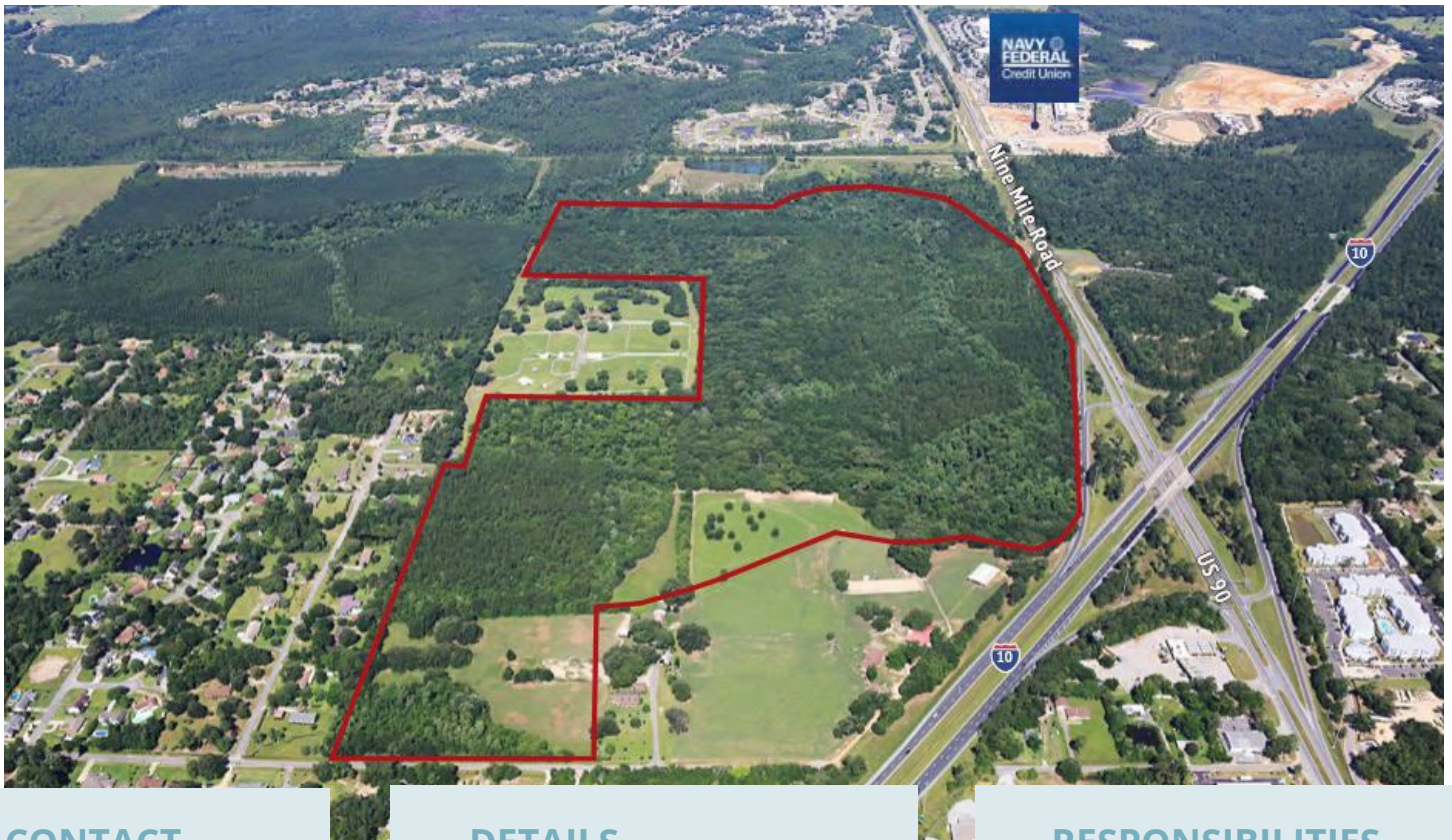


# CASE STUDY

## EAST RIVER OAKS

174 ACRE MIXED USE DEVELOPMENT DISPOSITION



### CONTACT



#### HEATH MILLIGAN PRINCIPAL

404.647.4999

heath@macallanre.com

### 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 dollar 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



# CASE STUDY

## EAST RIVER OAKS

174 ACRE MIXED USE DEVELOPMENT DISPOSITION



### DEAL SYNOPSIS

Macallan Real Estate was engaged to handle the disposition of a large tract of land on Nine Mile road just west of Interstate 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.

