



UNITED STATES BANKRUPTCY AUCTION

100 Unit Quality Inn Motel with
Restaurant and a 4.28± Acre
Proposed Site for a 122 Unit Hotel

Pensacola, Florida

ONLINE AUCTION
EVENT
SEPTEMBER 19TH
AT 11 AM ET

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OVERVIEW

US BANKRUPTCY AUCTION

Fisher Auction Company is pleased to present via Online Auction Event a 100 Unit Quality Inn Motel with Restaurant and 4.29± Acre Proposed Site for a 122 Unit Hotel in Pensacola, Florida.

PROPERTY HIGHLIGHTS

- Prime Location on New Warrington Road with an Annual Average Daily Traffic Count of 30,000
- The Offering includes a 100 Unit 46,423± Square Foot Quality Inn Motel (Currently Under Renovation) with 4,132± Square Foot Restaurant Building on 1.87± Acres and a 4.28± Acre Proposed Development Site for a 122 Unit Woodsprings Hotel
- Close Proximity to Pensacola Naval Hospital, Navy Base , Naval Air Station and Pensacola State College
- High Exposure Properties with 256± Feet of frontage on New Warrington Road and a total of 1,373± Feet of frontage on Chiefs Way, the main access road to Corry Station Naval Complex
- Within Minutes to I-10, Outdoor Recreation, and World Class Fishing
- The 4.28± Acre Site has been proposed for a 122 Room Woodsprings Hotel and has 2± Acres considered excess land for future development
- Approximately 7.5 Miles to Pensacola International Airport and 58± Miles to Mobile, Alabama
- Rapidly Growing Area Economy includes expansions at The Navy Federal Credit Union and the Aerospace Industry
- Municipal Water and Sewer Available at Site



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QUALITY INN AND RESTAURANT

PROPERTY DETAILS

- **Address:** 1, 3 N New Warrington Road, Pensacola, Florida 32506
- **County:** Escambia County, Florida
- **Location:** Northwest Corner of N New Warrington Road and Chiefs Way
- **Directions:** From I-10 go South on I-110 to US 98. Turn right and continue to follow to Chiefs Way. Turn right onto Chiefs Way to N New Warrington Road. The property is on the Northwest Corner
- **Total Land Area:** 1.877± Acres / 81,784± SF
- **Gross Motel Building Area:** 46,423± SF
- **Gross Restaurant Building Area:** 4,132± SF
- **Guestrooms:** 103
- **Parking:** 109 Spaces
- **Amenities:** Pool
- **Traffic Count:** 30,000 AADT
- **Zoning:** Com - Commercial. See the Zoning Section for Permitted Uses and Building Requirements
- **Taxes:** 2023 Total - \$19,616.64
- **Parcel ID Nos.:** 372S305002001057
372S305002002057
- **Flood Zones:** Zone X . Map No. 12033C0370G
- **Utilities:** Municipal Water and Sewer
- **Access:** From N New Warrington Rad and Chiefs Way

STRUCTURAL DETAILS

- **Construction Frame:** CBS / Steel
- **Foundation:** Concrete Slab
- **Roof:** Motel - Metal, Restaurant - Asphalt Shingle
- **Windows:** Insulated Single Pane
- **Exterior Walls:** Stucco
- **HVAC:** Central Systems and Drop-In
- **Interior Walls:** Drywall
- **Ceilings:** Drywall and Acoustic Tile
- **Flooring:** Carpet and Tile
- **Lighting:** Incandescent
- **Elevators:** One Centrally Located
- **Stairways:** One Centrally Located
- **Year Built:** 1985 / 1989
- **Number of Stories:** Motel - 2 Three Story Buildings, 1 Two Story Building, Restaurant - 1 Story Building
- **Note:** The Two Story Building with 24 Rooms is approximately 95% complete including furniture and is in need of some finish work. The 2 Three Story Buildings with 79 Rooms is in "shell" condition and consists of bare drywall and concrete floors. The Main Lobby and Restaurant also require finish work.

