

**BELLCORE**

COMMERCIAL



# VACANT LAND ON S BLUE ANGEL PKWY

S BLUE ANGEL PARKWAY, PENSACOLA, FL 32506



PROPERTY DESCRIPTION

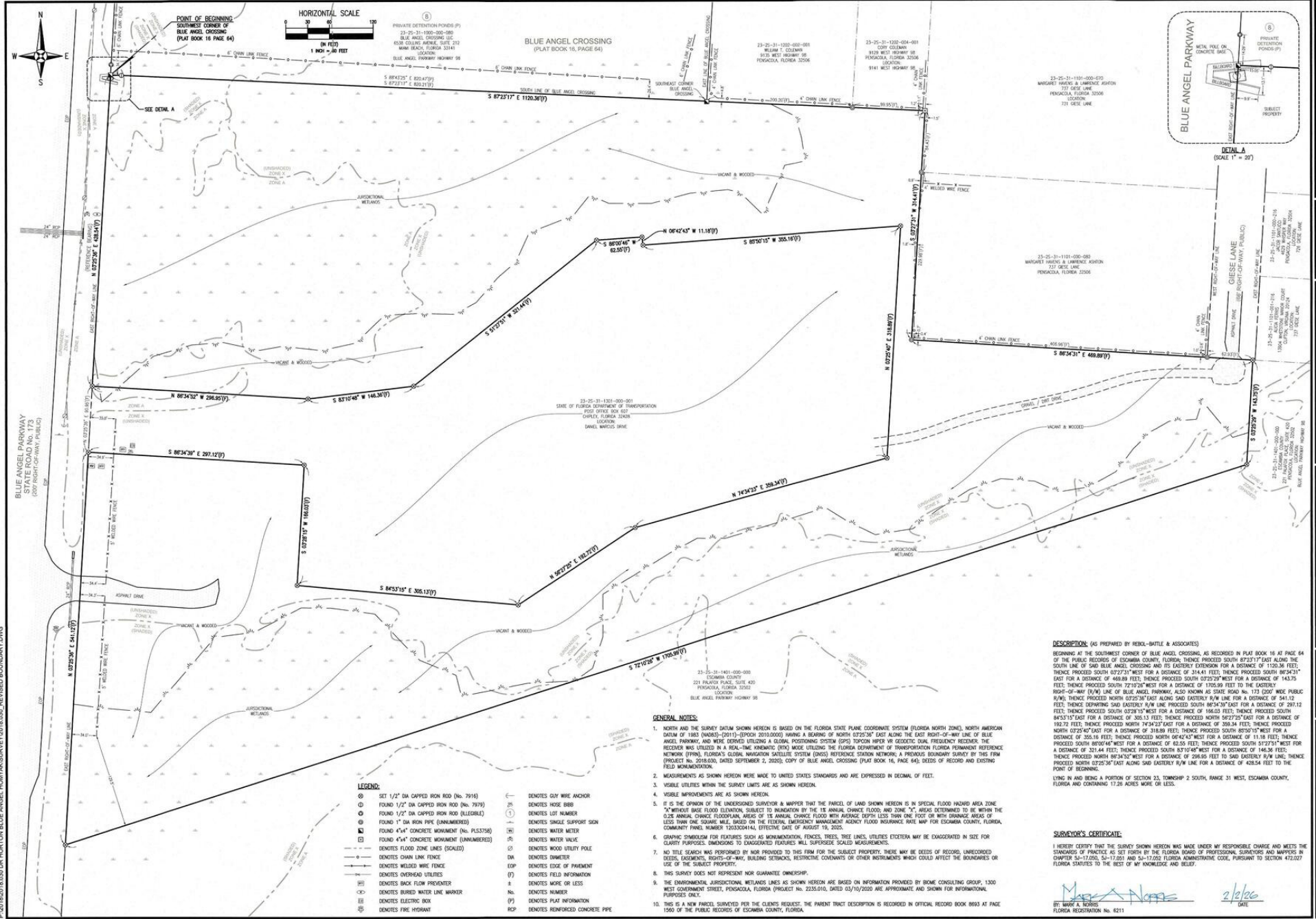
This ±17.26-acre offering provides a highly versatile development opportunity with multiple points of access and flexible zoning. The property includes approximately 1.5 acres of upland frontage along South Blue Angel Pkwy, a major thoroughfare, complemented by an existing deceleration lane with an access curb that enhances accessibility. An additional ±1 acre off Giese Lane supports potential single-family development or a private home site. Zoned HC/LI and HDMU, the property allows for a broad range of commercial, light industrial, and mixed-use uses. Its size, configuration, and entitlements position it as a compelling option for developers seeking scale and adaptability.

PROPERTY HIGHLIGHTS

- 17.26 acres total site area
- Zoned HC/LI - Highway Commercial / Light Industrial
- Zoned HDMU - High Density Mixed-Use
- Flexible development opportunity
- Existing deceleration lane

OFFERING SUMMARY

Sale Price:	\$219,000
Lot Size:	17.26 Acres
Zoning	HC/LI and HDMU
Property Type	Land
Traffic Count	20,400



2024102610.030 FOR PORTION BLUE ANGEL HIGHWAYSURVEY201610.030 REVISED BOUNDARY.DWG

**DESCRIPTION** (AS PREPARED BY REBEL-BATTLE & ASSOCIATES)

BEGINNING AT THE SOUTHWEST CORNER OF BLUE ANGEL CROSSING, AS RECORDED IN PLAT BOOK 16 AT PAGE 64 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 87°31'17\"/>

**GENERAL NOTES:**

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPSG:31450) HAVING A BARRING OF NORTH 02°25'30\"/>

