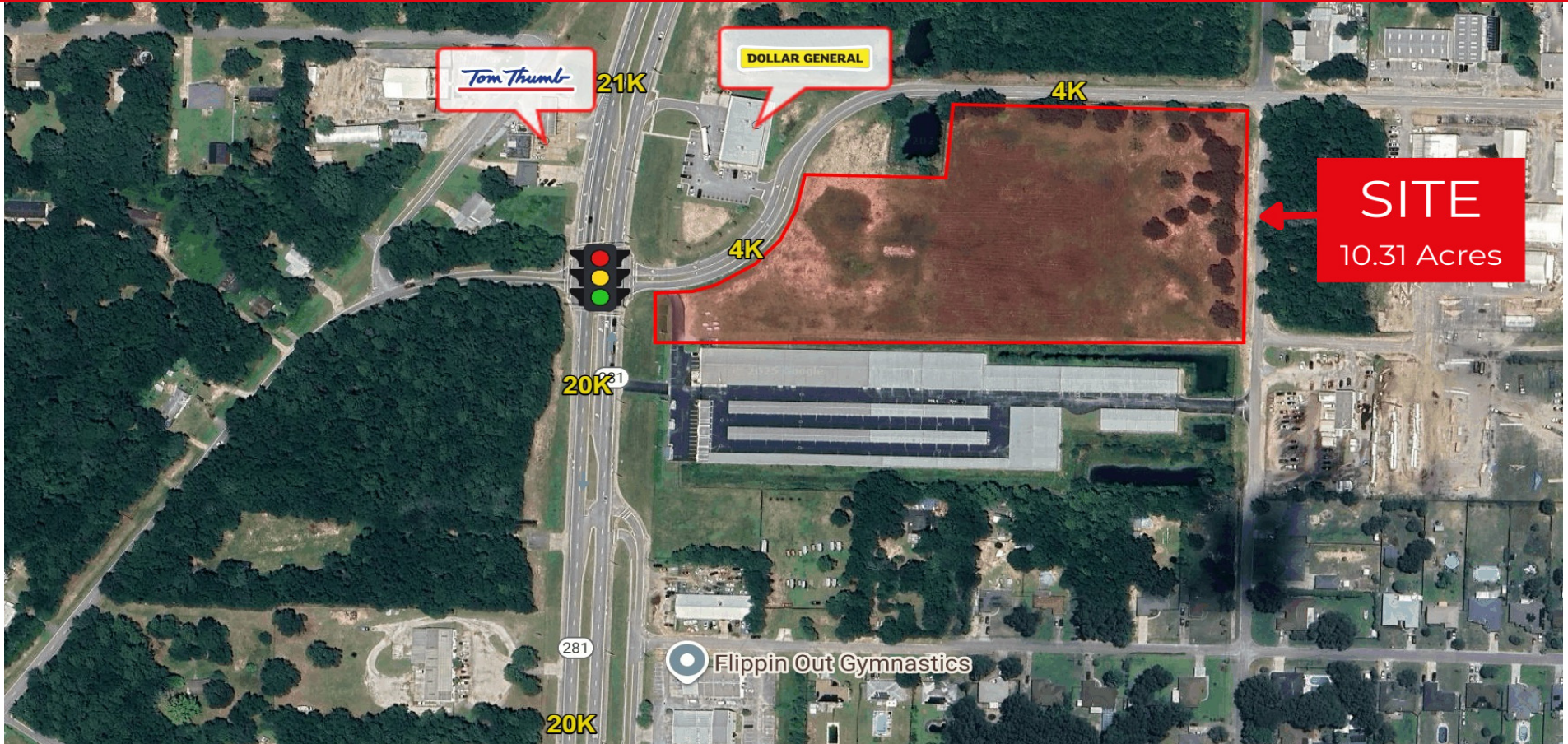


BELLCORE

COMMERCIAL



10 ACRES ON AVALON BLVD & COMMERCE RD

AVALON BLVD AND COMMERCE ROAD, MILTON, FL 32583



PROPERTY DESCRIPTION

Explore an exceptional investment opportunity at this prime property located at signaled intersection of Avalon Blvd and Commerce Road, Milton, FL, 32583. Boasting a sought-after zoning designation of HCD/M1, this expansive site is perfectly suited for industrial, manufacturing and prime retail ventures. With ample space for development, the property offers an ideal foundation for constructing state-of-the-art facilities. Its strategic location in the Milton area provides vital access to key transportation routes, positioning it as an attractive option for logistical and operational efficiency. Don't miss the chance to establish your industrial or manufacturing operations at this well-positioned property, tailored to meet the specialized needs of your growing business.

