

# BELLCORE

COMMERCIAL



## 500 BAYOU BLVD

500 BAYOU BLVD, PENSACOLA, FL 32503





PROPERTY DESCRIPTION

500 Bayou Boulevard in Pensacola, Florida, is a 3,948-square-foot historic building constructed in 1913 on approximately one acre of land. Currently vacant with no recent renovations, the property has utilities in place. It is zoned C-1 and C-2, allowing for various commercial uses, including retail, hospitality, office space, and marinas.

The property is situated in a highly desirable area along Bayou Texar and offers a prime location for business development. On-site parking can be accommodated, and the zoning allows for various commercial uses as long as all operations, storage, and repair work are conducted indoors.

PROPERTY HIGHLIGHTS

- Zoned C-1, and C-2 for versatile commercial use
- Prime location in the heart of Pensacola, FL
- Significant potential for expansion and customization

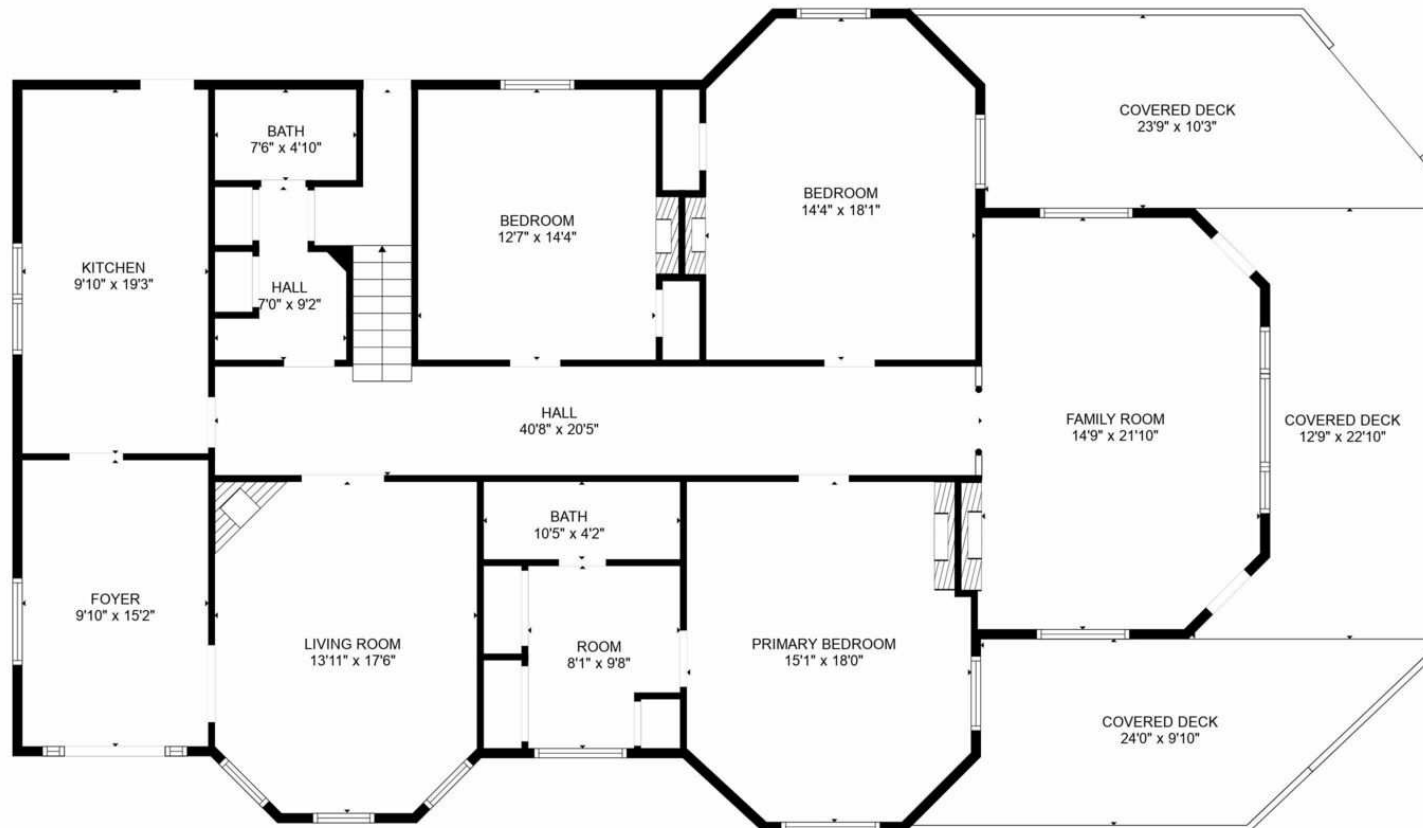
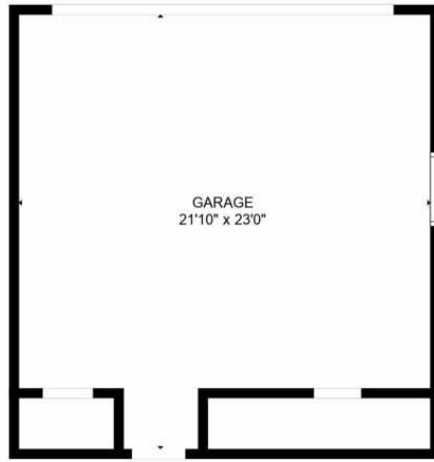
OFFERING SUMMARY

