

BELLCORE

COMMERCIAL



1.37 ACRES CORNER COMMERCIAL PARCEL

9400 MABEL STREET, PENSACOLA, FL 32514



PROPERTY DESCRIPTION

This 1.37-acre commercially zoned property presents an exceptional development opportunity in the Pensacola market. Positioned on a prominent corner lot at a lighted intersection along E Nine Mile Road with approximately 16,100 vehicles per day, the site offers outstanding visibility, frontage, and accessibility. Located between University Parkway and N Davis Highway, the property is well suited for a variety of commercial uses, including office, medical, service, dining, and other business-oriented developments. Its flexible zoning, signalized access, and strong traffic exposure make this an attractive opportunity for developers, owner-users, and investors seeking a well-positioned commercial land asset with long-term potential.

PROPERTY HIGHLIGHTS

- 1.37 Acre Corner Lot
- Signalized Intersection
- 200 ft of Frontage on E Nine Mile Road
- Excellent Visibility & Exposure
- Flexible Commercial Development Potential

OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	1.367 Acres
Zoning	Commercial
Property Type	Land
Traffic Count	16,100



BOUNDARY SURVEY WITH IMPROVEMENTS OF 9400 MABEL STREET PENSACOLA, FL 32514

LEGAL DESCRIPTION: AS FURNISHED

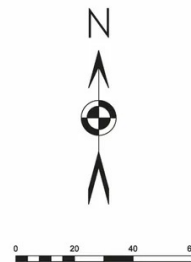
LOTS 1, 2, 3, AND 4, BLOCK 10, COLONIAL TERRACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA.

AND
BEGIN AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 10, COLONIAL TERRACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA, THENCE NORTH 15.91° EAST TO THE NORTHEAST CORNER OF LOT 3, THENCE EAST 87°31'01" E 59.95' (M) TO THE EAST LINE OF LOT 3 FOR A DISTANCE OF 152.13 FEET; THENCE WEST 87°31'01" E 59.95' (M) TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA.

AND
BEGIN AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, COLONIAL TERRACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA, THENCE NORTH 15.91° EAST TO THE NORTHEAST CORNER OF LOT 2, THENCE EAST 87°31'01" E 59.95' (M) TO THE EAST LINE OF LOT 2 FOR A DISTANCE OF 152.13 FEET; THENCE WEST 87°31'01" E 59.95' (M) TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA.

CERTIFIED TO:
3D Management Holdings, LLC
Genesis Capital Investments, LLC
First American Title Insurance
Genesis Land and Title

THIS PLAN HAS BEEN PREPARED AND SEALED BY:
H. MICHAEL JONES
PROFESSIONAL SURVEYOR
PROVIDES COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
VALID UNLESS THEY ARE VERIFIED ON ANY ELECTRONIC COPY

