

# FOR SALE

## 14.8 Acres off University Parkway Pensacola, FL



### Asking Price

- \$899,000

### Zoning

- HC-LI and HDMU

### Acreage

- 14.8

### Property Description

- Access easement from University Parkway as well as access from Nine Mile Road via Brunson Road.
- Great multi-family site.



For more information:

Fred Gunther, CCIM

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# 14.8 Acres off University Parkway Pensacola, FL

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,638	53,999	143,440
2010 Population	3,693	54,515	147,397
2015 Population	3,750	55,464	150,700
2020 Population	3,847	56,811	154,853
2000-2010 Annual Rate	0.15%	0.10%	0.27%
2010-2015 Annual Rate	0.29%	0.33%	0.42%
2015-2020 Annual Rate	0.51%	0.48%	0.55%
2015 Male Population	48.2%	47.1%	47.9%
2015 Female Population	51.8%	52.9%	52.1%
2015 Median Age	39.2	34.3	37.4

In the identified area, the current year population is 150,700. In 2010, the Census count in the area was 147,397. The rate of change since 2010 was 0.42% annually. The five-year projection for the population in the area is 154,853 representing a change of 0.55% annually from 2015 to 2020. Currently, the population is 47.9% male and 52.1% female.

## Median Age

The median age in this area is 39.2, compared to U.S. median age of 37.9.

## Race and Ethnicity

2015 White Alone	49.9%	56.1%	61.7%
2015 Black Alone	41.5%	33.8%	29.2%
2015 American Indian/Alaska Native Alone	0.9%	0.8%	0.8%
2015 Asian Alone	3.7%	3.8%	3.1%
2015 Pacific Islander Alone	0.1%	0.2%	0.2%
2015 Other Race	1.0%	1.7%	1.5%
2015 Two or More Races	3.0%	3.7%	3.5%
2015 Hispanic Origin (Any Race)	5.1%	5.4%	5.6%

Persons of Hispanic origin represent 5.6% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.2 in the identified area, compared to 63.0 for the U.S. as a whole.

## Households

2000 Households	1,424	20,058	55,707
2010 Households	1,542	20,880	58,329
2015 Total Households	1,566	21,273	59,872
2020 Total Households	1,602	21,894	61,800
2000-2010 Annual Rate	0.80%	0.40%	0.46%
2010-2015 Annual Rate	0.29%	0.36%	0.50%
2015-2020 Annual Rate	0.46%	0.58%	0.64%
2015 Average Household Size	2.39	2.41	2.36

The household count in this area has changed from 58,329 in 2010 to 59,872 in the current year, a change of 0.50% annually. The five-year projection of households is 61,800, a change of 0.64% annually from the current year total. Average household size is currently 2.36, compared to 2.38 in the year 2010. The number of families in the current year is 36,505 in the specified area.



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<b>Median Household Income</b>			
2015 Median Household Income	\$31,244	\$35,853	\$38,438
2020 Median Household Income	\$36,922	\$41,335	\$44,456
2015-2020 Annual Rate	3.40%	2.89%	2.95%
<b>Average Household Income</b>			
2015 Average Household Income	\$42,614	\$46,564	\$50,844
2020 Average Household Income	\$49,259	\$53,109	\$57,435
2015-2020 Annual Rate	2.94%	2.67%	2.47%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$17,722	\$18,934	\$20,907
2020 Per Capita Income	\$20,428	\$21,515	\$23,619
2015-2020 Annual Rate	2.88%	2.59%	2.47%

**Households by Income**

Current median household income is \$38,438 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$44,456 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$50,844 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$57,435 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$20,907 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$23,619 in five years, compared to \$32,501 for all U.S. households

**Housing**

2000 Total Housing Units	1,583	21,957	60,851
2000 Owner Occupied Housing Units	988	12,671	36,081
2000 Renter Occupied Housing Units	436	7,387	19,625
2000 Vacant Housing Units	159	1,899	5,145
2010 Total Housing Units	1,771	23,584	66,113
2010 Owner Occupied Housing Units	1,003	12,623	35,663
2010 Renter Occupied Housing Units	539	8,257	22,666
2010 Vacant Housing Units	229	2,704	7,784
2015 Total Housing Units	1,827	24,268	68,176
2015 Owner Occupied Housing Units	938	11,841	33,766
2015 Renter Occupied Housing Units	629	9,432	26,106
2015 Vacant Housing Units	261	2,995	8,304
2020 Total Housing Units	1,878	24,917	70,117
2020 Owner Occupied Housing Units	951	12,048	34,458
2020 Renter Occupied Housing Units	651	9,846	27,342
2020 Vacant Housing Units	276	3,023	8,317

Currently, 49.5% of the 68,176 housing units in the area are owner occupied; 38.3%, renter occupied; and 12.2% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 66,113 housing units in the area - 53.9% owner occupied, 34.3% renter occupied, and 11.8% vacant. The annual rate of change in housing units since 2010 is 1.38%. Median home value in the area is \$126,608, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.96% annually to \$161,295.



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