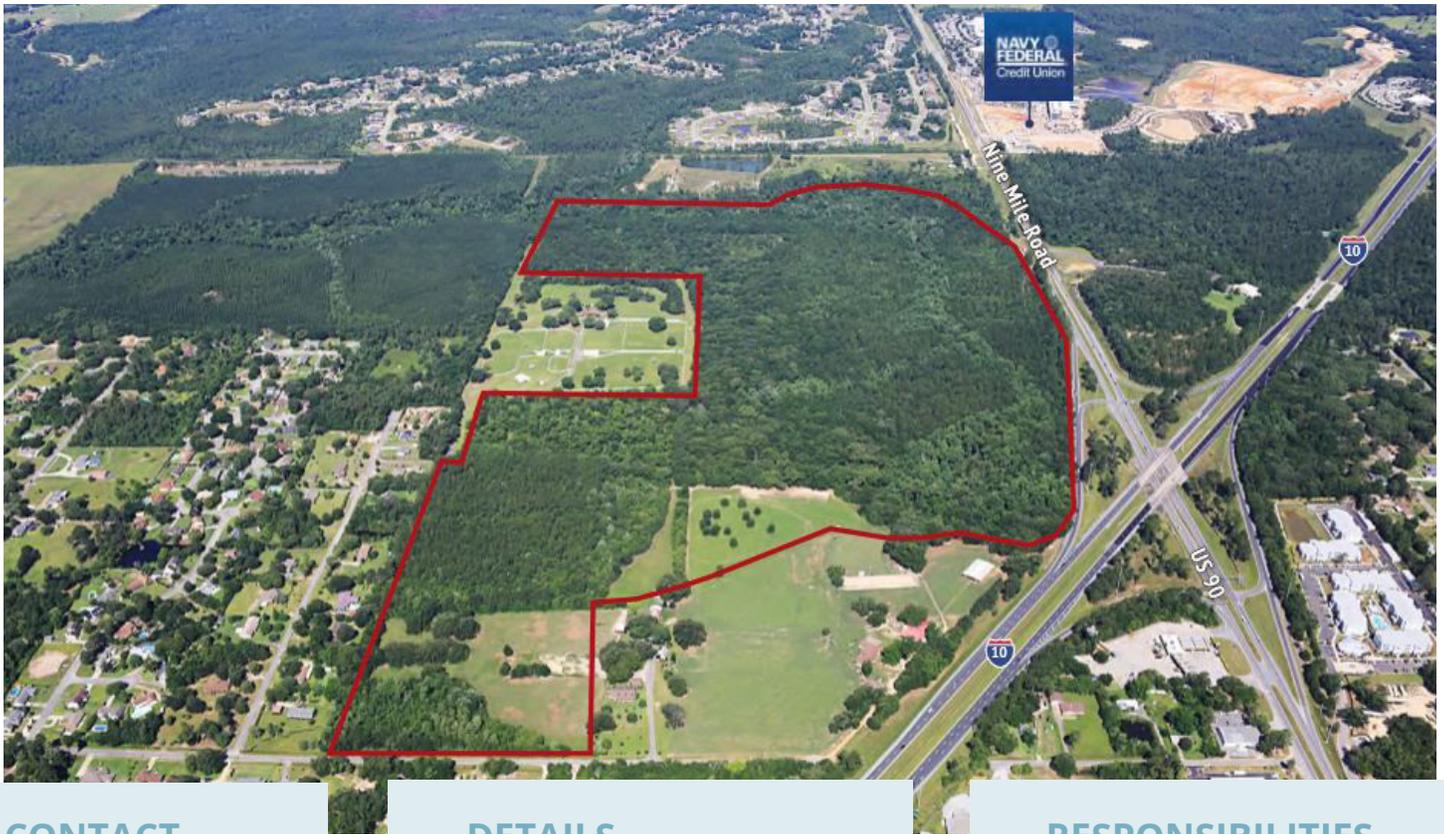


CASE STUDY

EAST RIVER OAKS

174 ACRE MIXED USE DEVELOPMENT DISPOSITION



CONTACT



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DETAILS

LOCATION

Escambia County, FL

PROPERTY FEATURES

- » 174 Acres
- » Zoned Heavy Commercial / Light Industrial
- » 1,180 Feet of road frontage on Nine Mile Road (US Hwy 90)
- » All Utilities to site
- » 26,000+ daily traffic count
- » Access to Interstate 10 adjacent to property
- » Adjacent to \$1 Billion Navy Federal Credit Union Operations Center

RESPONSIBILITIES

- » Created marketing material and campaign targeting top developers in the Southeast
- » Prepared a market analysis of single family sales, multifamily sales, and commercial leases
- » Had multiple detailed Land Plans created showing the property's potential as a mixed-use development

SERVED AS LIAISON FOR GOVERNMENT ENTITIES INCLUDING:

- » Escambia County
- » Florida Special District (ECUA)
- » Florida Department of Transportation (FLDOT)

COORDINATED EXTENSIVE DUE DILIGENCE ON SITE, INCLUDING:

- » Wetland Delineation
- » Phase I Environmental Assessment
- » Threat to Endangered Species
- » Traffic studies
- » Confirming clear Title
- » Survey and topography studies
- » Availability of Utilities on site
- » Study of local demographics

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DEAL SYNOPSIS

Macallan Real Estate was engaged to handle the disposition of a large tract of land on Nine Mile road just west of I-10 in Escambia County, FL. During the assignment, our team completed extensive due diligence, created multiple land plans to illustrate the property's potential. Following a national marketing campaign, the property was sold to a mixed-use developer who's plans aligned with the plans we had created for the property. The future development will include retail, apartments, townhomes, and single-family residences.