PROPERTY HIGHLIGHTS

- Zoned HCD/M1
- Strategic location
- Ideal for industrial and manufacturing use
- Ample space for development
- Key transportation access

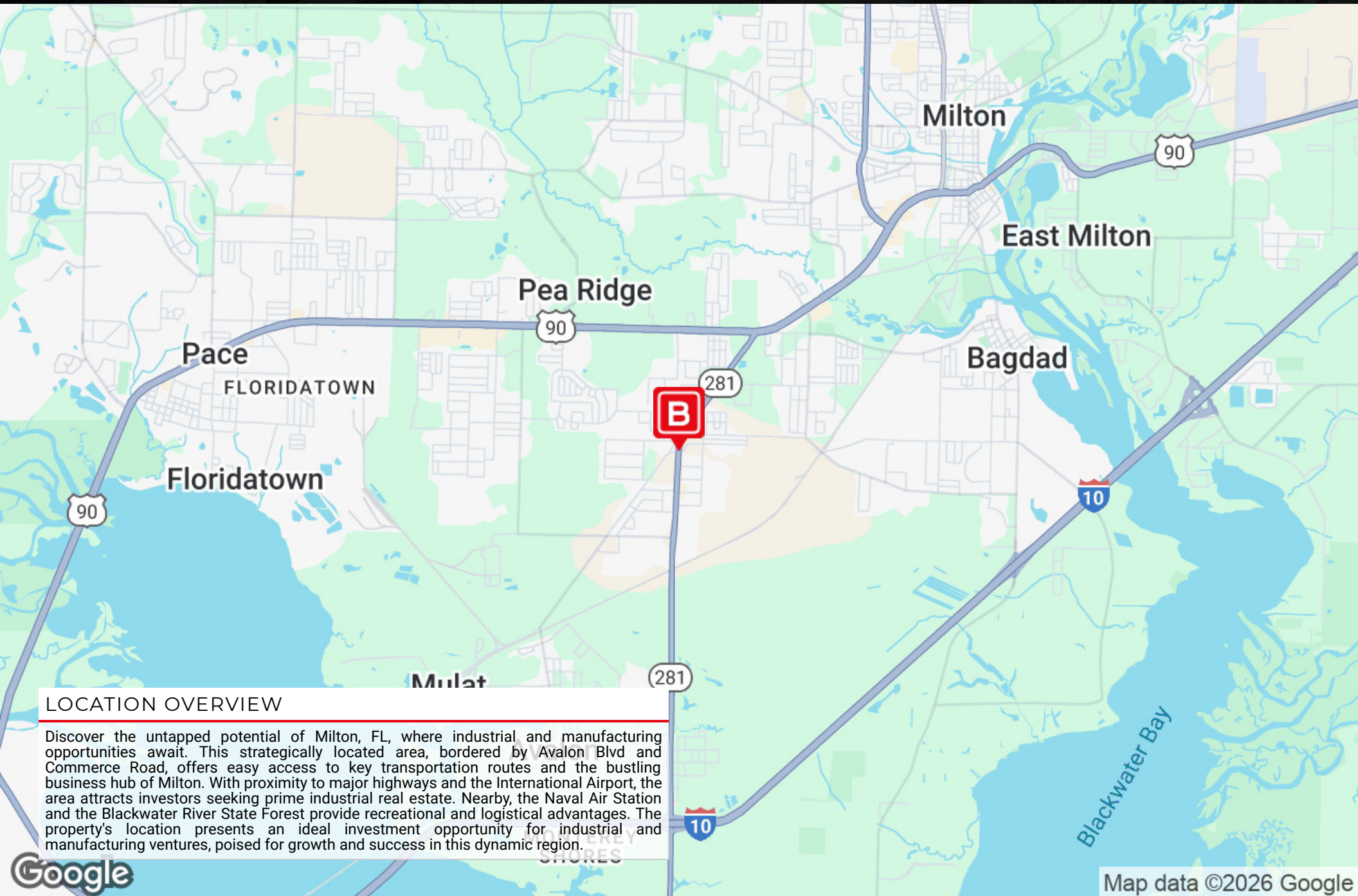
OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	10.31 Acres
Zoning	HCD/M1
Property Type	Industrial
Traffic Count	25,500

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	455	1,620
Total Population	208	1,208	4,303
Average HH Income	\$113,989	\$111,948	\$105,546









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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