

7998 Mobile Highway

Pensacola, Florida



**5.3 Acres
Land Offering For Sale**

9,300 AADT

Beulah Road

301 ft ±

550 ft ±

520 ft ±

Mobile Hwy | Hwy 90

15,200 AADT



LAND OFFERING FOR SALE

7998 Mobile Highway

AVAILABLE NOW
5.3 ACRES

PRESENTED BY

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LAND OFFERING FOR SALE

7998 Mobile Hwy

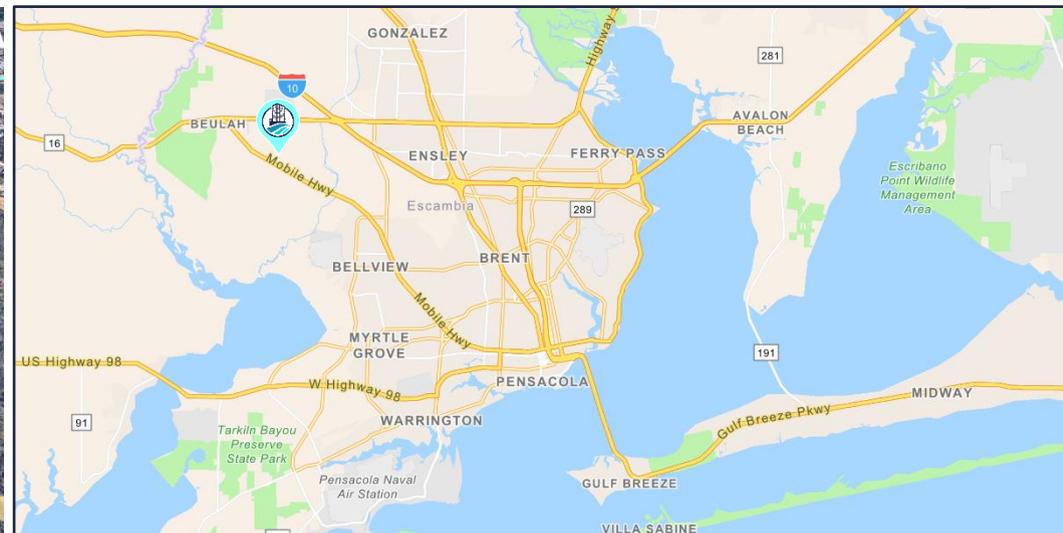
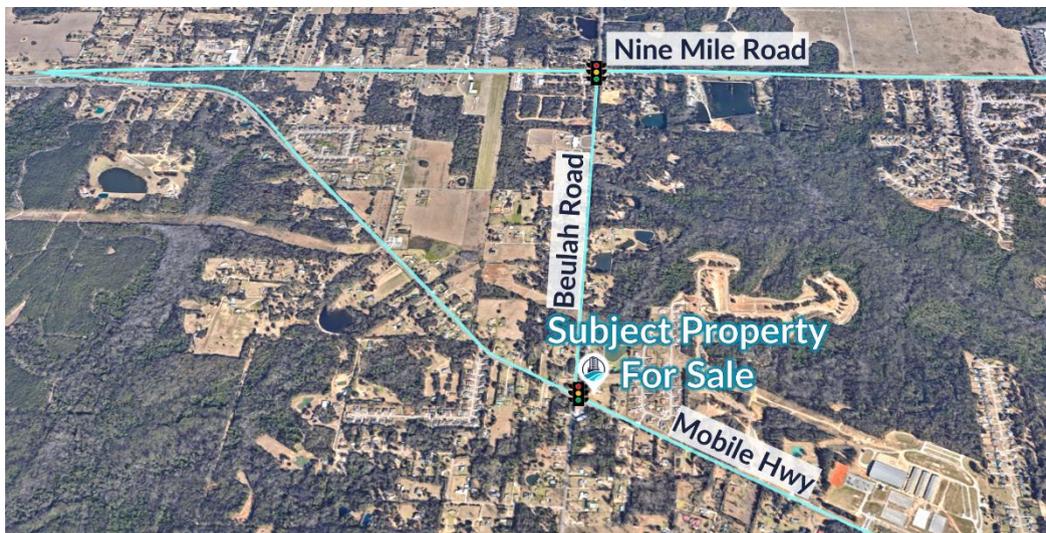
Pensacola, Florida

