

THE PALAFOX

1750 N Palafox St | Pensacola, FL 32501

**Multifamily
Development Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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Conceptual
Rendering

DEVELOPMENT OVERVIEW

2nd Floor

Apt Type	Sets	Monthly Rent	Floor Area	Gross
Studio	5	\$800	±470-715 SF	\$4,000
1 Bedroom	3	\$1,500	±730-1030 SF	\$4,500
2 Bedroom	5	\$2,200	±1100-1500 SF	\$11,000
Gross				\$19,500

3rd Floor

Apt Type	Sets	Monthly Rent	Floor Area	Gross
Studio	5	\$800	±470-715 SF	\$4,000
1 Bedroom	3	\$1,500	±730-1030 SF	\$4,500
2 Bedroom	5	\$2,200	±1100-1500 SF	\$11,000
Gross				\$19,500

4th Floor

Apt Type	Sets	Monthly Rent	Floor Area	Gross
Studio	3	\$800	±470-715 SF	\$2,400
1 Bedroom	2	\$1,500	±730-1030 SF	\$3,000
2 Bedroom	4	\$2,200	±1100-1500 SF	\$8,800
Gross				\$14,200
Annual Rent Income				\$836,400





University of West Florida
±15,601 Students
±2,400 Employees



Subject Property

Ascension Sacred Heart
±4.8K Employees
±4 Miles



Pensacola High
±1,350 Students

N. B. Cook Elementary
±535 Students

UNITED STATES POSTAL SERVICE

BAPTIST HEALTH CARE
±264 Beds
±5.4K Employees



Publix



GOOD DAY Darling

BROKEN EGG CAFE
BAGELHEADS
MCGUIRE'S IRISH PUB

±30,000 VPD

5 SISTERS
BLUES CAFE



NAVY FEDERAL
