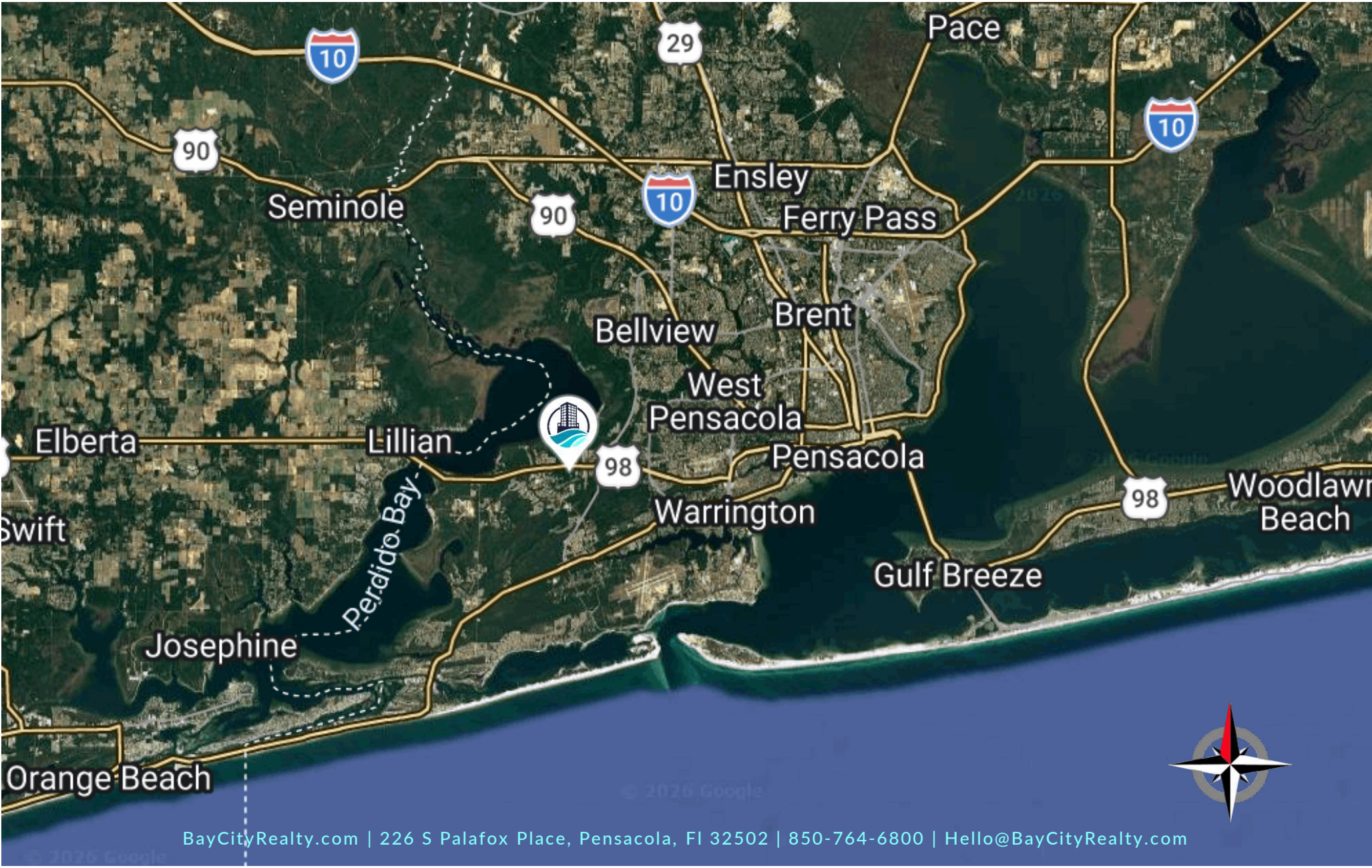
Retail Map

10000 Blk W Hwy 98 | Pensacola FL 32506 | Escambia County



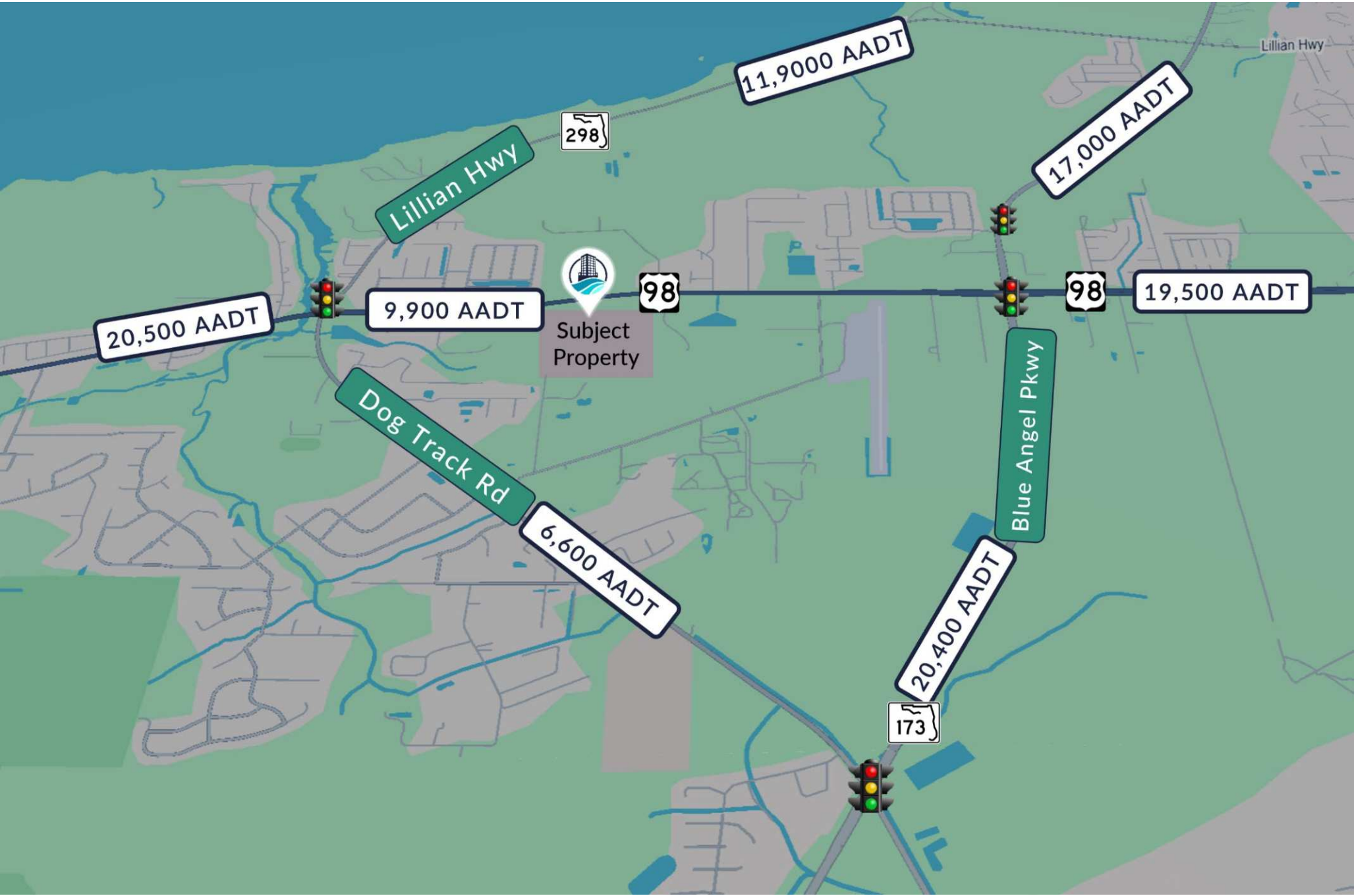
