

DEVELOPMENT BRIEF FOR 120 WEST GOVERNMENT STREET

The buying entity is a family group comprised of life-long residents of Pensacola. They are well capitalized and foresee a completed project within two years of the land purchase. The prospective development would be mixed-use in nature with 10 to 12 eventual units. It would be a blend of small professional spaces on the ground floor fronting Government Street with two or three very good quality attached townhomes on the upper floor(s). Phase II would be two or three detached single family or townhome lots to the rear (Intendencia), hopefully with lots large enough for greenspace or courtyards.

The overriding emphasis will be for high quality construction with a design that reflects the history of Pensacola. This would include very high ceilings, all brick construction (possibly all reclaimed), exposed brick interior walls, wood beams and heavy architectural detailing with highlights of modern/industrial design.

Great effort will be made to have as much green area as possible and the entire site plan will center on the historic oak tree present today.

The end result would be a project that offers small, high quality, individual professional space for single tenants (virtually non-existent downtown), high quality attached townhomes for part-time and full-time residents, and detached townhomes with outdoor spaces.