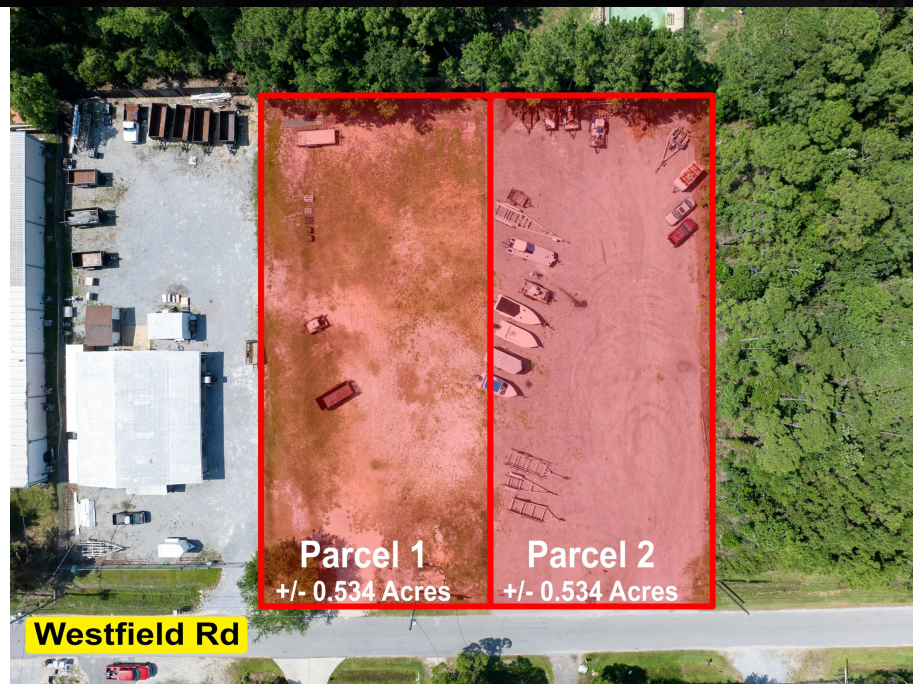


SITE
+/- 1.068 Acres
Zoned M1

Westfield Rd

RARE VACANT INDUSTRIAL LOTS IN GULF BREEZE

2943 WESTFIELD RD, GULF BREEZE, FL 32563



PROPERTY DESCRIPTION

Rare opportunity to acquire one or both of two of the few M-1 Light Industrial parcels in Gulf Breeze. Located just off Oriole Beach Road, each vacant lot contains approximately 0.534 acres and may be purchased separately or together, offering flexibility for owner-users, developers, or investors. Positioned with convenient access to Highway 98, the property benefits from approximately 5,200 vehicles per day on Oriole Beach Road and 39,500 vehicles per day on Highway 98, providing excellent accessibility for industrial and service businesses.

The M-1 zoning allows for a variety of industrial, manufacturing, fabrication, contractor, warehouse, and service-related uses, providing an ideal opportunity to develop a facility tailored to your operational needs. Whether acquired individually or combined into a larger development site, these parcels offer exceptional versatility in a market with very limited industrial land availability. Opportunities to acquire industrial land of this caliber are exceedingly rare, making these lots an outstanding investment or owner-user opportunity in one of the area's most supply-constrained industrial markets.

FOR SALE | RARE VACANT INDUSTRIAL LOTS IN GULF BREEZE



PROPERTY HIGHLIGHTS

- Two Vacant M-1 Light Industrial Lots
- Light Industry / Restricted Industrial
- ± 0.534 -Acre Parcels (± 1.068 Acres Total)
- Lots Available Individually or Together
- Flexible Development Potential
- Located Off Oriole Beach Road