Sale Price:	\$2,290,000
Lot Size:	1 Acres
Building Size:	3,948 SF
Zoning	C-1,C-2
Property Type	Special Purpose
Traffic Count	24,500





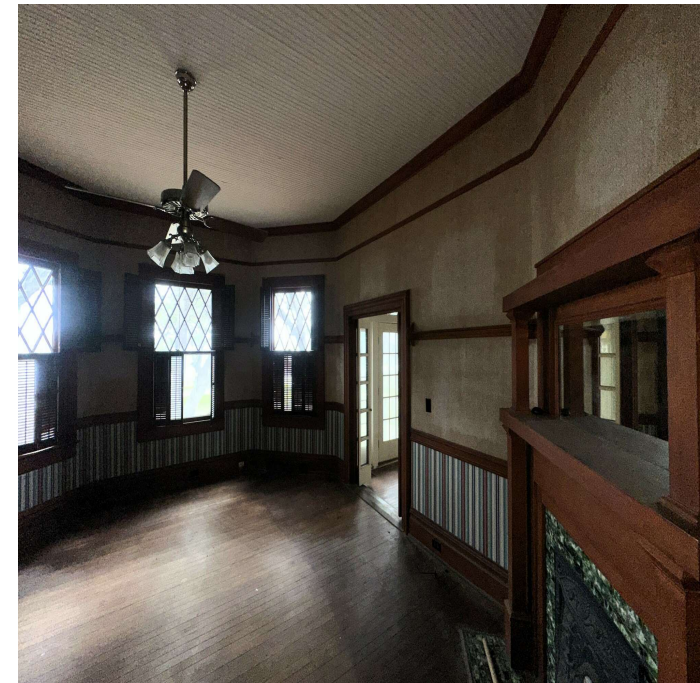
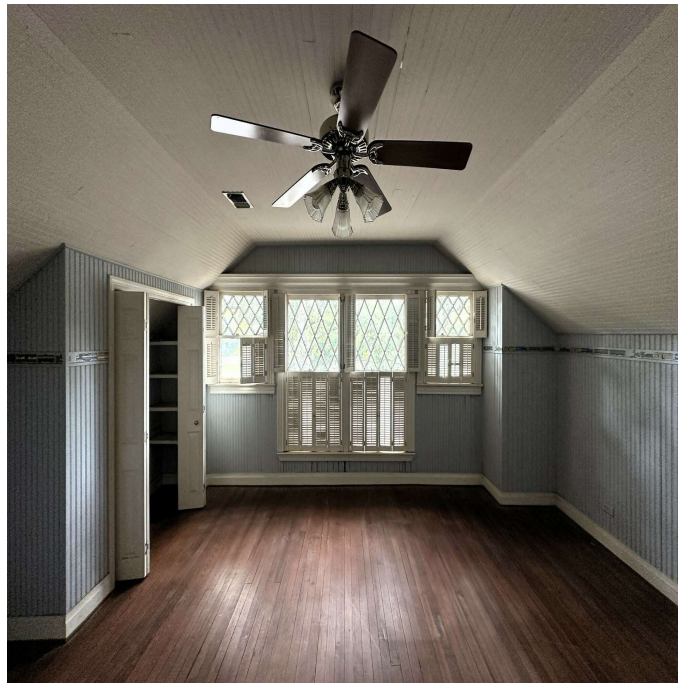






