

BELLCORE

COMMERCIAL



HIGH VISIBILITY LOT FOR SALE

93 MADISON ST, FREEPORT, FL 32439



PROPERTY DESCRIPTION

Presenting an exceptional opportunity for prime retail, quick-service restaurants (QSR), and mixed-use development in Freeport, FL. The proposed project encompasses approximately 0.436 acres, boasting outstanding visibility from Hwy 331. Strategically positioned off US-331, a major thoroughfare with a notable traffic count of 21,000 Average Annual Daily Traffic (AADT), this development holds significant promise.

US-331, extending 150 miles from Santa Rosa Beach, FL, to Montgomery, AL, provides a critical transportation route, enhancing the accessibility and exposure of the site. Positioned adjacent to nationally recognized retailers and businesses such as Publix, McDonald’s, Waffle House, Dairy Queen, FedEx, UPS, Subway, Exxon, Shell, and more, the location is prime for retail growth. This site is poised to become a hub for commercial activities, benefiting from its strategic proximity to established businesses and the dynamic flow of traffic along US-331.

FOR SALE | HIGH VISIBILITY LOT FOR SALE

PROPERTY HIGHLIGHTS

- SR-20 set to be improved into 4 lane road
- Zoned Residential Commercial
- Dimensions: 100ft Frontage and back, 190ft along both sides
- Excellent investment/development opportunity

OFFERING SUMMARY

Sale Price:	\$329,000
Lot Size:	0.436 Acres
Zoning	Residential Commercial
Property Type	Land
Traffic Count	21,000



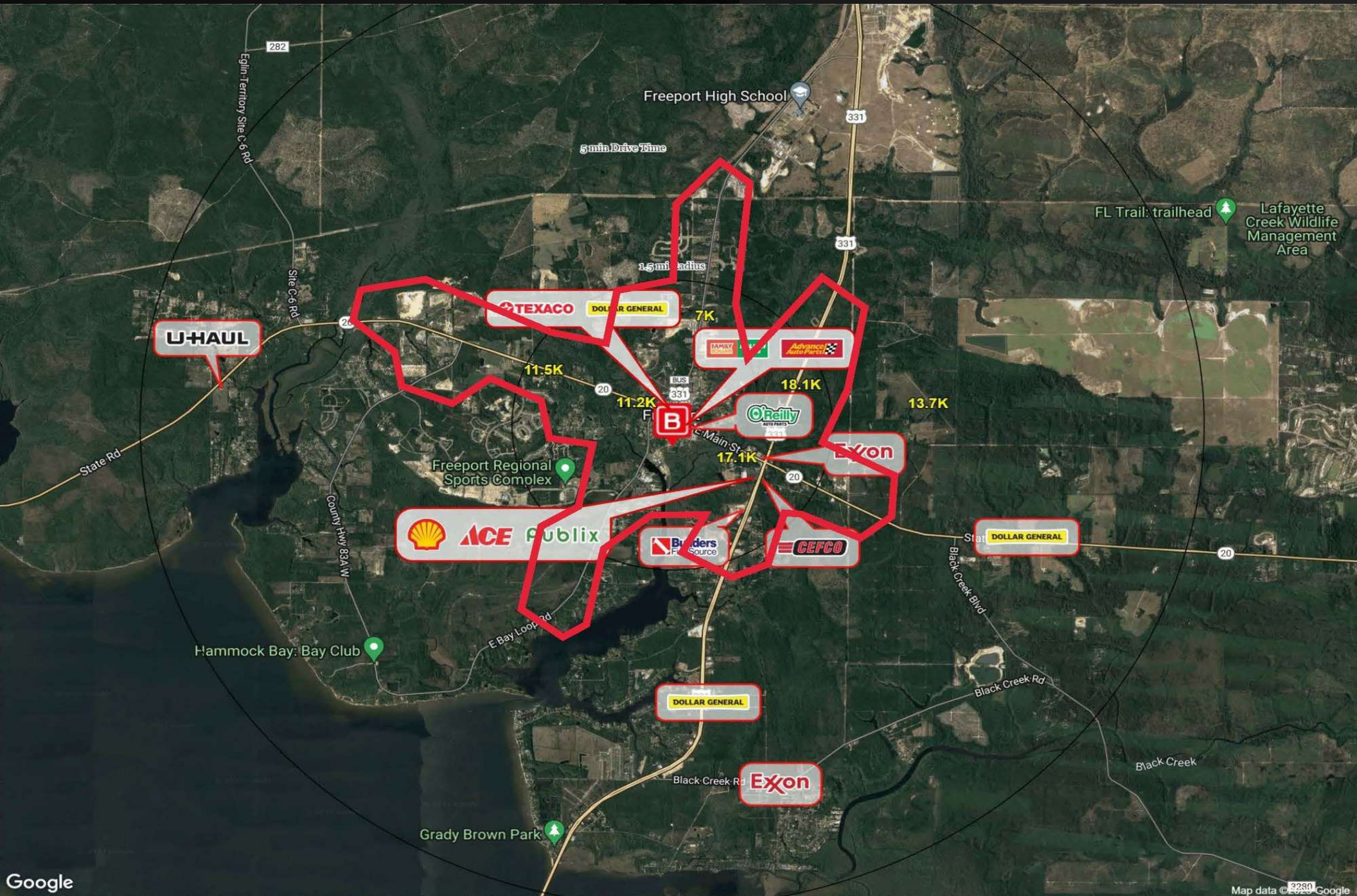
City of Freeport Residential/Neighborhood Commercial (RC)

