

**BELLCORE**

COMMERCIAL

**Bayou Texar**

**SITE**

**+/- 0.25 Acres  
Zoned C-2**

**Bayou Blvd**



# WATERFRONT COMMERCIAL OPPORTUNITY

601 BAYOU BOULEVARD, PENSACOLA, FL 32503



PROPERTY DESCRIPTION

601 Bayou Boulevard, a 4,992-square-foot structure built in 1980, is situated in Pensacola, Florida. With a C-2 zoning designation, this property accommodates various commercial endeavors, such as marina businesses, retail, hospitality, and office space. Nestled in a prime area, it presents excellent prospects for development and growth, leveraging Pensacola’s coastal charm and economic advancement.

PROPERTY HIGHLIGHTS

- 4,992 SF building ideal for Special Purpose/Marina use
- Zoned C-2 for flexible development options
- Potential for customized expansion and enhancements

OFFERING SUMMARY

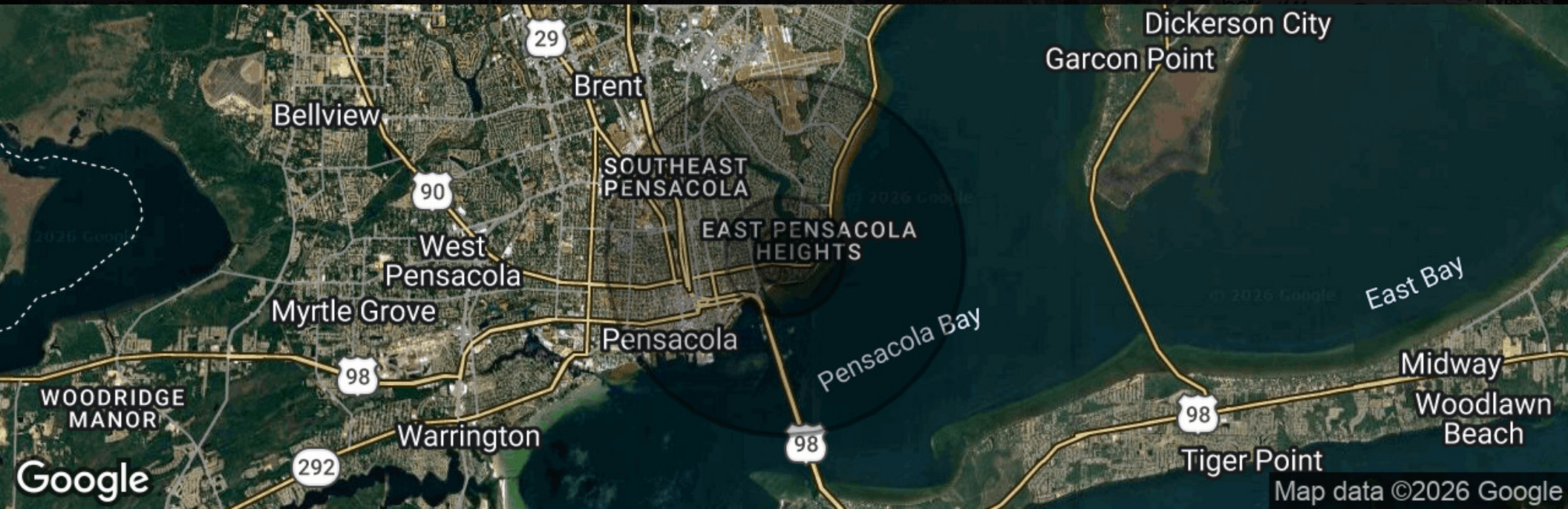
Sale Price:	\$899,000
Lot Size:	0.25 Acres
Building Size:	4,992 SF
Zoning	C-2
Property Type	Special Purpose
Traffic Count	24,500











POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	1,518	5,985	34,017
Average Age	47	47	45
Average Age (Male)	46	46	43
Average Age (Female)	47	48	46

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	790	3,156	15,186
# of Persons per HH	1.9	1.9	2.2
Average HH Income	\$111,891	\$111,956	\$93,873
Average House Value	\$501,151	\$473,845	\$403,711

Demographics data derived from AlphaMap

**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.

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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