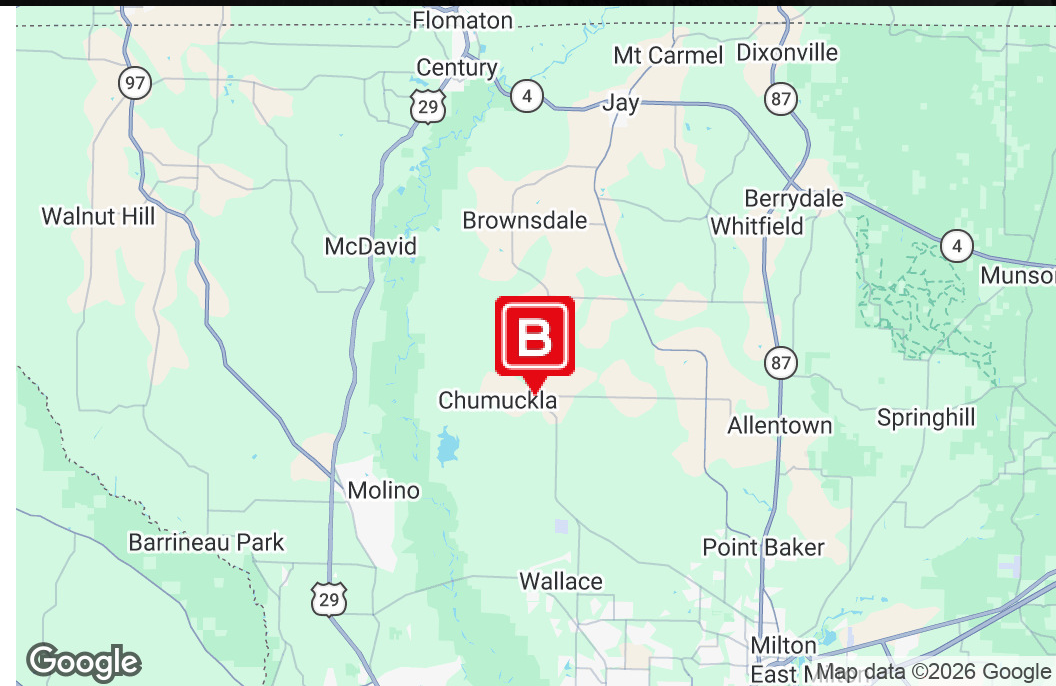


BELLCORE
COMMERCIAL



8.46 ACRES - NW CORNER OF CHUMUCKLA HWY & HWY 182

9401 CHUMUCKLA HIGHWAY, JAY, FL 32565



PROPERTY DESCRIPTION

Positioned at the corner of Chumuckla Highway and Highway 182, this 8.46-acre development opportunity offers a unique combination of commercial and agricultural-residential zoning, providing flexibility for a variety of future uses. The property is zoned HCD and AG-RR, allowing investors and developers to capitalize on both commercial frontage and additional land for complementary uses. Its prominent corner location provides excellent visibility and accessibility, making it well suited for retail, office, service-oriented, or mixed-use development. With ample acreage to accommodate a range of site plans, this property presents an attractive opportunity to acquire a highly visible corner tract in the Jay market with significant long-term potential.

PROPERTY HIGHLIGHTS

- +/- 8.46 Acres
- Dual Zoning: HCD - Highway Commercial Development and AG-RR - Rural Residential Agriculture
- Excellent Corner Visibility
- Signalized Corner of Chumuckla Hwy & Hwy 182
- Suitable for Retail, Office & Service Uses
- Large Commercial Land Opportunity

OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	8.463 Acres
Zoning	HCD & AG-RR
Property Type	Land
Traffic Count	6,100



LOCATION OVERVIEW

Nestled in the heart of Jay, FL, the area surrounding the property at the corner of Chumuckla Hwy and Hwy 182 offers a prime location for potential investors. With its 8.46 acres of land, this property is within close proximity to a variety of local attractions and amenities. Nearby, investors will find opportunities for retail and land development in this rapidly growing area. The vibrant community of Jay provides a welcoming environment for new businesses, making this location an ideal choice for those looking to make a strategic investment in the commercial real estate market.



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.

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