

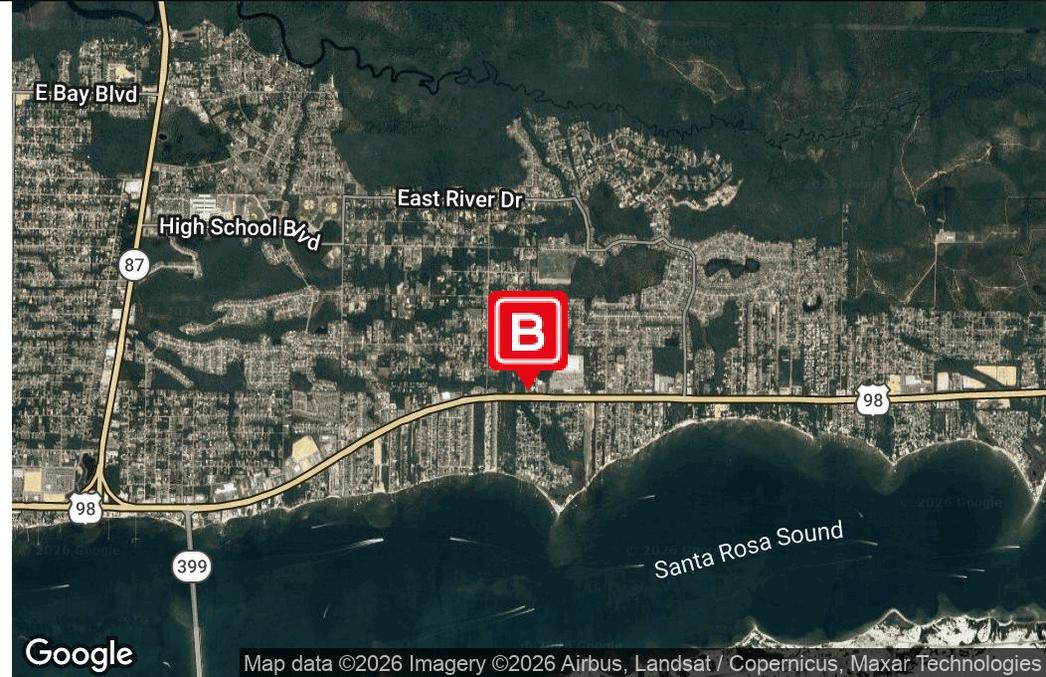
# BELLCORE

COMMERCIAL



# VACANT LOT ON NAVARRE PKWY

9280 NAVARRE PARKWAY, NAVARRE, FL 32566



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity with this prime property conveniently located along Navarre Parkway in the thriving Navarre area, just minutes away from the Navarre Walmart Supercenter, and well positioned for land or retail investors. Zoned Highway Commercial Development (HCD), the site supports a range of commercial uses well-suited for retail, service, or mixed commercial concepts. The parcel offers strong frontage and visibility, providing an ideal canvas for a purpose-built development or long-term investment hold. Its zoning allows investors to capitalize on adaptable use options while maintaining alignment with commercial demand. This property's configuration and zoning make it a strategic asset for investors focused on growth, usability, and future value within the Navarre market.

PROPERTY HIGHLIGHTS

- Zoned for Highway Commercial Development (HCD)
- Prime location in the Navarre area
- Excellent visibility for retail ventures

OFFERING SUMMARY

Sale Price:	\$274,900
Lot Size:	1.018 Acres
Zoning	HCD
Property Type	Land
Traffic Count	46,000



### LOCATION OVERVIEW

Discover the charm of Navarre, FL, a burgeoning commercial hub with easy access to pristine beaches and a vibrant local community. Situated in a prime location, the area offers an ideal environment for businesses to thrive. Experience the appeal of the nearby Navarre Beach, renowned for its crystal-clear waters and soft sands, perfect for relaxation and leisure. Explore the array of local dining and entertainment options, including popular attractions like the Navarre Beach Marine Science Station and Navarre Beach Park. With its strategic position and array of attractions, the area presents an enticing opportunity for savvy Land and Office investors seeking a promising venture in a dynamic market.



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	436	1,494	5,587
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	159	545	2,053
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$134,073	\$133,242	\$123,447
Average House Value	\$440,757	\$437,392	\$396,455

Demographics data derived from AlphaMap



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

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**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.

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**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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