Location Map

10000 Blk W Hwy 98 | Pensacola FL 32506 | Escambia County



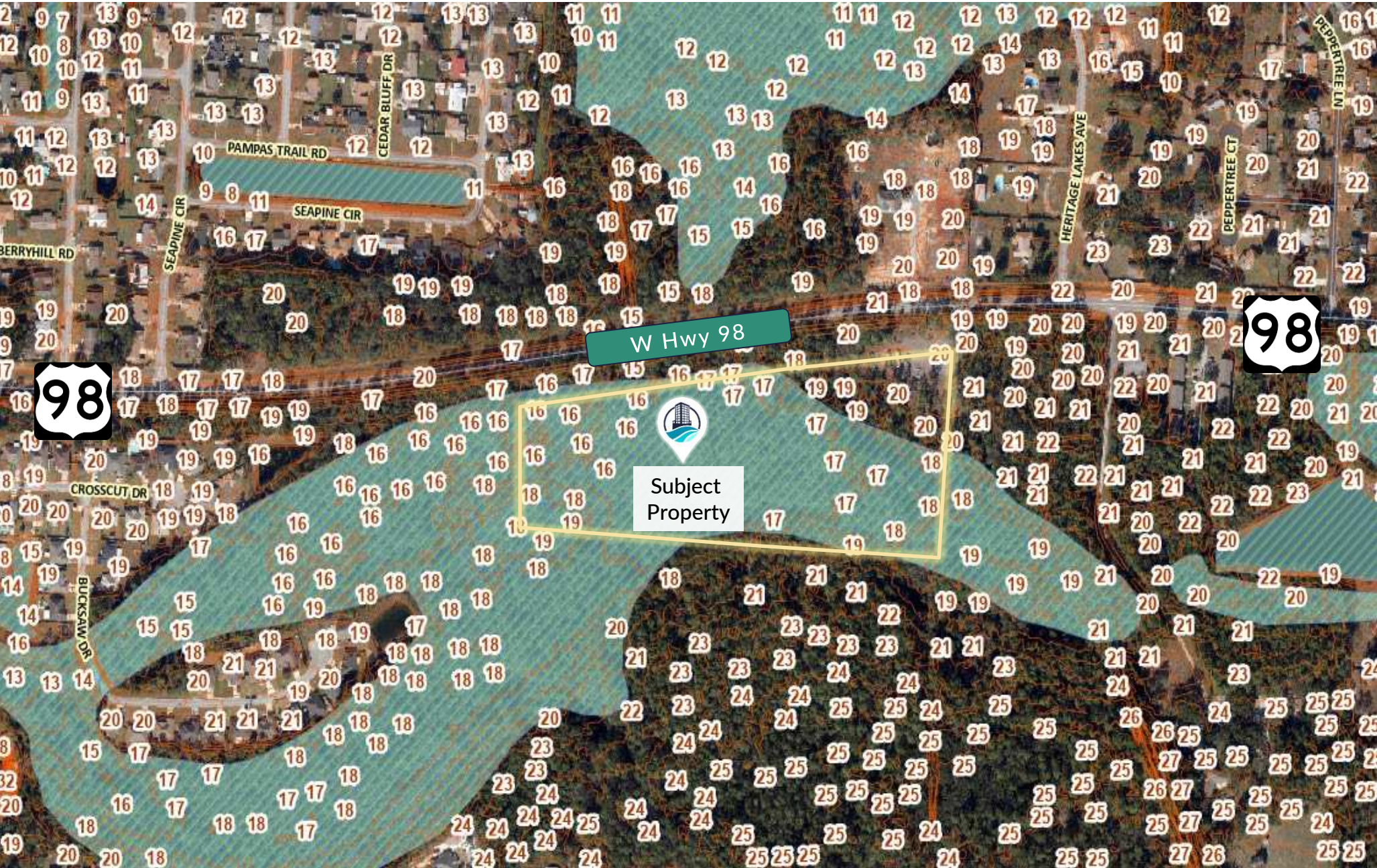
Traffic Map

10000 Blk W Hwy 98 | Pensacola FL 32506 | Escambia County



Topography Map

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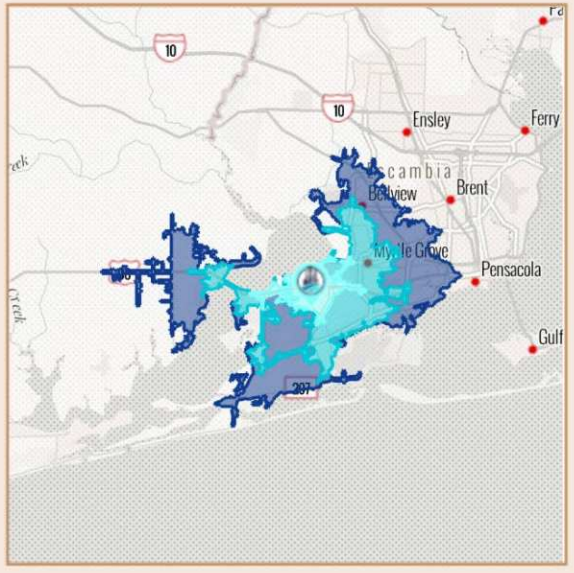