It is the intent of this district to provide or and guide the development and use of land in the downtown areas of the City of Freeport.

Further, the purpose of this district is to promulgate the development of the expanded downtown area, which results from the realignment of Route 331 as an intensely developed center of the city by providing for a planned mixture of residential, commercial, and office uses. Various ancillary uses and amenity features appropriate for downtown will also be incorporated.

Uses permitted in R-1, R-2, & R-3 Districts	Antique shops	Apartment complexes provided each dwelling unit has a minimum floor area of 500SF & that parking requirements for the residential use are met	Bakeries, the products of which are sold only at retail on the premises	Buildings used exclusively for federal, state & local government for public purposes	Churches & schools
Day nurseries, kindergartens, & other child-care centers	Florist shops, the products of which are displayed & sold wholly within an enclosed building	Funeral Homes	Grocery, fruit, vegetable & retail meat market stores	Health baths & spas	Hospitals & nursing homes, but not animals hospitals
Interior decorating, home furnishing & furniture stores	Marinas	Mini Warehouses to provide private storage compartments primarily for use by private individuals for storage only, & not to be used for any other purpose including but not limited to workshops, & garages & further limited in the following ways: (1) The buildings shall not exceed 15 feet in height, (2) Street frontage to be set back a minimum of 30 feet from property lines, (3) All storage will be within the confines of the buildings, & nothing shall be stored outside thereof	Motels	Music conservatory, dancing schools & art studios	Music, radio & television shops
Performing arts theaters & museums	Personal service establishments such as banks, beauty parlors, barbershops, medical & dental clinics, financial institutions, parking garages, parking lots, laundry & dry-cleaning pick-up stations, self-service coin-operated laundry & dry-cleaning establishments, shoe repair, tailoring, watch & clock repair, locksmiths & deata processing	Police & Fire stations	Pharmacies	Professional office buildings	Radio broadcasting & telecasting stations; studios & offices
Recycling collection centers	Restaurants	Retail businesses, such as: drug, hardware stores, book stationary, gift shops, china & luggage shops, newsstands, photographic supplies & studios, ladies' & men's & children's appare	Retail paint & wallpaper stores	Retail shops with a maximum floor area of three thousand square feet	Shopping centers
Planned development projects as provided for in Section 3.08.00	Other uses which are substantially similar to the uses permitted herein, which would promote the intent and purposes of this District. Determination shall be made by the development approval authority which shall be without public notice or public hearing. The development approval authority may, at its discretion, request a determination by the City Council. Such determinations shall be final.				







POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	317	5,248	15,959
Average Age	37.0	38.8	41.7
Average Age (Male)	36.0	38.1	38.7
Average Age (Female)	36.4	38.1	41.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	121	2,388	8,193
# of Persons per HH	2.6	2.2	1.9
Average HH Income	\$76,001	\$63,768	\$59,659
Average House Value	\$287,146	\$246,478	\$270,904

* Demographic data derived from 2020 ACS - US Census



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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