

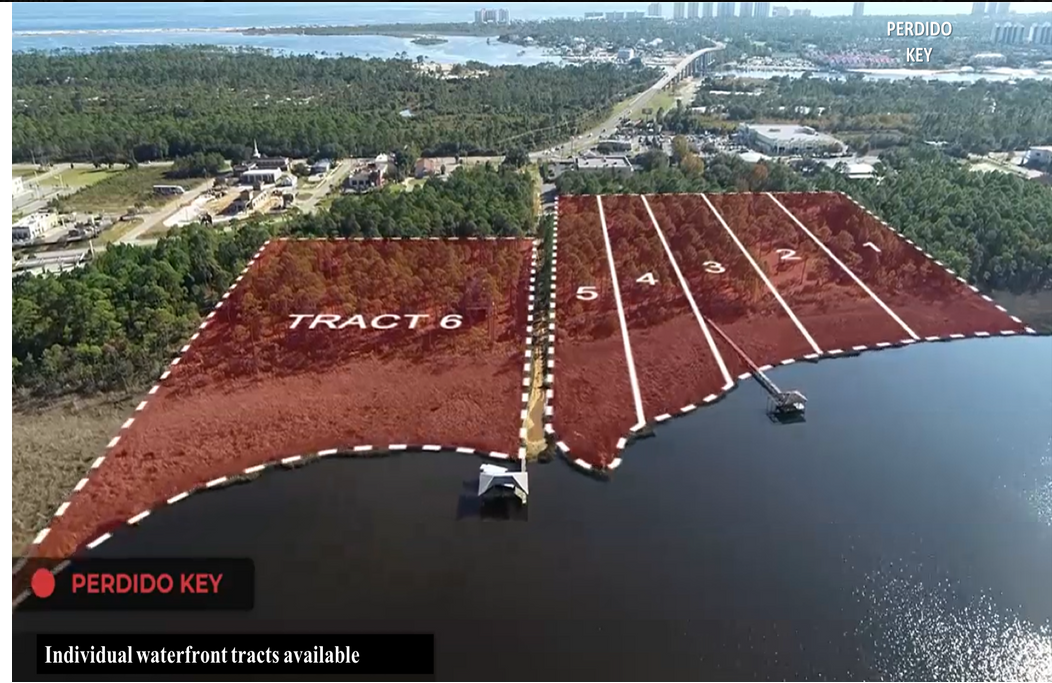
BELLCORE

COMMERCIAL



WATERFRONT RESIDENTIAL LAND

MIRELLA ST, PENSACOLA, FL 32507



PROPERTY DESCRIPTION

Rare developer opportunity to purchase +/- 19.57- acres of waterfront land in Pensacola, FL. The property would be an excellent site for a possible condo or residential development with its prime location on the beautiful Bayou Garcon. The property is located in one of Pensacola, FL's most sought-after beach communities, Innerarity Heights and Perdido Key. The site consists of 6 contiguous parcels and has proper zoning for single-family residential homes; +/-16.57-acres of the property is zoned "Com" Commercial, and +/- 3 acres of the site is zoned "LDMU, Low-Density Mixed-Use." The site could be developed with a total of 423 dwelling units under the current zoning laws. The property features over 1,378 feet of unobstructed views, a pier extending into the Bayou Garcon, all private and public utilities, and plenty of privacy. The property will not have an HOA; however, there are building restrictions required to be recorded at closing. Per Escambia County, the homes will need to be built on piling, and there is a mandatory wetland buffer setback requirement of 40 feet. The waterway, natural wetlands, and surrounding nature serve as the perfect natural amenities. The property is 4 minutes to the public beach at Perdido Key, 5 minutes to the back gate of Pensacola Naval Air Station, and is close to shopping, restaurants, and entertainment. Experience the luxury and beauty the Gulf Coast has to offer with this waterfront opportunity.