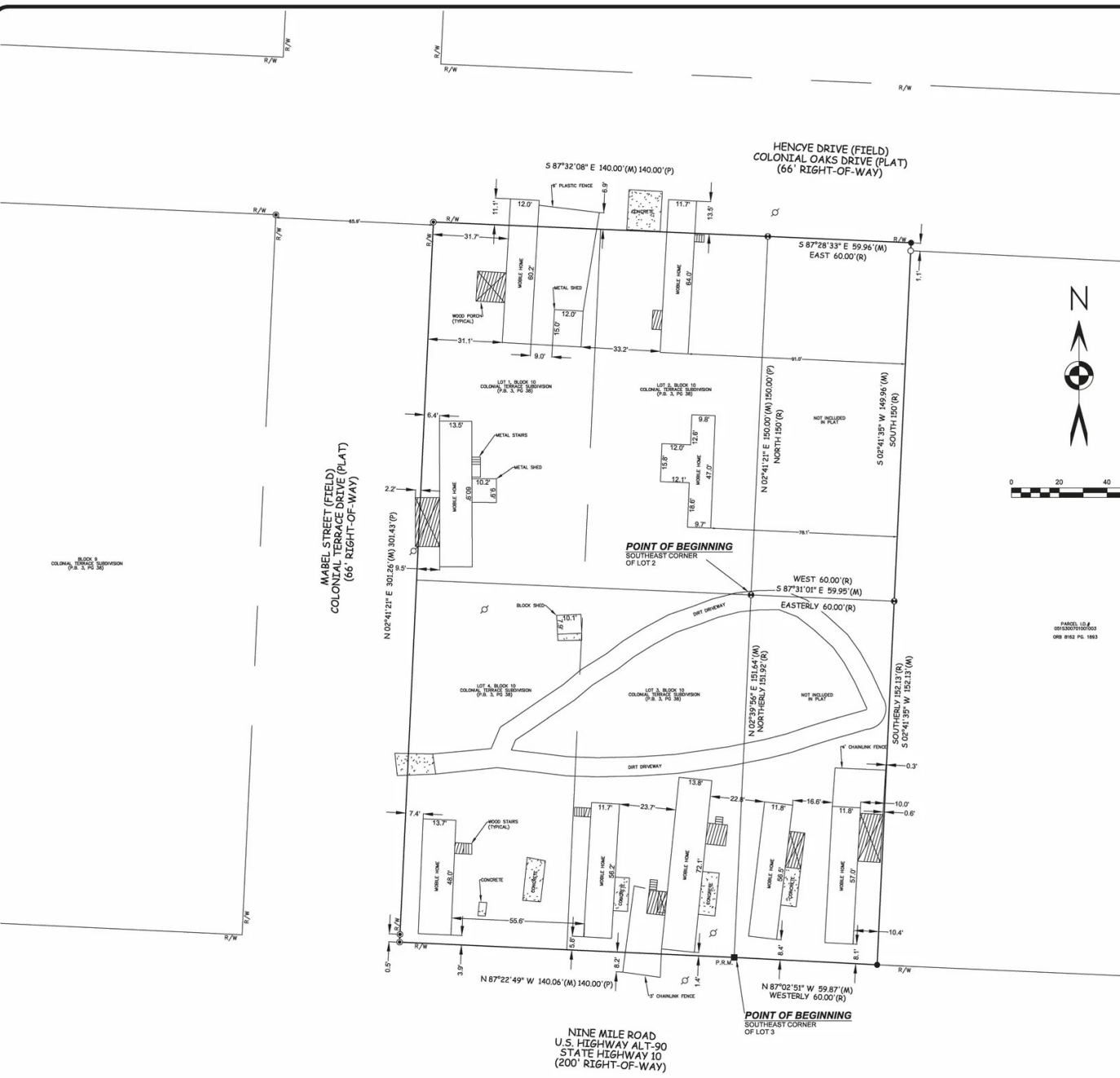


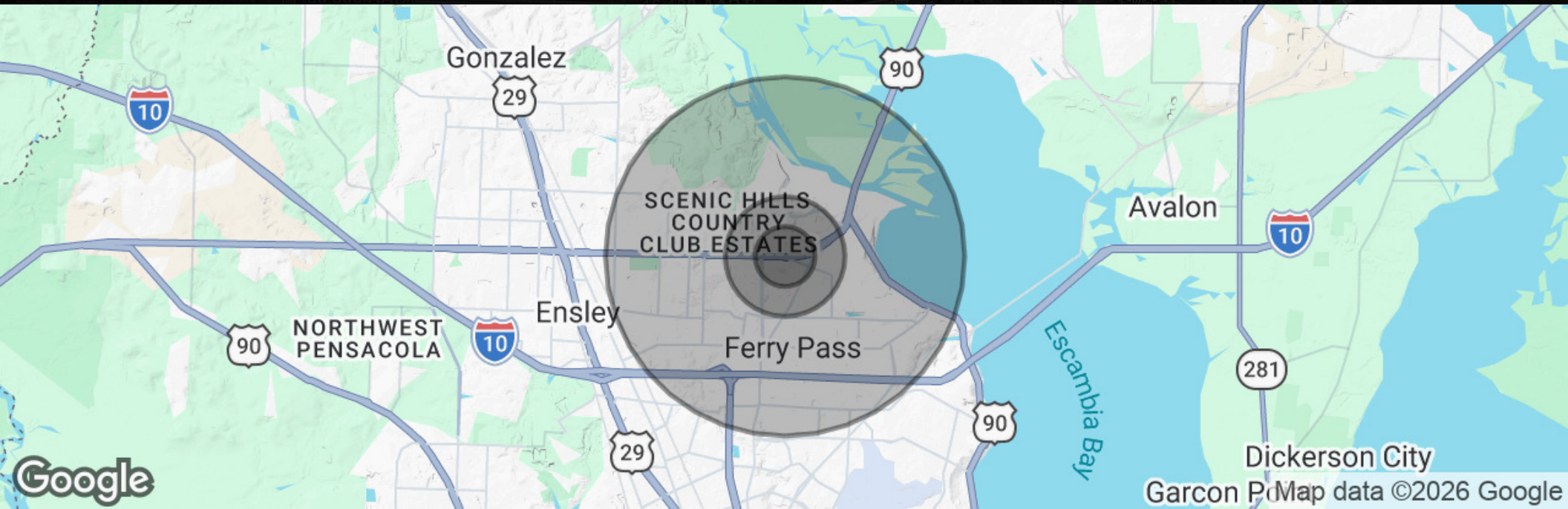
LEGEND:

- 1. CALCULATOR
- 2. CONCRETE BLOCK STRUCTURE
- 3. CONCRETE BLOCK STRUCTURE
- 4. FOUND IRON ROD & CAP (1.5 4855)
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SURVEYOR'S NOTES:

1. PREPARED AS A BOUNDARY SURVEY. DATE OF LAST FIELDWORK: 12/28/2021
2. MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
5. MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
6. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
7. PARCEL LIES IN FLOOD ZONE "X" AS SHOWN ON FEDERAL INSURANCE RATE MAP COMMUNITY PANEL 12033C0315G, DATED 08/28/2006.
8. BEARINGS SHOWN HERE ON ARE BASED ON THE NORTHWEST FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (FLORIDA NORTH ZONE).
9. SOME FEATURES OR SYMBOLS MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
10. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.





POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	1,625	6,027	46,030
Average Age	29.4	32.1	36.0
Average Age (Male)	27.5	31.2	36.4
Average Age (Female)	36.9	37.9	37.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	621	2,620	19,223
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$80,843	\$88,666	\$80,708
Average House Value	\$214,177	\$279,894	\$253,132

2023 American Community Survey (ACS)



HARRY BELL JR.

Managing Broker

harry@bellcorecommercial.com

Direct: 850.977.6991 | Cell: 850.240.0527

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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.

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