

\$3,250,000 - Mirella St, Pensacola

MLS® #591633

\$3,250,000

0 Bedroom, 0.00 Bathroom,
Land on 20 Acres

None, Pensacola, FL

We are pleased to offer this exclusive waterfront residential land opportunity in Pensacola, FL. Located on the beautiful Bayou Garcon, the property features over 1,378 feet of unobstructed views and plenty of privacy. The property is located in one of the most sought-after beach communities of Pensacola, FL, Innerarity Heights and Perdido Key. The property consists of multiple parcels for a total of +/-19.57-acres. The seller is selling the site as a compilation of 6 total waterfront tracts, which are to be subdivided at closing. Tracts 1-5 are approximately +/-2.2-acre tracts. Tract 6 is approximately +/-8-acres and will be available for purchase after Tracts 1-5 have sold. Tracts 1-5 feature expansive views on the Bayou Garcon with approximately 133ft - 173ft of water frontage and deep water access. The tracts are roughly 220' wide and 683-953' deep. The property will not have an HOA; however, there are building restrictions required to be recorded at closing. Per Escambia County, the homes will need to be built on piling, and there is a mandatory wetland buffer setback requirement of 40 feet. All private and public utilities are available to the subject sites. The properties have proper zoning for single-family residential homes; +/-16.57-acres of the property is zoned "C-1", Commercial District, and +/- 3-acres of the site is zoned "SDD," Special Development District. The property features a shared access path to an existing dock that extends into the Bayou Garcon. The waterway, natural



wetlands, and surrounding nature serve as the perfect natural amenities. The property is 4 minutes to the public beach at Perdido Key, 5 minutes to the back gate of Pensacola Naval Air Station, and is close to shopping, restaurants, and entertainment. Experience the luxury and beauty the Gulf Coast has to offer with this waterfront opportunity.

Essential Information

MLS® #	591633
Price	\$3,250,000
Bathrooms	0.00
Acres	19.57
Type	Land
Sub-Type	Residential Lots
Status	Active

Community Information

Address	Mirella St
Subdivision	None
City	Pensacola
County	Escambia
State	FL
Zip Code	32507

Amenities

View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bay, Bayou, Gulf, Natural

Exterior

Exterior Features	Dock
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School Information

Elementary	Hellen Caro
Middle	Bailey
High	Escambia

Listing Details

Listing Office Bellcore Commercial LLC

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