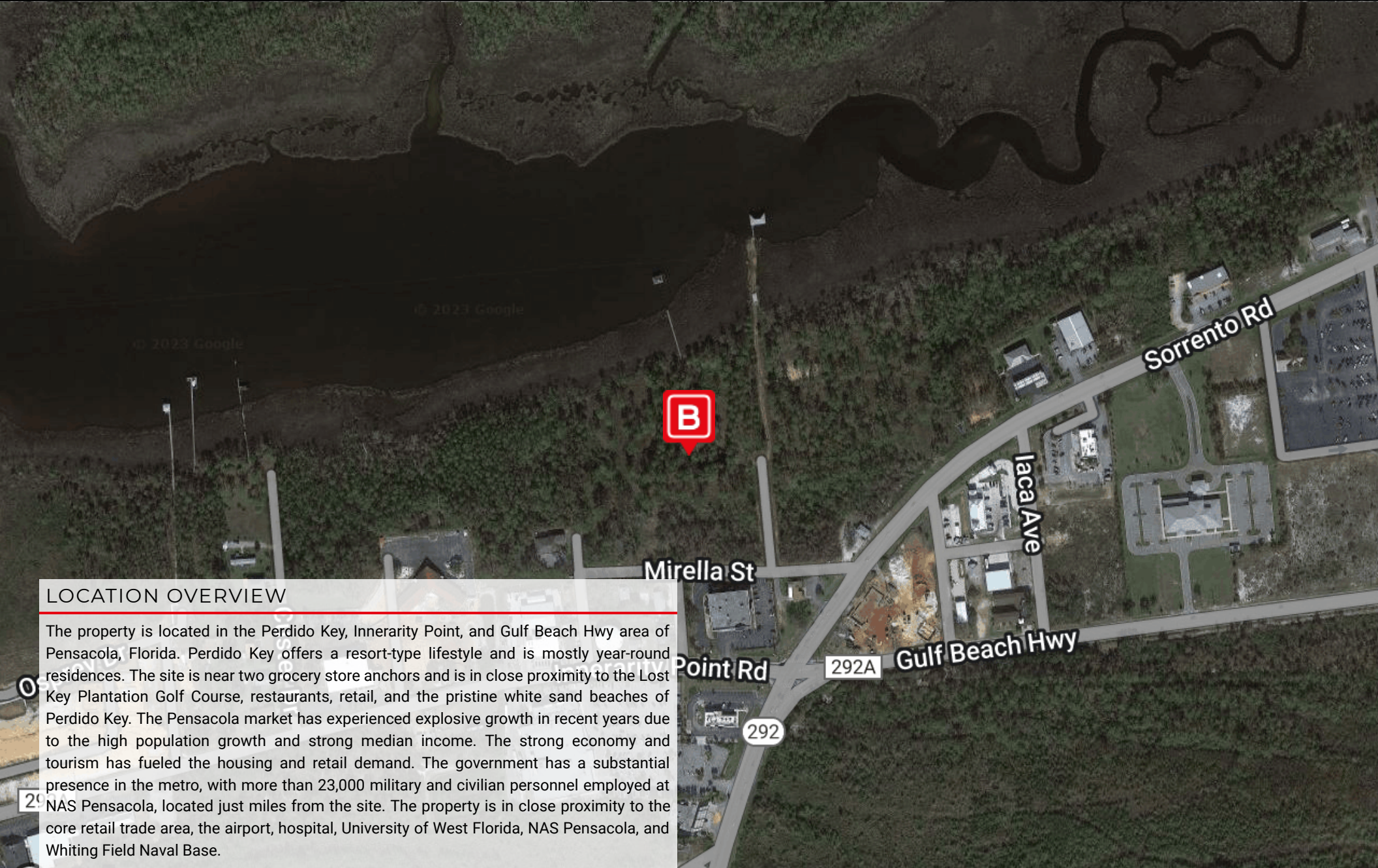
PROPERTY HIGHLIGHTS

- Exquisite natural scenery, panoramic views, and water frontage on the Bayou Garcon
- Located in the desirable Innerarity Heights and Perdido Key sub-markets
- Direct, deep water access to the nations' most beautiful, white sand beaches
- Unique lot size and water-frontage offers privacy and seclusion

OFFERING SUMMARY

Sale Price	\$2,970,000
Lot Size	19.57 Acres
Market	Pensacola
Zoning	Com, & LDMU
Property Type	Residential Multifamily Land
Traffic Count	0





LOCATION OVERVIEW

The property is located in the Perdido Key, Innerarity Point, and Gulf Beach Hwy area of Pensacola, Florida. Perdido Key offers a resort-type lifestyle and is mostly year-round residences. The site is near two grocery store anchors and is in close proximity to the Lost Key Plantation Golf Course, restaurants, retail, and the pristine white sand beaches of Perdido Key. The Pensacola market has experienced explosive growth in recent years due to the high population growth and strong median income. The strong economy and tourism has fueled the housing and retail demand. The government has a substantial presence in the metro, with more than 23,000 military and civilian personnel employed at NAS Pensacola, located just miles from the site. The property is in close proximity to the core retail trade area, the airport, hospital, University of West Florida, NAS Pensacola, and Whiting Field Naval Base.



Perdido Bay
GOLF CLUB

SITE

DOLLAR GENERAL

SUBWAY Winn-Dixie
AT&T Fantastic Sams

ACE
Hardware



Pizza Hut Publix BURGER KING

CVS
pharmacy

CIRCLE K

Ascension
Sacred Heart

Gulf Beach Hwy
8,100 VPD

Perdido Key Dr
22,600 VPD



Map data ©2023 Imagery ©2023 TerraMetrics

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,033	17,491	58,366
Average Age	41.0	40.6	38.7
Average Age (Male)	40.2	39.6	37.5
Average Age (Female)	41.7	41.3	39.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	406	6,879	20,685
# of Persons per HH	2.5	2.5	2.8
Average HH Income	\$81,452	\$75,947	\$66,090
Average House Value	\$282,497	\$248,085	\$225,675

* Demographic data derived from 2020 ACS - US Census

**HARRY BELL JR.**

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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.

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