



WATERFRONT COMMERCIAL OPPORTUNITY

601 BAYOU BOULEVARD, PENSACOLA, FL 32503







601 Bayou Boulevard, a 4,992-square-foot structure built in 1980, is situated in Pensacola, Florida. With a C-2 zoning designation, this property accommodates various commercial endeavors, such as marina businesses, retail, hospitality, and office space. Nestled in a prime area, it presents excellent prospects for development and growth, leveraging Pensacola's coastal charm and economic advancement.



PROPERTY HIGHLIGHTS

- 4,992 SF building ideal for Special Purpose/Marina use
- Zoned C-2 for flexible development options
- Potential for customized expansion and enhancements

OFFFRING SUMMARY

Sale Price:	\$999,000	
Lot Size:	0.25 Acres	
Building Size:	4,992 SF	
Zoning	C-2	
Property Type	Special Purpose	
Traffic Count	24,500	











FOR SALE | WATERFRONT COMMERCIAL OPPORTUNITY





	Line	Table
Line #	Length	Direction
LI	13.93	N 72'51'34" W
L2	11.61	N 7011'35" W
L3	4.26'	N 64'52'03" W
L4	6.22	N 38'30'36" W
L5	11.49	N 02'06'39" W
L6	39.65	N 50'54'42" W
L7	13.37	N 3216'59" W
L8	14.29*	N 36'24'12" W

Line Table				
Line # Length Dire		Direction		
L9	12.23	N 26"54'20" W		
L10	14.78	N 10'19'51" W		
L11	20.61	N 0975'38" W		
L12	27.02	N 03"20"59" W		
L13	27.35	N 0576'11" E		
L14	16.48	N 09"27"23" E		
L15	9.14	N 0712'40" W		

LEGAL DESCRIPTION.

IEDAL POSCRIPTION.

The described of herein below is situated in the County of Escentria, State of Florida, and described as follows:
That certain piece or parcel of land bounded on the East by the Rest right-of-way line of Bago Boulevard, on the Rest by the Costery shore line of Bago Texar, on the South by a cost Bago Boulevard, centring Restery is the East shoreline of Bago Texar, on the South by a cost Bago Boulevard, centring Restery is to the East shoreline of Bago Texar, and in the North by a Pristery extension of the North line of Let 12, Block 50, East Resociate heights, over and across soid Bago Boulevard, centring Restery is to the East shoreline of Bago Texar, and the North by a Pristery and South Restery Restery in the East shoreline of Bago Texar is soil Loke across soid Bago Review Devarder, and the South Rester is the East shoreline of Bago Texar is self-up and the South Rester is South Rester is the South Rester is t

Begin of the intersection of the mean high noter line of Bayou Texar and an extension of the South line of the sold Block SO; there as a Essalery along the entersion of the South line of the soid Block SO of address of 54 feets, more or leak, to a point 60.00 feet Pleatery of the soid Block SO of address of 54 feets, more or leak, to a point 60.00 feet Pleatery of the Northwestery a distance of 12450 feet to an intersection with a restartly extension of the North line of 1.01 So of the soid Block SO feet place of the Northwestery of the Pleat adja of powerent on Bayou Boulevard as measured along the North line extended of the soid line of 1.01 So of the soid Block SO feet place the Northwestery and the Northwestery line of the soid Line So address or 45 feet, more or leak, to the read might restart the Blogiu Texar; thence go Southerly along the mean high noter line of Bayou Texar a distance of 126 feet, more or leak, to the Plott of Beginning.

BENCHMARKS, 46-CH-0/V - A bross disk stomped "46-CH-10/V" on top of concrete borrier at the northeast concrete borrier of the stevens of the stevens of the stevens of the stevens of the product of the northeast corner of the tetrescent or flags bolievard and strong street.

1896/479 - A railroad spike in the next side of a power pole located IAO v/- North and 25 v/- cost of the intersection of Bogup Bolievard and Storng street.

1896/479 - A railroad spike in the next side of a power pole located IAO v/- North and 25 v/- cost of the intersection of Bogup Bolievard and Storng street.

1896/479 - A railroad spike in the next side of a power pole located in the northwest corner of the intersection of Bogin Storest and bogup Boulevard.

Elevation = 6.65' NAVID 86

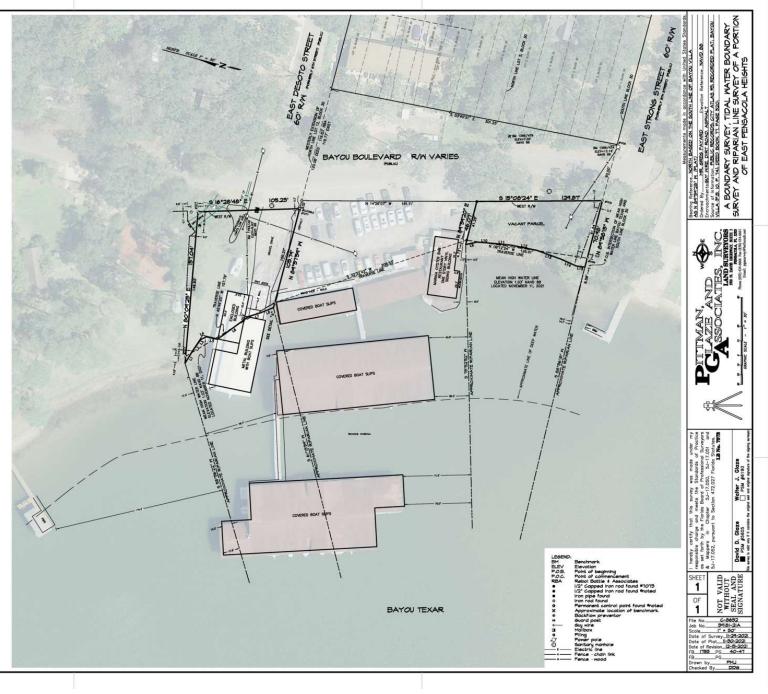
NUMFORS NOTES.
Subject to eatbooks, easements and restrictions of record.
This survey is subject to any facts that may be disclosed by a full and accurate title search.
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This survey is subject to reflect or determine ownership on the recorded plat. This property.
This drawing only reflects setbook lines, which appear on the recorded plat. This property gas to be subject to setbook lines anothed by printing ordhances and/or restrictive ovenanties.