Property Description

This 5.3± acre parcel offers a rare opportunity to secure a hard, signalized corner at 7998 Mobile Highway, at the entrance to the fast-growing Beulah trade area. The site is ideally suited for a convenience store with fuel, with sufficient acreage remaining to support additional outparcel development or long-term land leases.

Beulah Road serves as a primary connection to Nine Mile Road, one of Escambia County's most active growth corridors. Development along Nine Mile Road has intensified to the point where commercial land availability is extremely limited, increasing demand for well-located sites along feeder corridors such as Beulah Road.

In April 2025, the Florida Department of Transportation (FDOT) began a \$4.4 million improvement project along Beulah Road from Mobile Highway to Issacs Lane, with completion anticipated in late 2026. Planned upgrades include new sidewalks, ADA improvements, intersection enhancements, upgraded signalization, and stormwater improvements—bringing long-term infrastructure investment directly to this intersection. With strong traffic exposure, expanding rooftops and limited competing commercial land nearby, this property presents an exceptional opportunity for both owner-users and investors seeking scalable development in a supply-constrained market.



Signalized Hard-Corner 5± Acre Development Opportunity Beulah Rd & Mobile Hwy For Sale

7998 Mobile Hwy, Pensacola, FL 32526

Sale Price \$2,499,900.00

Location Information

Street Address	7998 Mobile Hwy
City, State, Zip	Pensacola, FL 32526
County	Escambia
Market	Beulah
Cross-Street(s)	Beulah Road
Side of the Street	North East
Corner Property	Yes
Road Type	Highway
Nearest Hwy	Directly on Hwy 90
Nearest Airport	Pensacola International – 15 miles

Property Information

Zoning	LDMU, LDR
Lot Size	5.308 Acres
APN #	171S312201001001
Number of Lots	1
Lot Frontage	520ft ±
Lot Depth - East	550ft ±
Lot Depth - West	301ft ±
Traffic Count	41500
Traffic Count Street	Gulf Breeze Pkwy Hwy 98