W Hwy 98 Pensacola Demographics

Benchmark Demographics

10105 W Highway 98

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

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esri

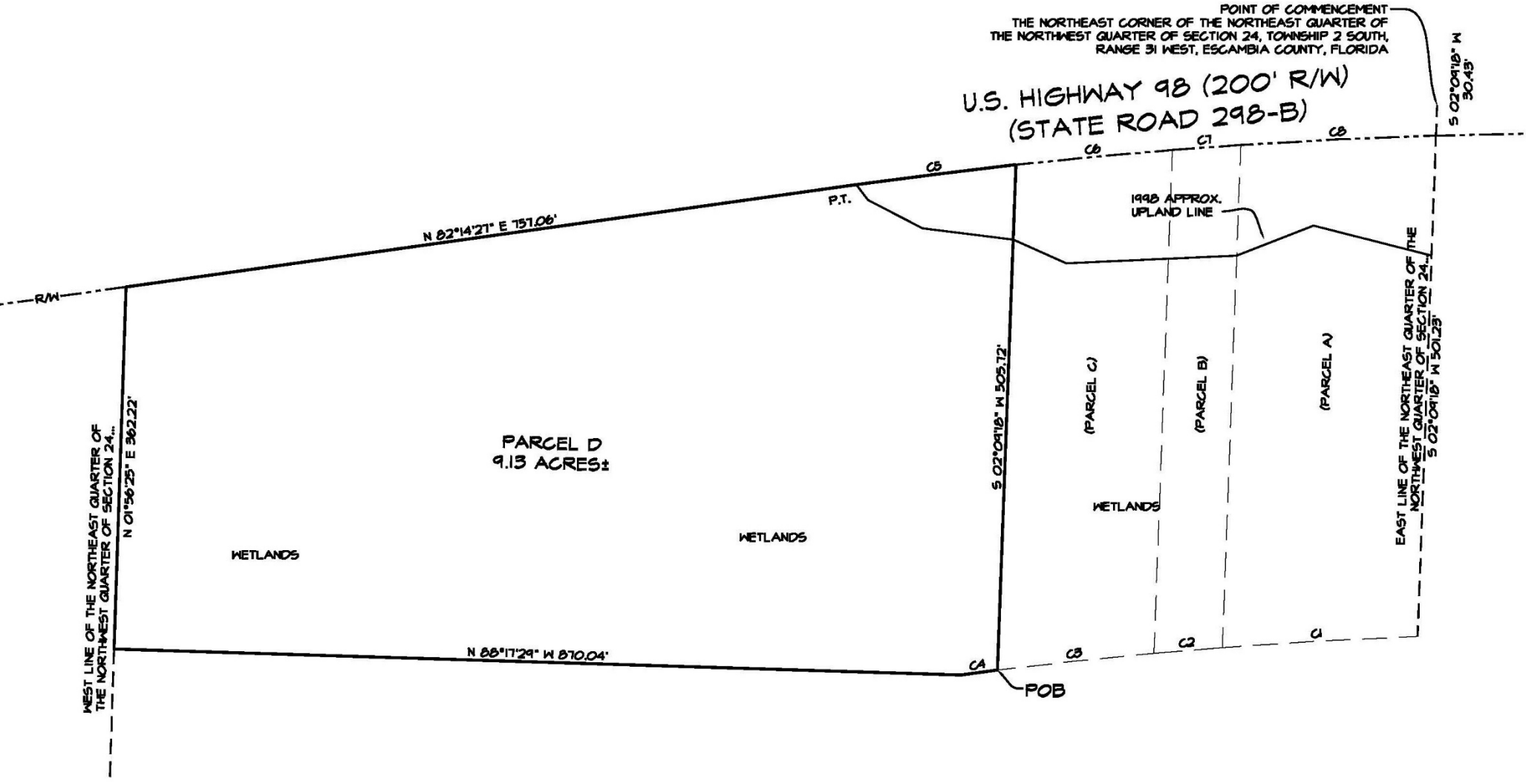
	DRIVE TIME			GEOGRAPHY			
				Counties	CBSAs	States	
AGE SEGMENTS	5 mins	10 mins	15 mins	Escambia County	Pensacola-Ferry Pass-Brent, FL	Florida	USA
0 - 4	6.01%	5.57%	5.58%	5.20%	5.29%	4.68%	5.39%
5 - 9	6.81%	5.61%	5.81%	5.36%	5.56%	4.97%	5.68%
10 - 14	6.86%	5.28%	5.67%	5.38%	5.75%	5.32%	5.93%
15 - 19	5.55%	7.20%	6.35%	6.37%	6.28%	5.81%	6.43%
20 - 34	17.04%	21.23%	18.63%	20.93%	19.79%	18.48%	20.35%
35 - 54	26.19%	23.10%	23.44%	23.37%	24.52%	24.37%	25.21%
55 - 74	23.92%	23.75%	25.66%	24.01%	24.12%	25.43%	22.77%
75+	7.70%	8.26%	8.86%	9.35%	8.74%	10.91%	8.23%
HOUSEHOLD INCOME							
<$15,000	4.8%	9.5%	7.4%	8.0%	7.1%	7.7%	8.0%
$15,000-$24,999	4.3%	6.5%	7.9%	6.7%	6.1%	5.6%	5.5%
$25,000-$34,999	4.6%	6.9%	9.7%	6.8%	6.1%	6.1%	5.8%
$35,000-$49,999	15.0%	14.8%	14.9%	12.8%	10.9%	9.9%	9.3%
$50,000-$74,999	19.7%	20.4%	18.6%	17.9%	16.9%	16.0%	15.1%
$75,000-$99,999	12.8%	15.9%	13.8%	14.1%	13.6%	12.8%	12.4%