4.29± DEVELOPMENT SITE

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PROPERTY OVERVIEW

- **Address:** 10, 210 Chiefs Way Pensacola, Florida 32506
- **County:** Escambia County, Florida
- **Location:** Northwest Corner of N New Warrington Road and Chiefs Way
- **Directions:** From I-10 go South on I-110 to US 98. Turn right and continue to follow to Chiefs Way. Turn right onto Chiefs Way to N New Warrington Road. The property is on the Northwest Corner
- **Total Land Area:** 4.28± Acres / 186,659± SF
- **Traffic Count:** 30,000 AADT
- **Zoning:** Com - Commercial. See the Zoning Section for Permitted Uses and Building Requirements
- **Taxes:** 2023 Total - \$3,177.57
- **Parcel ID Nos.:** 372S305002000057
372S305002000067
- **Flood Zones:** Zone X . Map No. 12033C0370G
- **Utilities:** Municipal Water and Sewer Available
- **Access:** From N New Warrington Road and Chiefs Way

PROPOSED PLAN OVERVIEW

- The property has been proposed for a Woodsprings Hotel and the western 2.02 acres is considered excess land that can be sold or developed at a later date. The plans include four floors and a total of 122 rental units. The hotel will have a total building area of 48,917 square feet. The ground floor lobby will be accessed via a covered portico for weather free access. The ground floor will include a common lobby with a registration desk, staff laundry, guest laundry, fitness center, common two fixture restroom and 26 guest rooms. The upper three floors are identical and include 32 guest rooms each. The upper floors are accessed via a centrally located elevator or two stairways located at the extreme ends of the rectangular shaped building. The ground floor will also include an outdoor pool and sitting area. See Drawings in Data Room

