

# FOR SALE

506 E Burgess Road  
Pensacola, FL 32504



## Asking Price

- **\$695,000**

## Zoning

- Commercial

## Acreage

- 4.06

## Property Description

- High visibility, uncleared, commercially zoned land adjacent to Interstate 110 bordering Creighton Road, Burgess Road and Hilburn Road with approximately 635' of frontage on Creighton Road, with a traffic light.
- FDOT has prioritized plans to extend Creighton Road west, widening Burgess Road to four lanes to Highway 29.
- 11,900 daily traffic count on Creighton Road.



For more information:  
Troy Stepherson  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,126	53,735	143,483
2010 Population	6,678	53,586	143,961
2019 Population	7,339	57,376	153,986
2024 Population	7,710	59,588	159,877
2000-2010 Annual Rate	0.87%	-0.03%	0.03%
2010-2019 Annual Rate	1.03%	0.74%	0.73%
2019-2024 Annual Rate	0.99%	0.76%	0.75%
2019 Male Population	47.5%	47.2%	47.7%
2019 Female Population	52.5%	52.8%	52.3%
2019 Median Age	36.0	35.8	39.0

In the identified area, the current year population is 153,986. In 2010, the Census count in the area was 143,961. The rate of change since 2010 was 0.73% annually. The five-year projection for the population in the area is 159,877 representing a change of 0.75% annually from 2019 to 2024. Currently, the population is 47.7% male and 52.3% female.

### Median Age

The median age in this area is 36.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	59.7%	62.1%	61.7%
2019 Black Alone	28.6%	27.1%	29.1%
2019 American Indian/Alaska Native Alone	0.6%	0.8%	0.7%
2019 Asian Alone	4.5%	3.9%	3.3%
2019 Pacific Islander Alone	0.2%	0.2%	0.1%
2019 Other Race	2.5%	2.1%	1.5%
2019 Two or More Races	3.9%	3.8%	3.6%
2019 Hispanic Origin (Any Race)	7.4%	6.6%	5.7%

Persons of Hispanic origin represent 5.7% of the population in the identified area compared to 18.6% 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 58.4 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	44	49	68
2000 Households	2,711	21,346	56,485
2010 Households	2,981	21,976	57,971
2019 Total Households	3,231	23,373	61,528
2024 Total Households	3,385	24,243	63,766
2000-2010 Annual Rate	0.95%	0.29%	0.26%
2010-2019 Annual Rate	0.87%	0.67%	0.65%
2019-2024 Annual Rate	0.94%	0.73%	0.72%
2019 Average Household Size	2.26	2.28	2.36

The household count in this area has changed from 57,971 in 2010 to 61,528 in the current year, a change of 0.65% annually. The five-year projection of households is 63,766, a change of 0.72% annually from the current year total. Average household size is currently 2.36, compared to 2.34 in the year 2010. The number of families in the current year is 36,828 in the specified area.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	18.3%	17.8%	17.0%
<b>Median Household Income</b>			
2019 Median Household Income	\$41,232	\$41,987	\$47,312
2024 Median Household Income	\$47,167	\$47,560	\$52,315
2019-2024 Annual Rate	2.73%	2.52%	2.03%
<b>Average Household Income</b>			
2019 Average Household Income	\$55,030	\$56,312	\$64,505
2024 Average Household Income	\$63,186	\$64,569	\$73,203
2019-2024 Annual Rate	2.80%	2.77%	2.56%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$23,703	\$24,242	\$26,348
2024 Per Capita Income	\$27,168	\$27,527	\$29,751
2019-2024 Annual Rate	2.77%	2.57%	2.46%

### Households by Income

Current median household income is \$47,312 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$52,315 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$64,505 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$73,203 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,348 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$29,751 in five years, compared to \$36,530 for all U.S. households

### Housing

2019 Housing Affordability Index	132	135	142
2000 Total Housing Units	2,901	23,513	61,527
2000 Owner Occupied Housing Units	1,500	12,045	36,827
2000 Renter Occupied Housing Units	1,211	9,300	19,658
2000 Vacant Housing Units	190	2,168	5,042
2010 Total Housing Units	3,273	25,145	65,318
2010 Owner Occupied Housing Units	1,609	11,783	35,830
2010 Renter Occupied Housing Units	1,372	10,193	22,141
2010 Vacant Housing Units	292	3,169	7,347
2019 Total Housing Units	3,489	26,498	68,595
2019 Owner Occupied Housing Units	1,588	10,785	33,728
2019 Renter Occupied Housing Units	1,642	12,587	27,799
2019 Vacant Housing Units	258	3,125	7,067
2024 Total Housing Units	3,636	27,362	70,768
2024 Owner Occupied Housing Units	1,661	11,313	35,338
2024 Renter Occupied Housing Units	1,724	12,929	28,428
2024 Vacant Housing Units	251	3,119	7,002

Currently, 49.2% of the 68,595 housing units in the area are owner occupied; 40.5%, renter occupied; and 10.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 65,318 housing units in the area - 54.9% owner occupied, 33.9% renter occupied, and 11.2% vacant. The annual rate of change in housing units since 2010 is 2.20%. Median home value in the area is \$164,435, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.36% annually to \$193,982.

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