ADDITIONAL PHOTOS

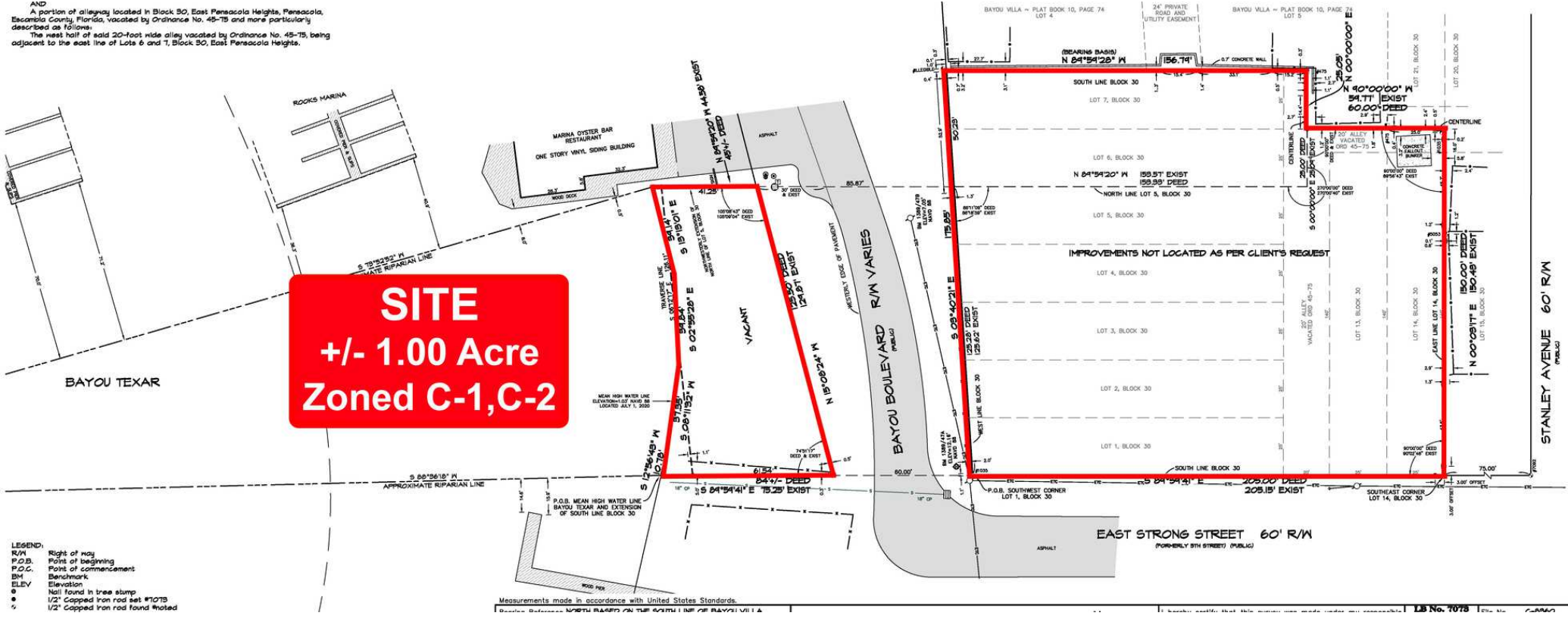
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**SITE**  
**+/- 1.00 Acre**  
**Zoned C-1,C-2**

AND  
A portion of alleyway located in Block 30, East Pensacola Heights, Pensacola, Escambia County, Florida, vacated by Ordinance No. 45-7B and more particularly described as follows:  
The west half of said 20-foot wide alley vacated by Ordinance No. 45-7B, being adjacent to the east line of Lots 6 and 7, Block 30, East Pensacola Heights.



- LEGEND:
- R/M Right of way
  - P.O.B. Point of beginning
  - P.O.C. Point of commencement
  - BM Benchmark
  - ELEV Elevation
  - Nail found in tree stump
  - 1/2" Capped iron rod set #107B
  - 1/2" Capped iron rod found #noted









POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	1,385	10,213	33,054
Average Age	47	46	45
Average Age (Male)	46	45	43
Average Age (Female)	47	47	46
HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	732	5,169	14,991
# of Persons per HH	1.9	2	2.2
Average HH Income	\$105,683	\$109,941	\$95,411
Average House Value	\$503,571	\$475,892	\$410,961

Demographics data derived from AlphaMap





**ROBERT BELL**

**Partner, Senior Advisor, & Property Manager**

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FL #SL698346

**PROFESSIONAL BACKGROUND**

Rob Bell is the Vice President and Senior Advisor 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.

Rob 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, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President’s Circle every year, and globally ranked in the top 5% of commercial sales and leasing 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**

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

**MEMBERSHIPS**

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

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