PHOTOGRAPHS

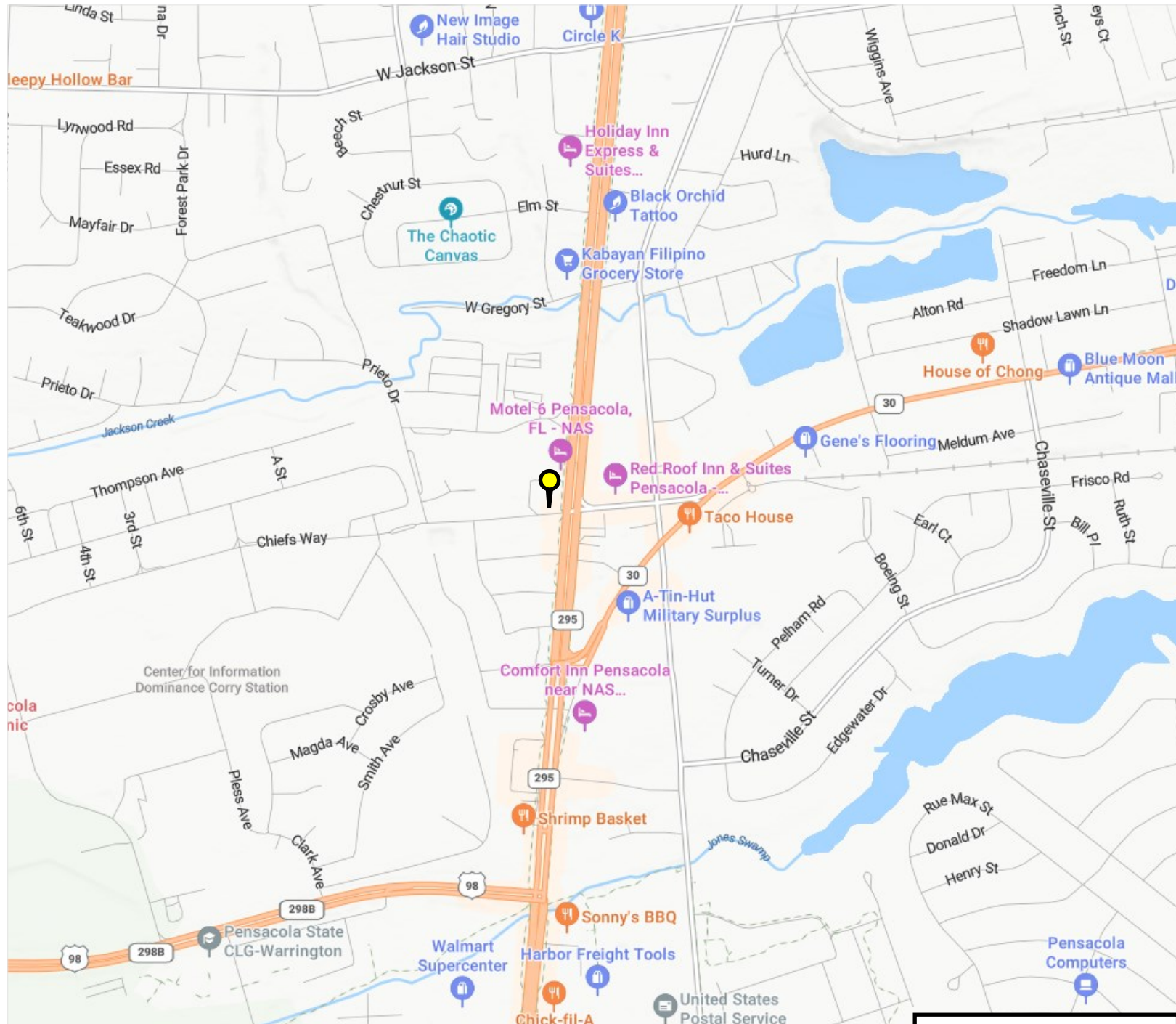


PHOTOGRAPHS



LOCATION MAP

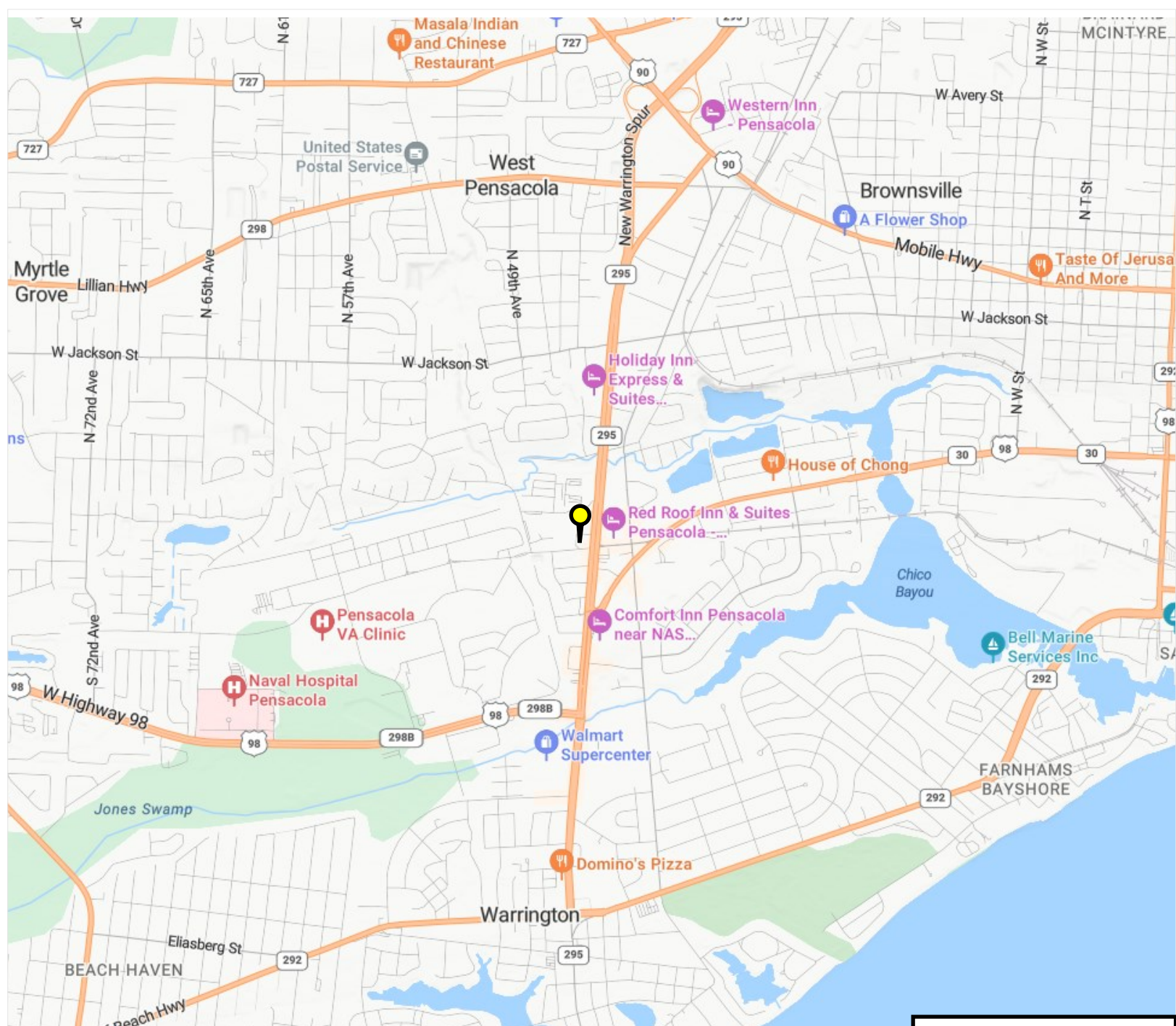
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 Properties Location

