

\$8,200,000 - 612 S 1st St, Pensacola

MLS® #667648

\$8,200,000

0 Bedroom, 0.00 Bathroom,
Land on 7.00 Acres

Spinnaker Cove, Pensacola, FL

SPINNAKER COVE | PREMIER WATERFRONT DEVELOPMENT

OPPORTUNITY A master-planned, gated community spanning 7+ acres along Bayou Grande, Spinnaker Cove offers direct access to Pensacola Bay and front-row views of the iconic Blue Angels. Featuring access to 18+ community boat slips and the acquired Anneâ€™s Bayou with proposed walking trails, this luxury enclave sits minutes from NAS Pensacola and White Islandâ€™s future sand replenishment project. Zoned for flexible mixed-use this opportunity is ideal for a blend of waterfront estates, luxury townhomes, high-density residential, and retail. Development potential includes condominiums, a rooftop restaurant, boutique hotel, co-working space, and a cafÃ©. With all zoning approvals, conditional use permits, and engineering studies complete, this investment opportunity is turnkey-ready. Positioned within the Navy Boulevard revitalization corridor, demand is bolstered by a strong military and vacation rental marketâ€™making Spinnaker Cove a rare opportunity to shape Pensacolaâ€™s next landmark coastal community. Please contact listing agent for an executive summary of the development and/or access to due diligence documents.



Essential Information

MLS® # 667648

Price	\$8,200,000
Bathrooms	0.00
Acres	7.00
Type	Land
Sub-Type	Residential Lots
Status	Active

Community Information

Address	612 S 1st St
Subdivision	Spinnaker Cove
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32507

Amenities

Is Waterfront	Yes
Waterfront	Bayou

School Information

Elementary	Warrington Elementary
Middle	WARRINGTON
High	Pensacola

Listing Details

Listing Office	Scenic Sotheby's International Realty
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