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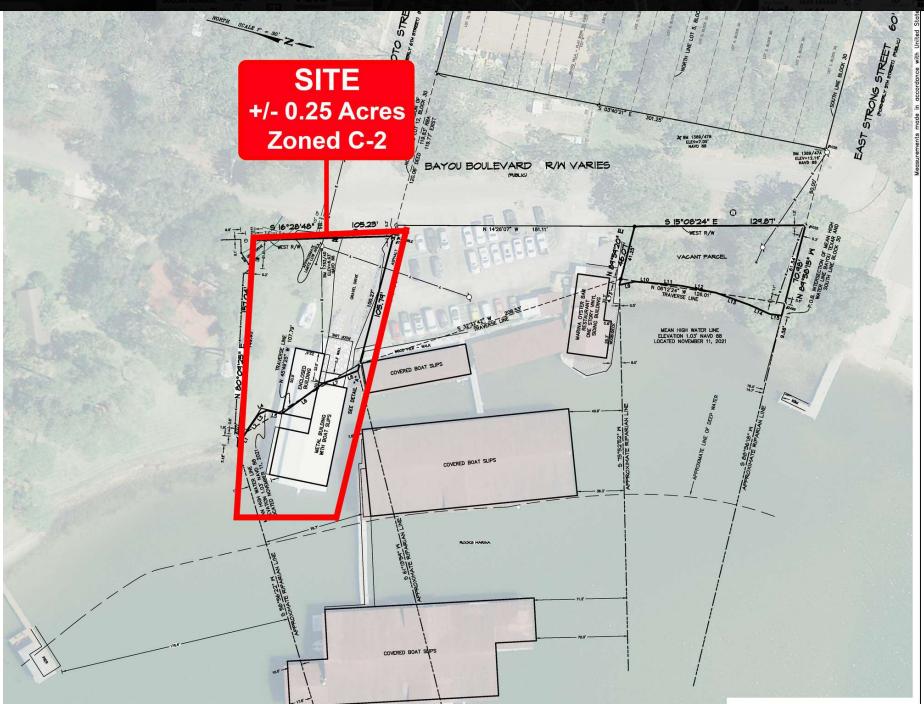
5. Sch-surface improvements not located.

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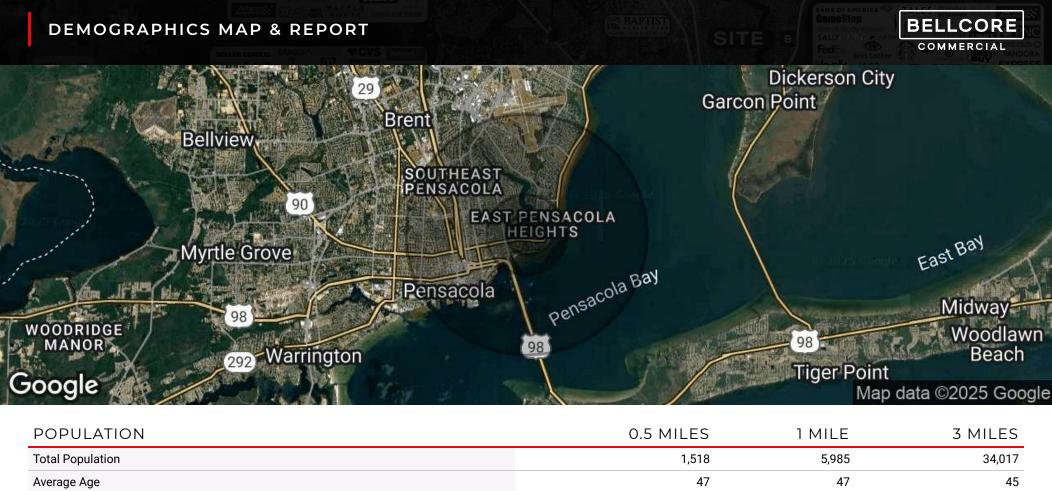
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Total Population 1,518 5,985 34,017 Average Age 47 47 45 Average Age (Male) 46 46 43 Average Age (Female) 47 48 46 HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 3 MILES Total Households 790 3,156 15,186 # of Persons per HH 1.9 1.9 2.2 Average HH Income \$111,891 \$11,956 \$93,873 Average House Value \$501,151 \$473,845 \$403,711	POPULATION	U.S MILES	IMILE	2 MILES
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Average HH Income \$111,891 \$111,956 \$93,873	Total Households	790	3,156	15,186
	# of Persons per HH	1.9	1.9	2.2
Average House Value \$501,151 \$473,845 \$403,711	Average HH Income	\$111,891	\$111,956	\$93,873
	Average House Value	\$501 151	\$473.845	\$403 711

Demographics data derived from AlphaMap





ROBERT BELL

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FI #SI 698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

FDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial 17 W Cedar Street Pensacola, FL 32502 850.434.3434