±9K Employees
±6 Miles

PENSACOLA BAY CENTER
±25K Annual Visitors



Pearl & HORN

LUX
INFUSION

±24,500 VPD

Downtown Pensacola
±1 Mile Away

Community Maritime Park Public Marina
Marina

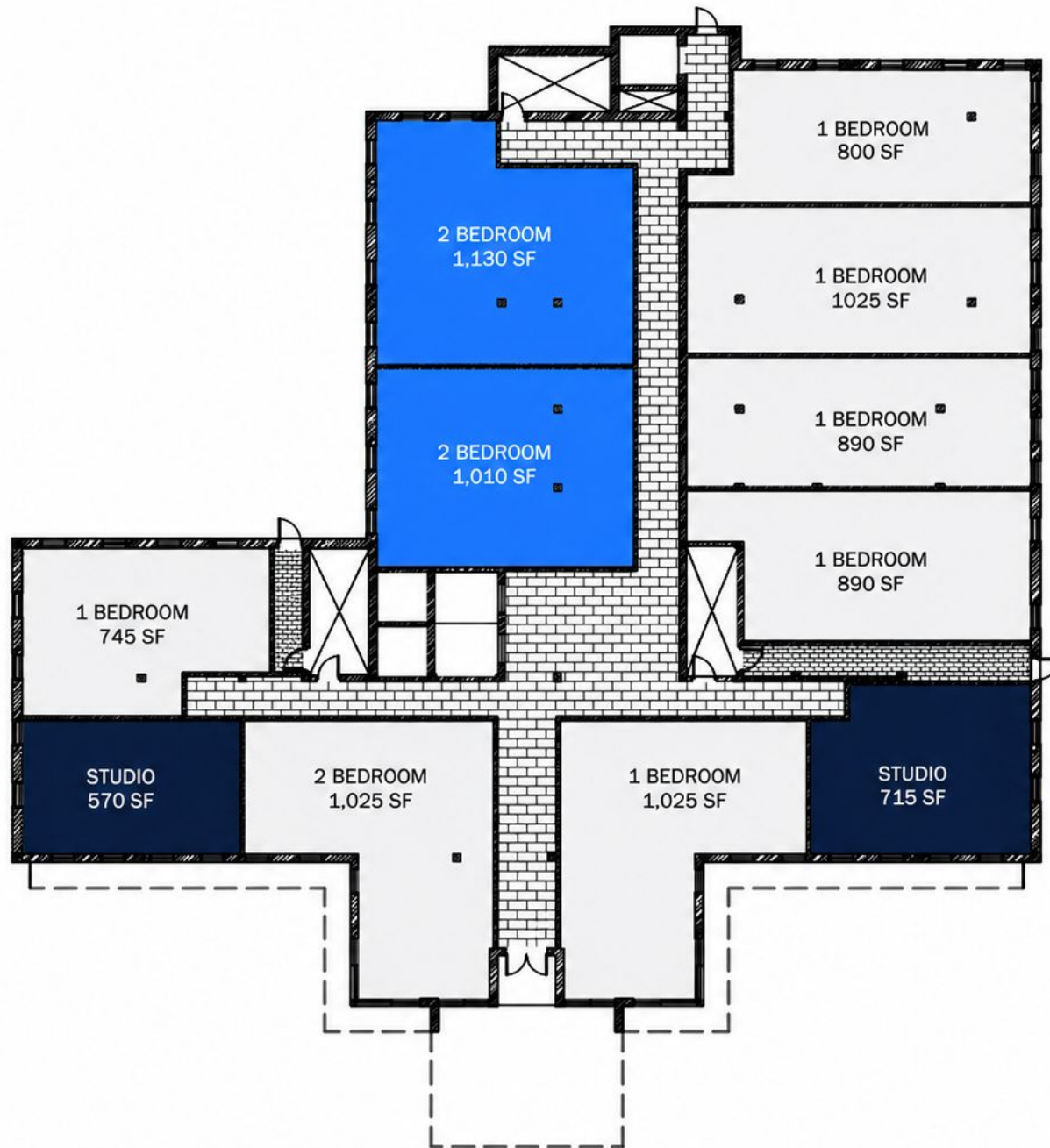
CEMEX

Bodacious
BREW THRU

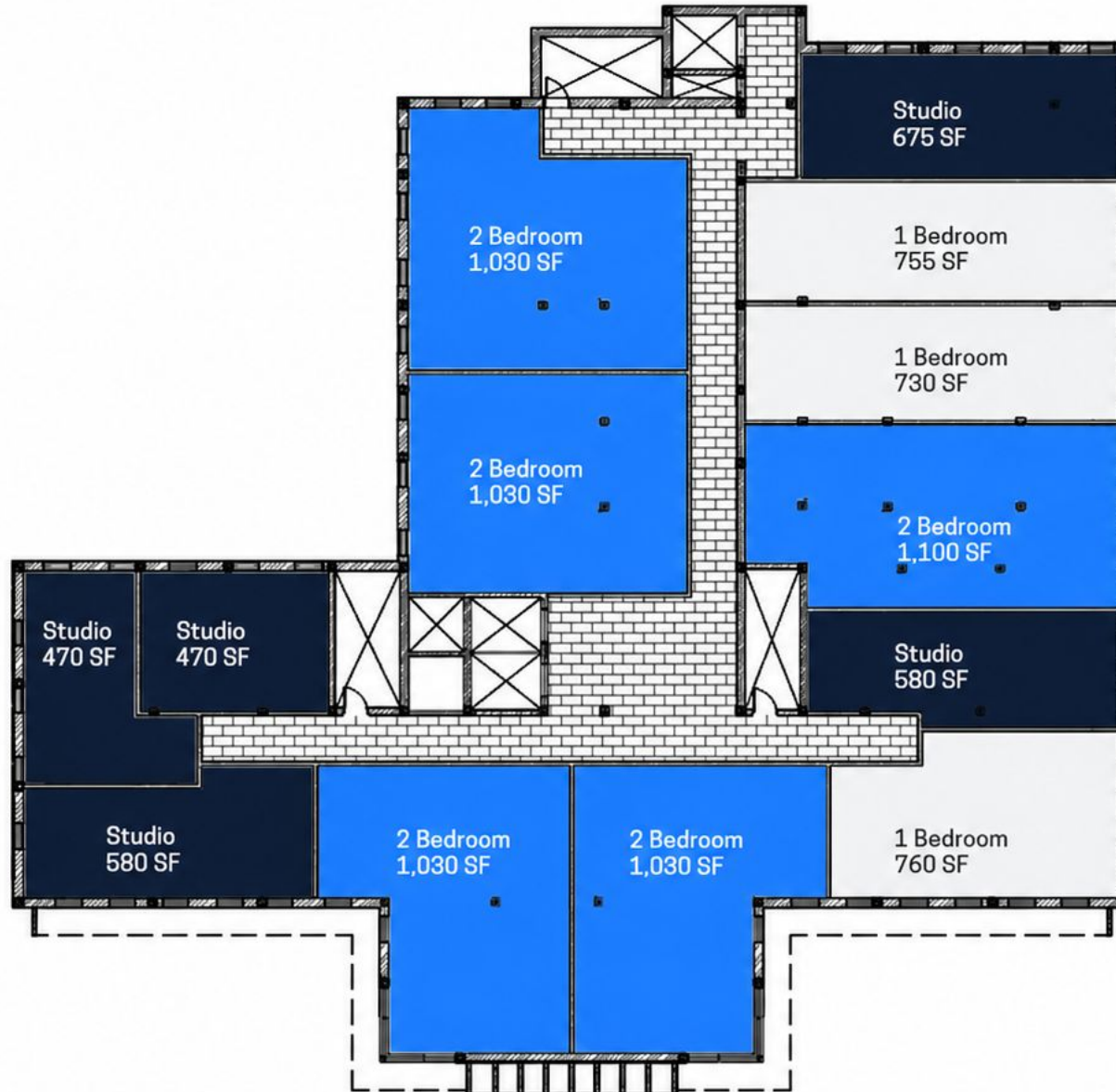
Google Earth

±59,835 VPD

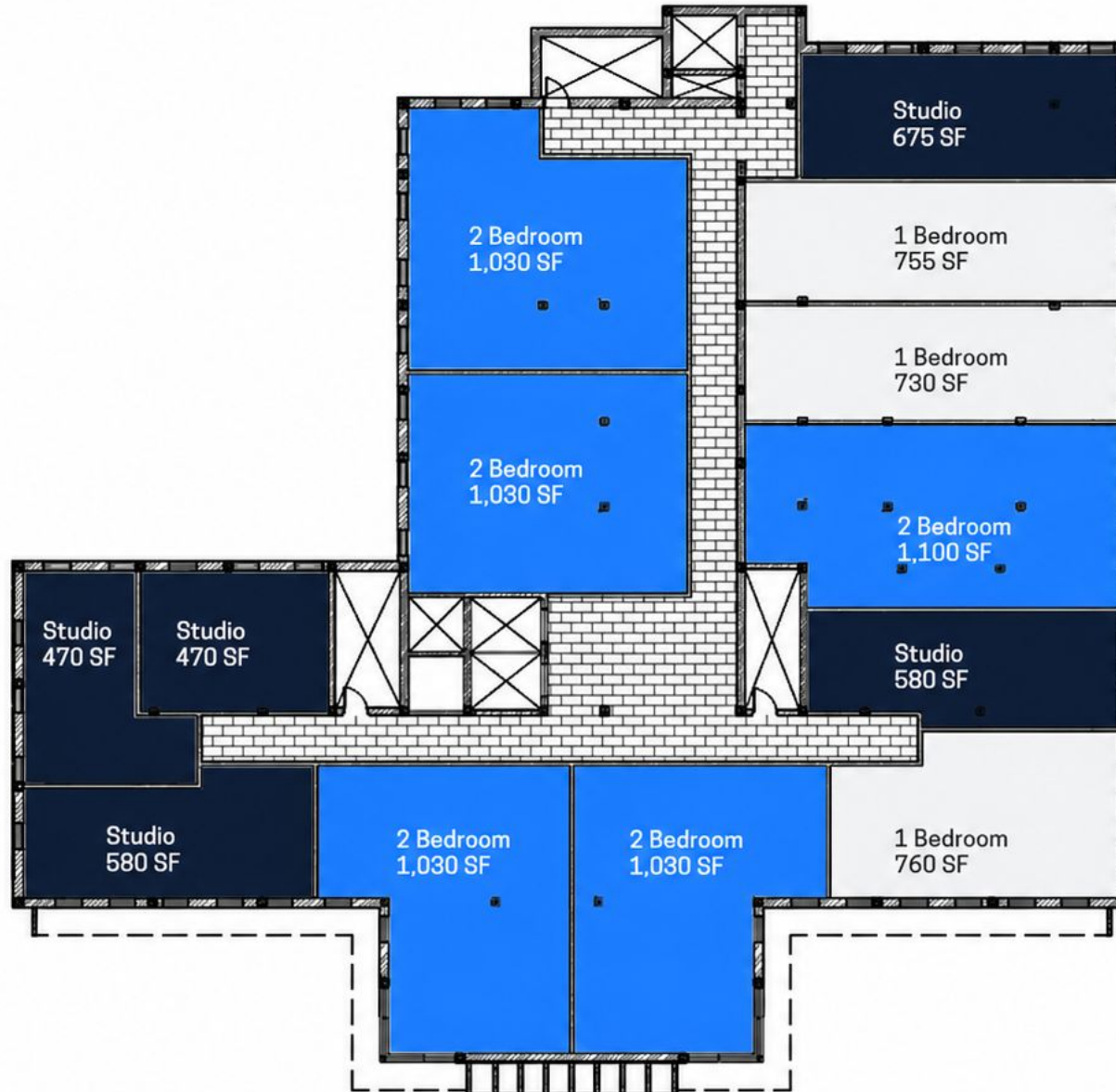
GROUND FLOOR



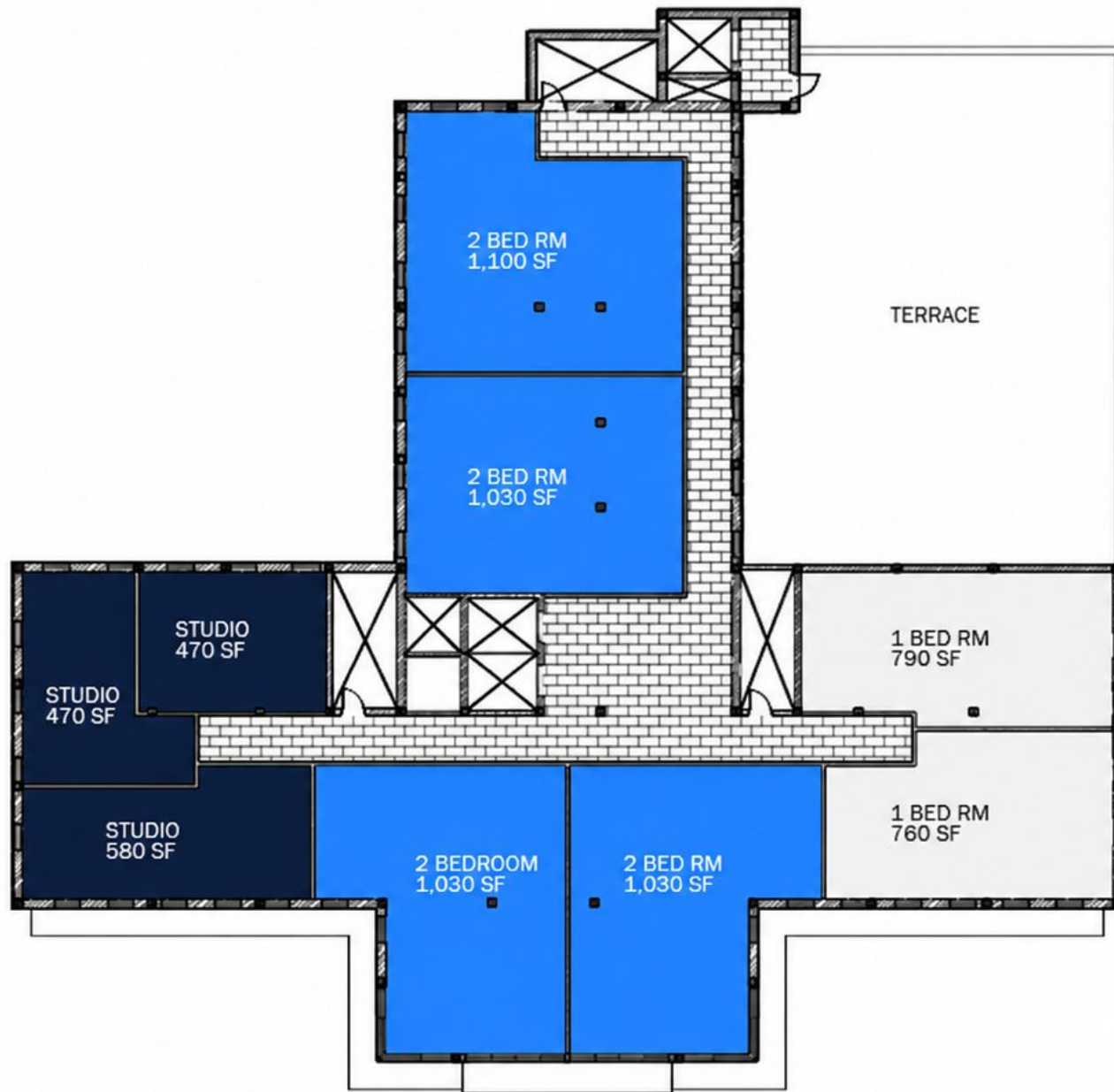
2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN



PENSACOLA, FL

Pensacola, Florida is a coastal Gulf Coast city known for its strong military presence, stable tourism economy, and appealing quality of life. Anchored by Naval Air Station Pensacola, the area benefits from consistent federal employment and a steady influx of personnel and visitors tied to defense operations and training programs. The city's population growth has remained modest but steady, supported by in-migration from retirees and remote workers seeking a lower cost of living relative to larger Florida metros. Household incomes in the region reflect a balanced mix of military, healthcare, education, and service-sector employment, contributing to a dependable economic base.

Beyond its institutional anchors, Pensacola offers a diverse mix of cultural, recreational, and commercial amenities that enhance its long-term attractiveness. The historic downtown district, white-sand beaches, and expanding healthcare and education sectors continue to draw both residents and tourists. Infrastructure investments and regional connectivity, including proximity to Interstate 10 and access to Pensacola International Airport, support economic activity and mobility. As Northwest Florida continues to gain attention for affordability and lifestyle appeal, Pensacola is well-positioned to benefit from sustained residential demand and incremental commercial growth.



