

BELLCORE
COMMERCIAL



SOUTH PINWOOD LANE OFF FRISCO ROAD

290 SOUTH PINWOOD LANE, PENSACOLA, FL 32507



SITE
2.86 Acres
120 ft of
Waterfront

PROPERTY DESCRIPTION

This waterfront development site presents a rare opportunity to acquire a commercially zoned property with approximately 145 feet of direct frontage along Bayou Chico. The parcel spans approximately 100 feet in width and 1,100 feet in depth, offering a linear configuration well-suited for a variety of development concepts. Formerly part of a historic railroad corridor, the property carries a unique character that enhances its long-term appeal. A conceptual plan for up to 28 townhouses demonstrates the site's residential viability, while Commercial zoning provides significant flexibility for alternative uses, including mixed-use, hospitality, office, or future redevelopment strategies. This offering is ideally suited for land investors, residential developers, or mixed-use operators seeking waterfront value with optionality.



PROPERTY HIGHLIGHTS

- 145 ft direct frontage on Bayou Chico
- Strategic location
- Versatile zoning
- Flexible development potential

OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	2.861 Acres
Zoning	Commercial
Property Type	Land
Traffic Count	0

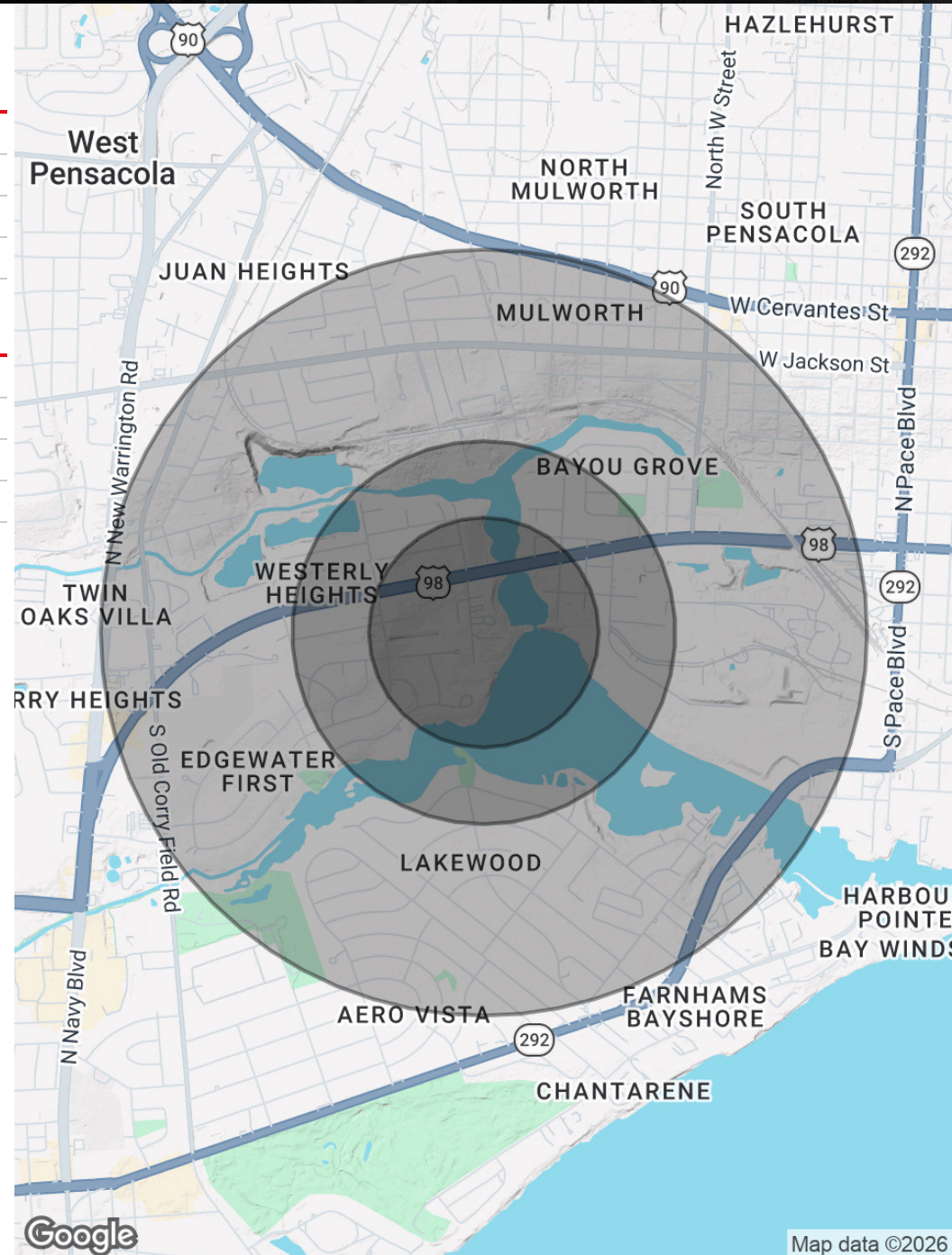


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	194	1,086	6,547
Average Age	37	39	39
Average Age (Male)	37	39	39
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	472	2,830
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$57,364	\$59,238	\$58,863
Average House Value	\$348,654	\$319,027	\$271,238

2020 American Community Survey (ACS)





HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker 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.

Harry 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, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales 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.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial
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