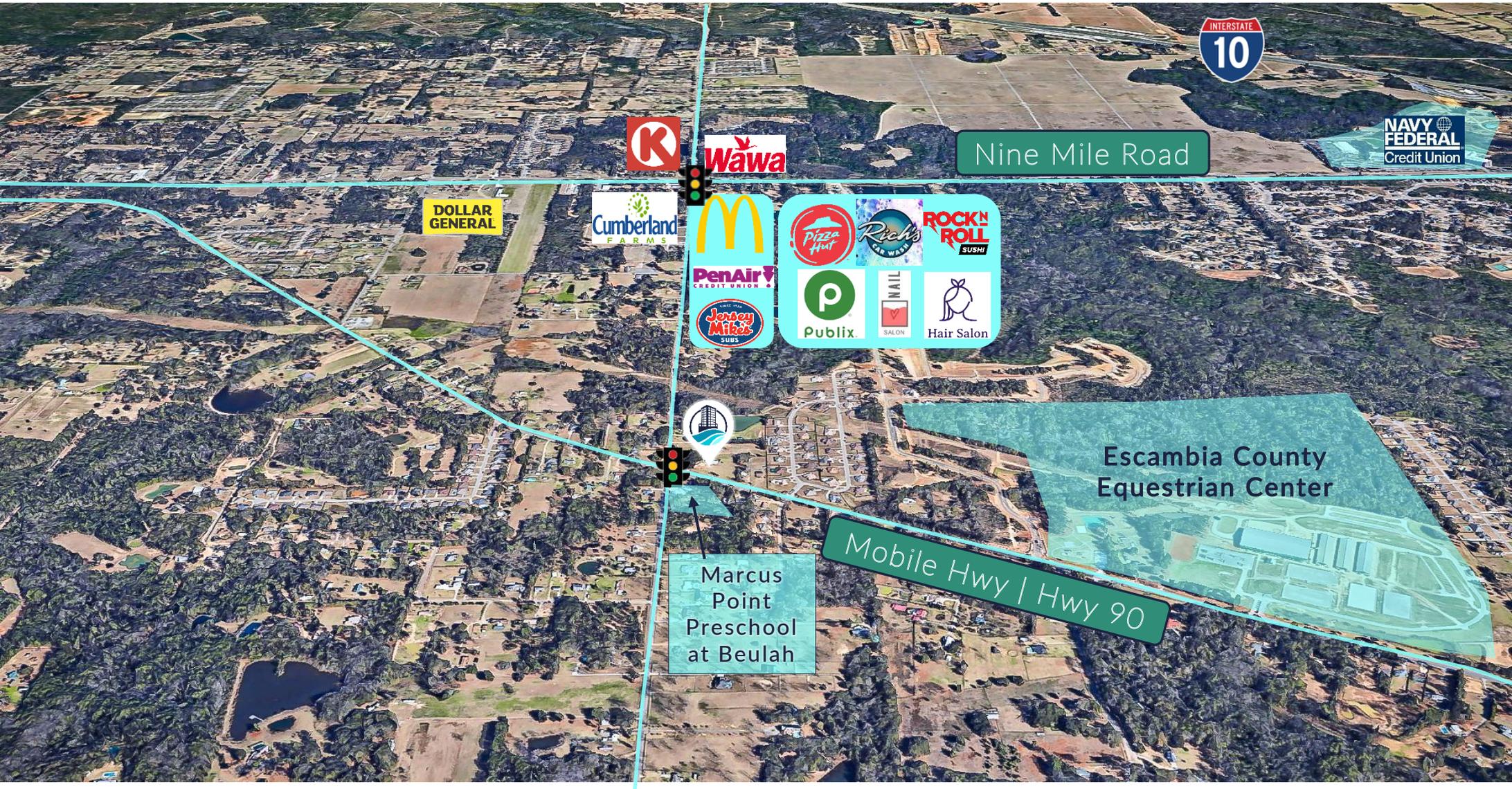
Utilities and Amenities

Utilities	Municipal Water Septic
Amenities	Grocery stores
	Restaurants and fast food chains
	Coffee shops
	Gas stations
	Banks and ATMs
	Parks and recreational areas



