

# \$159,900 - 215 Hansen Blvd, Pensacola

MLS® #637308

## \$159,900

0 Bedroom, 0.00 Bathroom,  
Land on 1 Acres

Brentwood Park, Pensacola, FL

Commercial (HDMU) lot available in clear view of the New Department of Motor Vehicles facility currently under construction on North Palafox Street. This site is located four (4) minutes from the new Baptist Hospital via Brent Lane [1.4 miles] and eight (8) minutes to Ascension Sacred Heart on 9th Avenue [2.7 miles]. Shopping, schools, and church facilities are all in proximity making it ideal for residential development. This corner site is 150' x 150' or 22500 square feet, suitable for many uses. The site is basically flat with a higher elevation than the surrounding sites. There is a copy of a recent survey dated November 28, 2022 [attached] in the document section of this listing. The subject site is basically square in shape with 150' on Hansen Boulevard and 150' on Quina Way. Public water and sewer are available to the site per ECUA map [attached] in the document section of this listing. An alternate development plan could be four (4) single-family lots. There is an existing single-family concrete block residence [816 SF] that could be part of the overall development plan but requires some renovation. A conceptual plan is included illustrating the potential development of four (4) two-story duplexes with sidewalks and ample surface parking [Conceptual attached] in the document section of this listing. Property is zoned HD-MU, High Density Mixed Use. Engineered plans detail the layout for four, two-story duplexes. The plans have been



through the pre-approval process with Escambia County. According to Escambia County zoning a 6000 SF warehouse is a permitted use on the property.

**Essential Information**

MLS® #	637308
Price	\$159,900
Bathrooms	0.00
Acres	0.52
Type	Land
Sub-Type	Land/Acreage
Status	Active

**Community Information**

Address	215 Hansen Blvd
Subdivision	Brentwood Park
City	Pensacola
County	Escambia
State	FL
Zip Code	32505

**Amenities**

Utilities	Electricity Connected
Waterfront	No Waterfront, No Waterfront Features

**Exterior**

Lot Description	Central Access, Corner Lot
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**School Information**

Elementary	Brentwood
Middle	Workman
High	Pensacola

**Additional Information**

Zoning	Commercial,County
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**Listing Details**

Listing Office	Connell & Company Realty Inc.
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