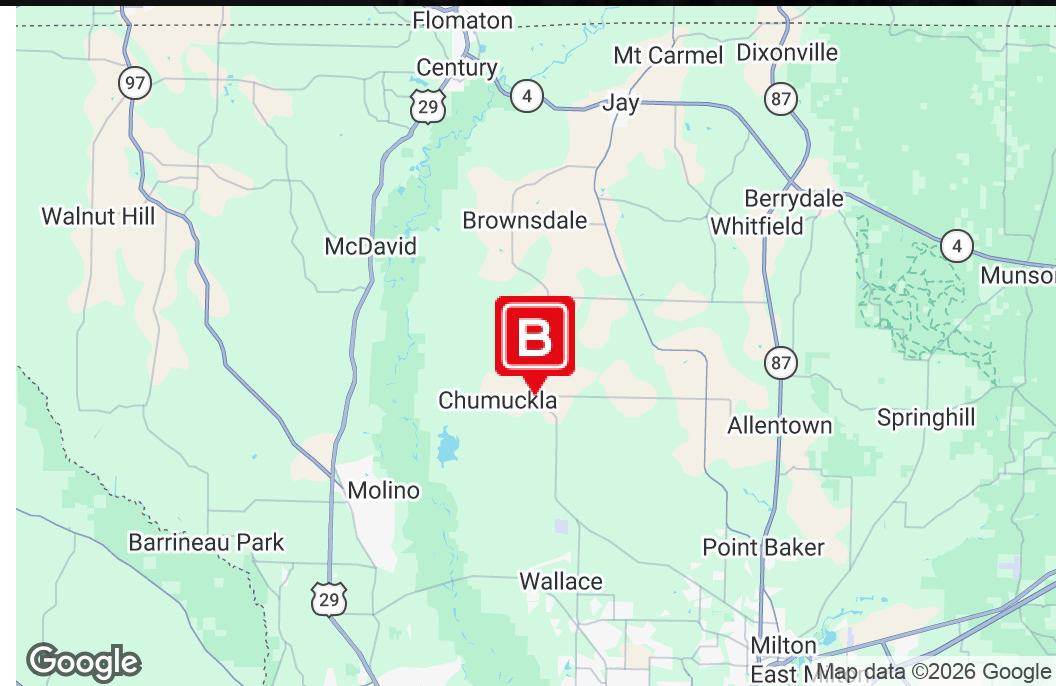


BELLCORE
COMMERCIAL



13.7 ACRES - NE CORNER OF CHUMUCKLA HWY & HWY 182

9400 CHUMUCKLA HIGHWAY, JAY, FL 32565



PROPERTY DESCRIPTION

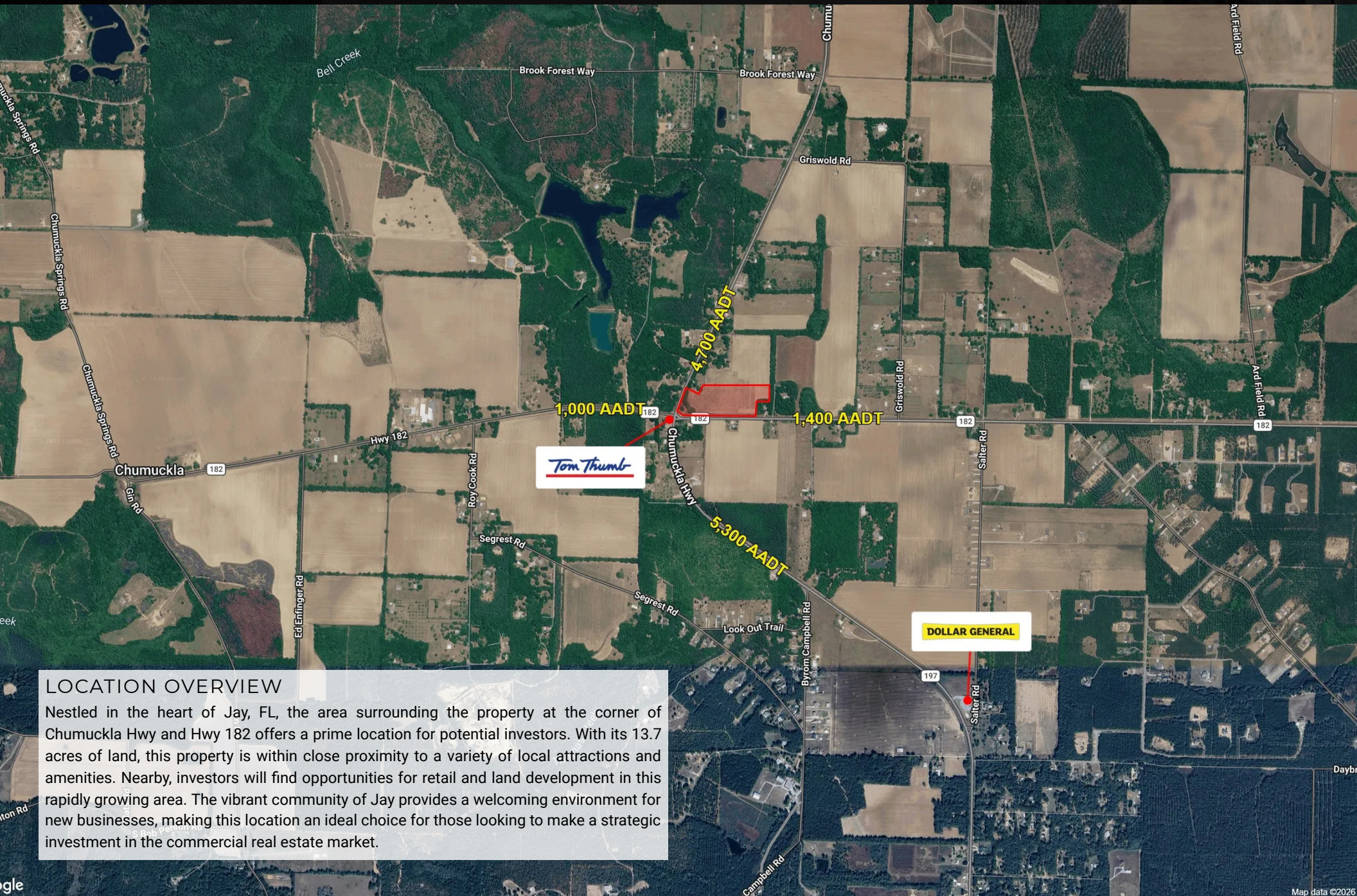
Unlock the potential of this approximately 13.7-acre commercial development opportunity positioned at the corner of Chumuckla Highway and Highway 182. Zoned HCD, the property offers exceptional flexibility for a variety of retail, commercial, office, and service-oriented developments. Its prominent corner location provides excellent frontage and visibility, enhanced by a combined traffic count of approximately 6,100 vehicles per day. The expansive site accommodates a range of development concepts offering investors and developers the ability to maximize the property's long-term value. This is a rare opportunity to secure a sizeable commercially zoned tract in the Jay market with outstanding development potential.

PROPERTY HIGHLIGHTS

- +/- 13.7 Acres
- Zoned HCD - Highway Commercial Development
- Excellent Corner Frontage & Visibility
- Signalized Corner of Chumuckla Hwy & Hwy 182
- Suitable for Retail, Office & Service Uses

OFFERING SUMMARY

Sale Price:	\$1,850,000
Lot Size:	13.695 Acres
Zoning	HCD
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 13.7 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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