$100,000-$149,999	19.1%	16.1%	13.3%	17.5%	19.3%	18.8%	18.0%
$150,000-$199,999	10.7%	4.9%	6.0%	7.7%	9.3%	9.6%	10.4%
$200,000+	9.0%	5.0%	8.5%	8.5%	10.6%	13.5%	15.4%
KEY FACTS							
Population	3,965	35,718	60,609	332,862	545,878	23,597,813	343,528,394
Daytime Population	2,674	25,531	57,151	353,451	525,042	23,413,280	341,846,552
Employees	1,590	14,895	26,664	151,009	242,373	11,049,242	168,700,572
Households	1,511	15,032	25,403	136,661	217,013	9,529,651	134,397,562
Average HH Size	2.62	2.30	2.35	2.30	2.40	2.43	2.49
Median Age	39.9	38.9	41.2	40.2	40.6	43.6	39.6
HOUSING FACTS							
Median Home Value	321,380	258,581	265,600	319,340	347,864	421,319	376,272
Owner Occupied %	74.1%	57.7%	62.9%	63.7%	69.5%	66.6%	64.0%
Renter Occupied %	25.9%	42.3%	37.1%	36.3%	30.5%	33.4%	36.0%
Total Housing Units	1,605	16,330	29,011	154,273	241,178	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	$77,447	$64,321	$63,163	$71,450	$79,185	$82,707	$85,893
Per Capita Income	$40,655	$33,169	$38,442	$39,969	$42,479	$47,873	$48,241
Median Net Worth	$313,942	$149,604	$175,989	$217,607	$279,630	$292,996	$276,821