**NATIONAL NAVAL
AVIATION MUSEUM**
1 Million Visitors Per Year

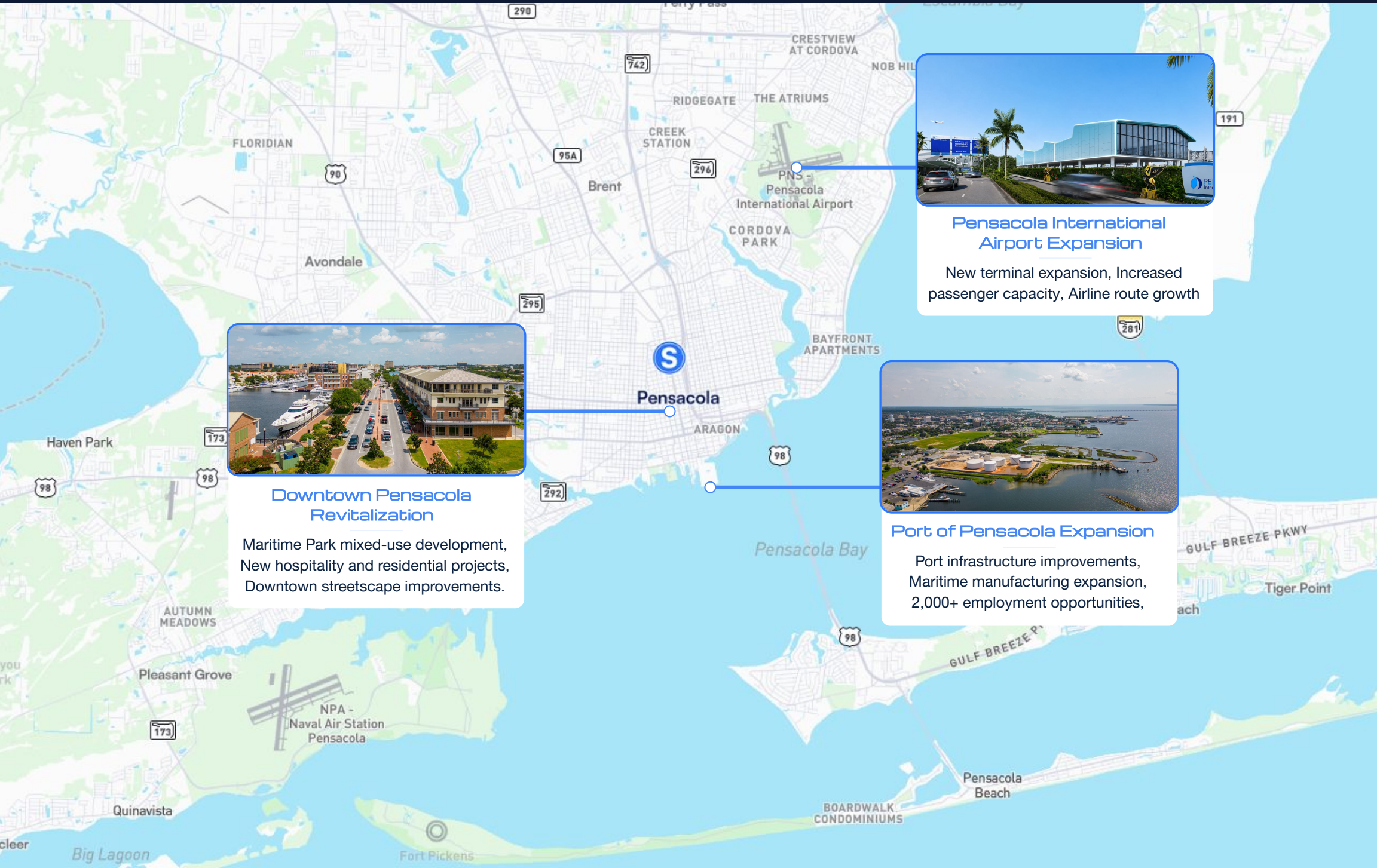


**PENSACOLA
BEACH**
2 Million Visitors Per Year



**HISTORIC PENSACOLA
VILLAGE**
200,000 Visitors Per Year

Nearby Developments



Pensacola International Airport Expansion

New terminal expansion, Increased passenger capacity, Airline route growth



Downtown Pensacola Revitalization

Maritime Park mixed-use development, New hospitality and residential projects, Downtown streetscape improvements.



Port of Pensacola Expansion

Port infrastructure improvements, Maritime manufacturing expansion, 2,000+ employment opportunities,

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1750 N Palafox St, Pensacola, FL, 32501 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.