LOCATION MAP

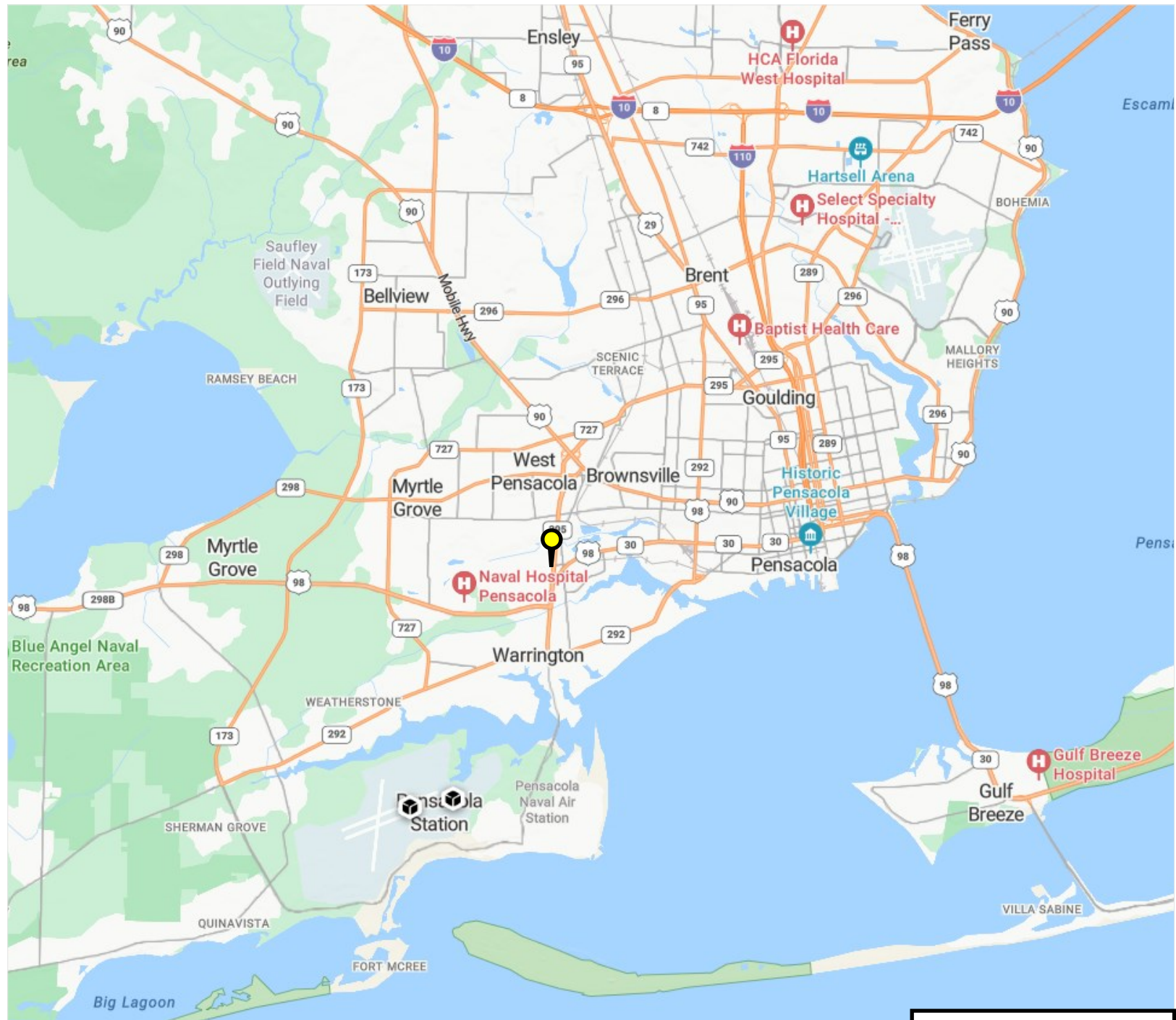
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 Properties Location