Survey

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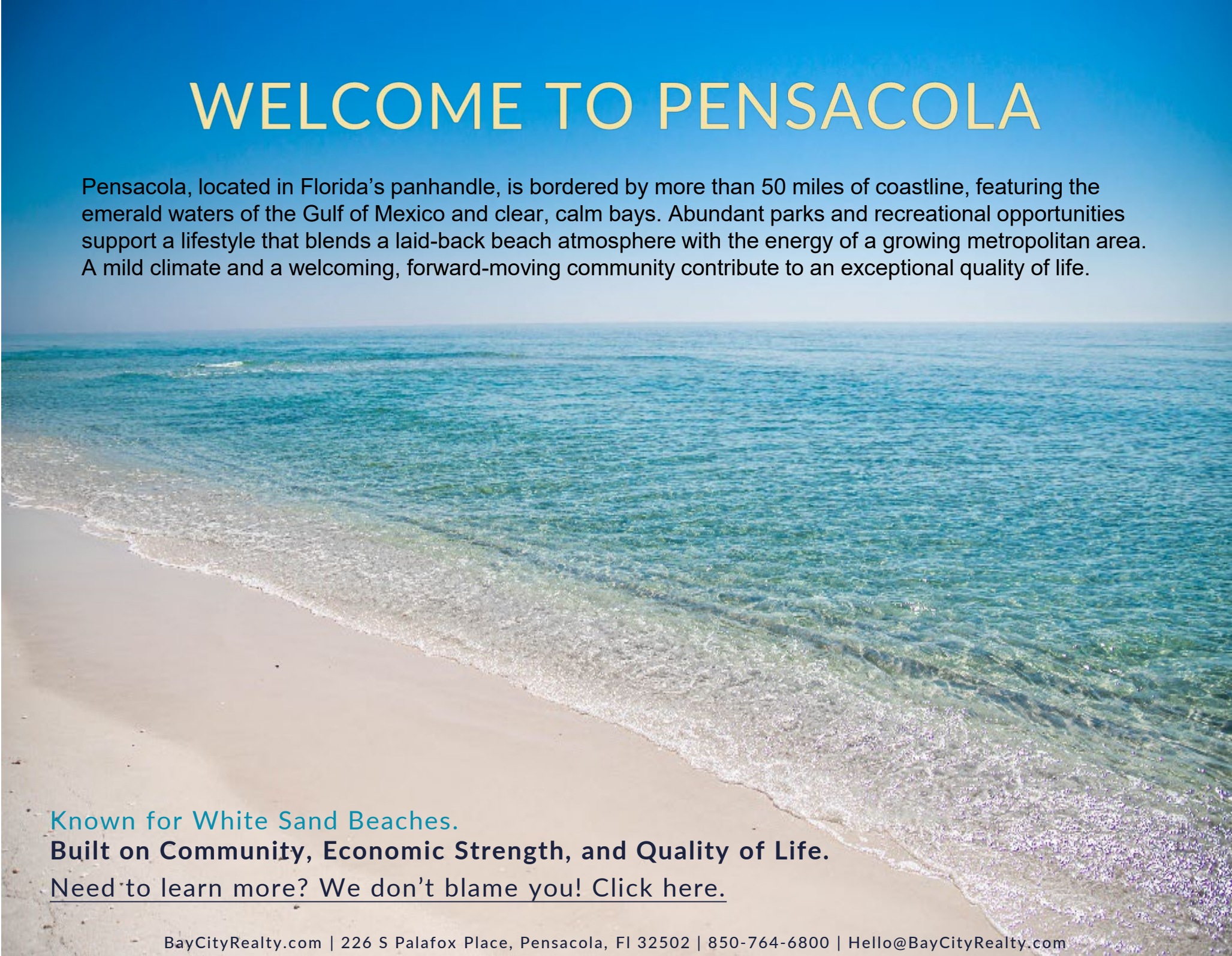
W US Hwy 98

S Hwy 98



WELCOME TO PENSACOLA

Pensacola, located in Florida's panhandle, is bordered by more than 50 miles of coastline, featuring the emerald waters of the Gulf of Mexico and clear, calm bays. Abundant parks and recreational opportunities support a lifestyle that blends a laid-back beach atmosphere with the energy of a growing metropolitan area. A mild climate and a welcoming, forward-moving community contribute to an exceptional quality of life.



Known for White Sand Beaches.

Built on Community, Economic Strength, and Quality of Life.

Need to learn more? We don't blame you! Click here.

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Meet the Team



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Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.

Baycity REALTY



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Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals and her results reflect that.