OFFERING SUMMARY

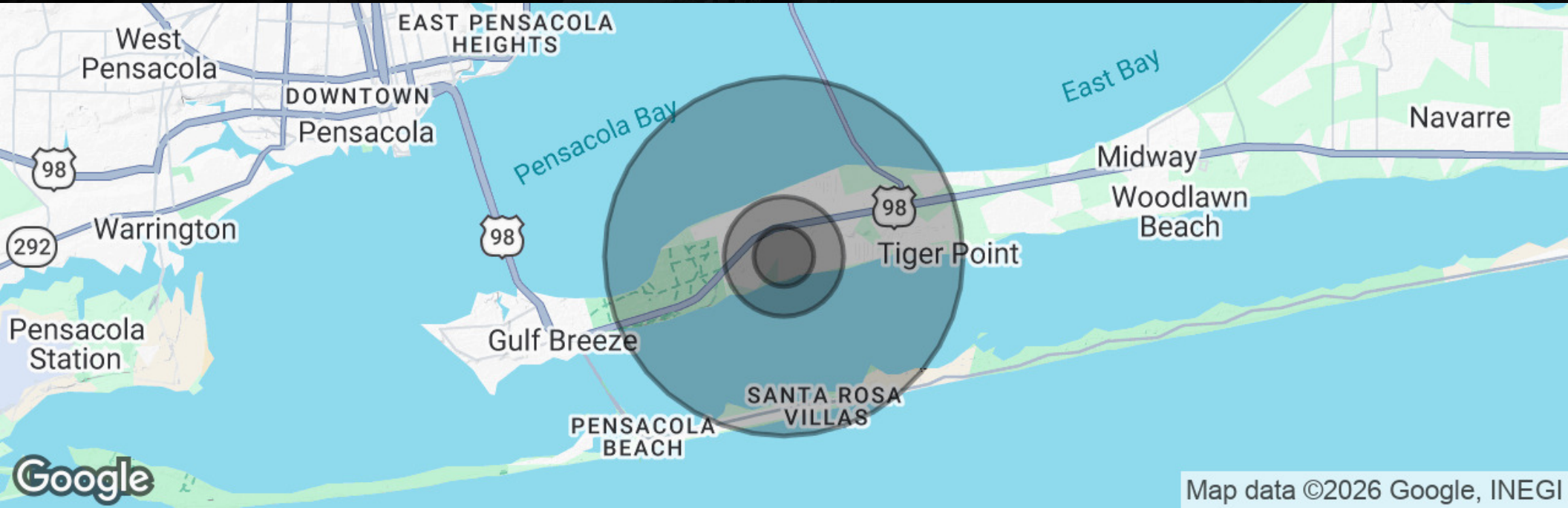
Sale Price - Parcel 1:	\$319,000
Sale Price - Parcel 2:	\$349,000
Lot Size:	0.534 Acres
Zoning	M1
Property Type	Land



LOCATION OVERVIEW

Located just off Oriole Beach Road, this area of Gulf Breeze offers an ideal blend of accessibility, business connectivity, and coastal quality of life. Positioned between Pensacola and Navarre, the location provides convenient access to U.S. Highway 98, the Garcon Point Bridge, and Interstate 10, supporting efficient regional transportation and distribution. Gulf Breeze is part of a growing Northwest Florida economy anchored by aerospace, defense, healthcare, tourism, and advanced manufacturing industries. Nearby attractions include Pensacola Beach, Gulf Islands National Seashore, Tiger Point Golf Club, and Naval Live Oaks Nature Preserve, while the surrounding community offers a highly desirable environment for businesses seeking access to a skilled workforce and strong regional amenities.

SITE
+/- 1.068 Acres



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	924	4,970	15,951
Average Age	41.1	44.1	44.7
Average Age (Male)	39.8	43.0	43.7
Average Age (Female)	41.7	45.2	46.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	320	1,828	6,156
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$129,414	\$119,480	\$130,834
Average House Value	\$379,010	\$373,524	\$421,271

2023 American Community Survey (ACS)





HARRY BELL JR.

Managing Broker

harry@bellcorecommercial.com

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.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434