LOCATION MAP

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 Properties Location

AUCTION SUMMARY

Auctions Date / Time:	Begins - Thursday, September 19, 2024 @ 11:00 AM ET Ends - Thursday, September 19, 2024 @ 1:00 PM ET
Online Only Auctions:	Online Auctions will be held on Fisher Auction's Exclusive Bidding Platform - Bid.Fisherauction.com
Property Tours:	Please Contact: Francis D. Santos at Francis@fisherauction.com / 754.220.4116

**United States Bankruptcy Court, Northern District of Florida, Pensacola Division
Chapter 11 Bankruptcy Case: Case No. 23-30803-JCO**

AUCTION METHOD

- The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property will be offered free and clear of all liens, claims and encumbrances to the highest bidder and best bidder with the highest bid being subject to the Bankruptcy Court's final approval and acceptance of price, plus the six percent (6%) Buyer's Premium and is subject to the terms and conditions of the Governing Documents.
- The Final Bid Price will be subject to the approval of the Bankruptcy Court via a Telephone Conference scheduled for Friday, September 27, 2024, at 11:00 AM ET (or such other time as the Bankruptcy Court may establish).

QUALIFYING BIDDER REQUIREMENTS

- Wire into Debtor's Counsel, Bruner Wright, P.A., via a Federal wire transfer in U.S. Funds (not an ACH Credit), a \$200,000 Initial Deposit to be received no later than 5:00 PM ET on Tuesday, September 17, 2024 (the "Good Faith Deposit"). Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917.
- The highest and best bidder will execute the non-contingent Purchase and Sale Agreement immediately following the Auction. An Additional Escrow Deposit totaling ten percent (10%) of the total purchase price in U.S. Funds will also be due via a Federal wire transfer to Debtor's Counsel, Bruner Wright, P.A., within twenty-four (24) hours of the conclusion of the Auction.

BROKER PARTICIPATION

- 3% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.



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AREA OVERVIEW

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Located in Florida's panhandle, Pensacola is surrounded by 50-plus miles of coastline which includes the emerald-green Gulf of Mexico waters and crystal clear bay areas. This makes Pensacola the perfect combination of a relaxed beach town and bustling metropolitan center. The temperate, climate and a friendly community that is driven toward success present an unparalleled quality of life.

The city has a proud military heritage, thanks to the Naval Air Station. In addition to being the "Cradle of Naval Aviation," the Pensacola Bay Area is proud to call itself home to the renowned Blue Angels, officially known as the U.S. Navy Flight Demonstration Squadron. Welcoming family or friends for a visit is convenient with the local Pensacola International Airport which offers nonstop air service to nine major U.S. cities, over 1300 domestic flights, and 21 international flights via six major airlines.

*INFORMATION OBTAINED FROM CITYOFPENSACOLA.COM

DEMOGRAPHIC

	PENSACOLA, FL	DESTIN, FL	ESCAMBIA COUNTY, FL
POPULATION	54,059	14,119	321,296
MEDIAN HH INCOME	\$67,722	\$86,777	\$61,642
MEDIAN AGE	39.1	43	38.1
MEDIAN PROPERTY VALUE	\$248,100	\$429,400	\$206,400

*INFORMATION OBTAINED FROM DATAUSA.IO



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Pensacola, Florida



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