**LEGEND:**

- ⊙ SET 1/2\"/>

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17.050, 54-17.051 AND 54-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: MARK A. BARRIS  
 DATE: 2/16/24

**RBA REBEL-BATTLE & ASSOCIATES**  
 CIVIL ENGINEERS AND SURVEYORS  
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 Telephone: 850.434.0300  
 Email: info@rba.com  
 ESTABLISHED: 1978

**BLUE ANGEL PARKWAY**  
 PENSACOLA, FLORIDA 32506  
 22-2S-31-1301-000-000  
 A PORTION OF  
 SECTION 23 TOWNSHIP 2 SOUTH  
 COUNTY ESCAMBIA

NO.	DATE	APPRO.	REVISION/NOTATION

PROJECT NO. 22-2S-31-1301-000-000  
 DRAWN BY: J. BARRIS  
 CHECKED BY: M. BARRIS  
 SCALE: 1" = 40'  
 L.S.R. 55-012 2007-25-11  
 REG. NO. 19-15-42  
 DATE: 01/03/2008

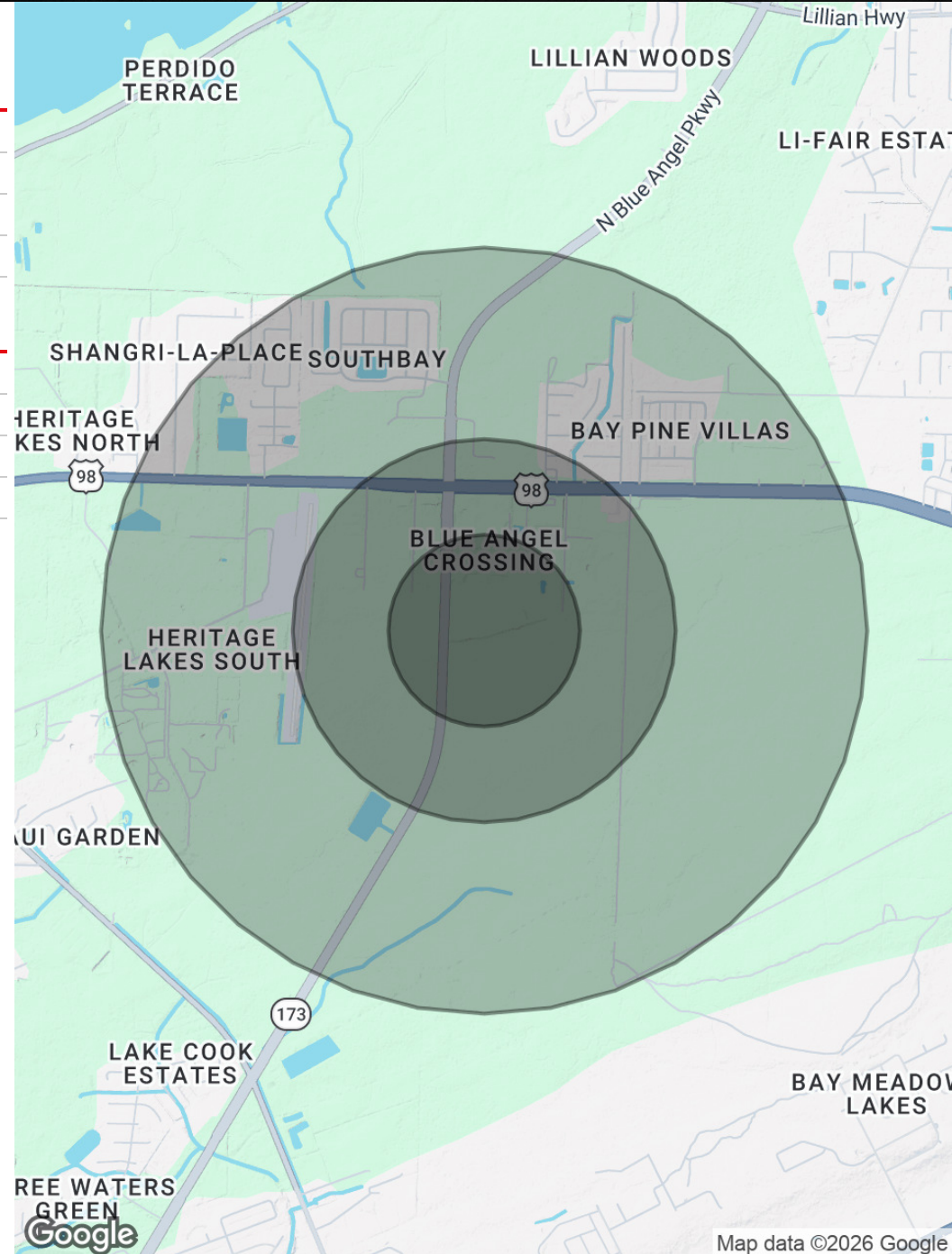
**BOUNDARY SURVEY**  
 BELLCORE COMMERCIAL  
 PREPARED FOR: BELLCORE COMMERCIAL  
 REQUESTED BY: MRS. JANIS BELL, JR.

1 of 1

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	118	621	2,909
Average Age	38.9	39.9	39.2
Average Age (Male)	37.8	38.1	37.4
Average Age (Female)	40.6	41.1	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	48	250	1,128
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$68,995	\$68,939	\$70,932
Average House Value	\$254,669	\$237,518	\$227,322

2023 American Community Survey (ACS)





HARRY BELL JR.

Managing Broker

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Direct: **850.977.6991** | Cell: **850.240.0527**

FL #BK3026917 // AL #000078384-1

## 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.

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