Retail Map

7998 Mobile Hwy, Pensacola, FL 32526



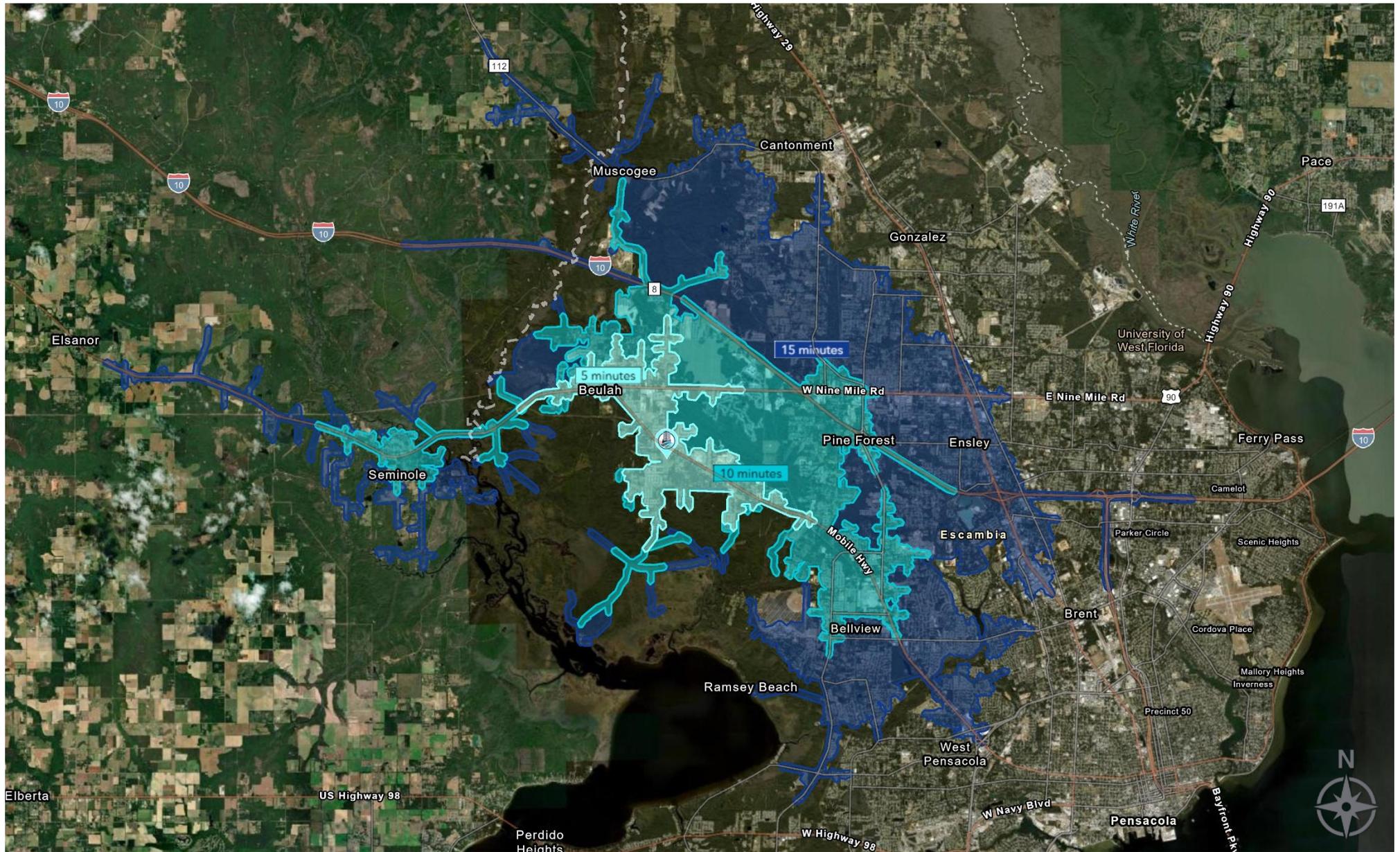
Additional Photos

7998 Mobile Hwy, Pensacola, FL 32526



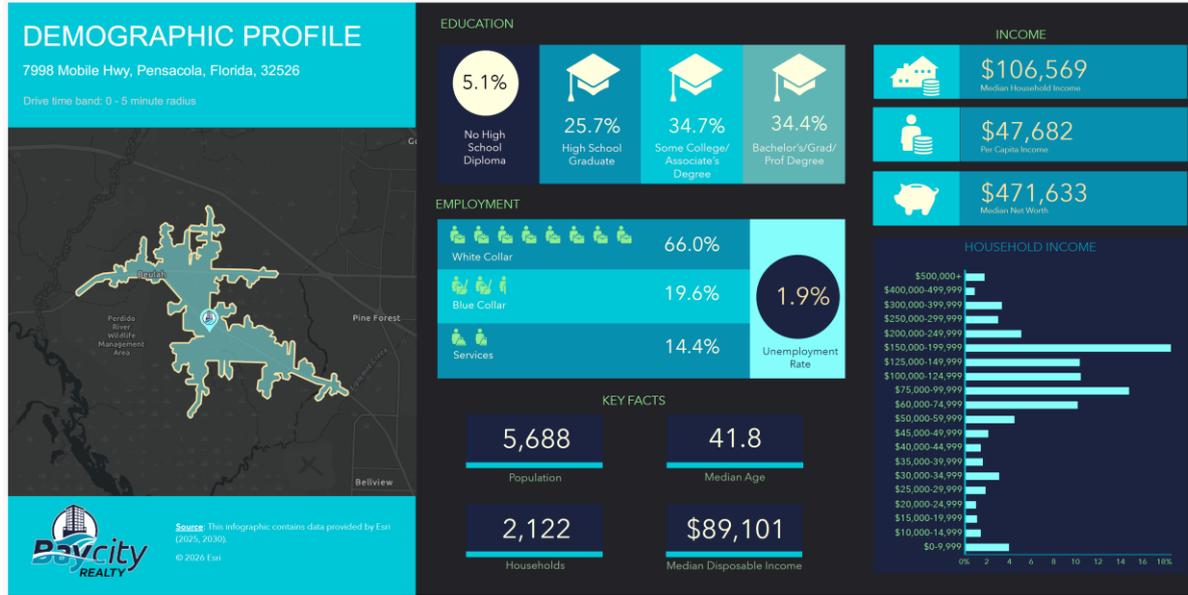
Drive Time Map

7998 Mobile Hwy, Pensacola, FL 32526



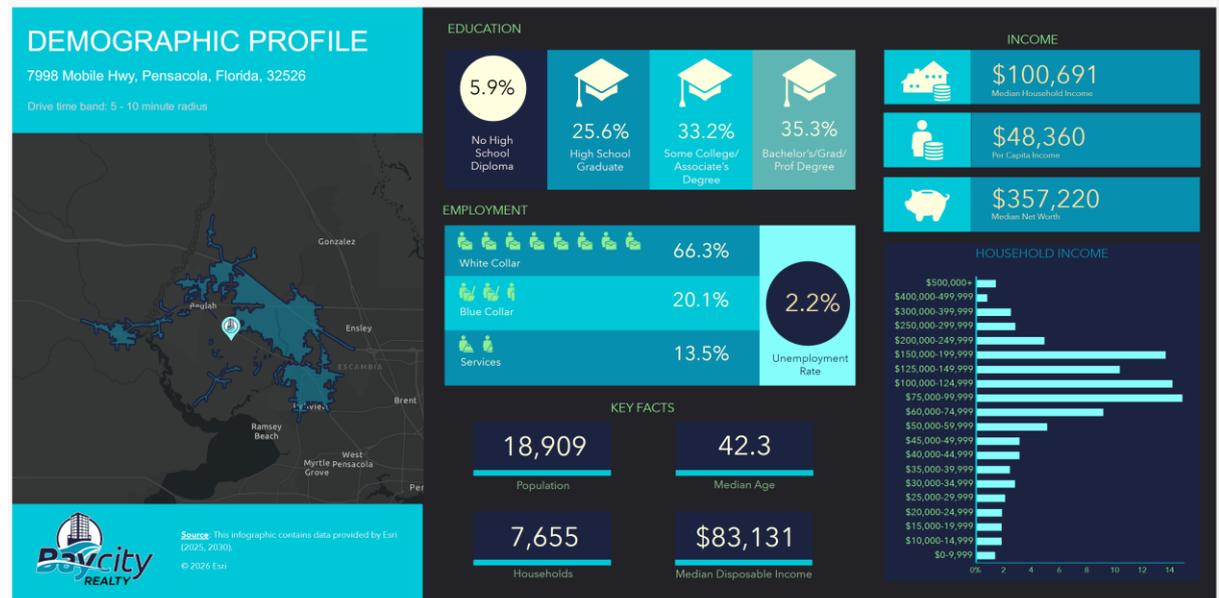
Demographics

7998 Mobile Hwy, Pensacola, FL 32526



(5 Minute Drive Time)

(10 Minute Drive Time)



About PENSACOLA



Located in Florida's panhandle, Pensacola is surrounded by 50-plus miles of coastline which includes the emerald-green Gulf of Mexico waters and crystal-clear bay areas. With plenty of parks and recreation, this makes Pensacola the perfect combination of a relaxed beach town and bustling metropolitan center. The temperate, climate and a friendly community that is driven toward success present an unparalleled quality of life.



Bay City Realty 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.



WENDI SUMMERS
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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.