



POND CREEK 50.8 ACRES

5658 HWY 90, PACE, FL 32571

PROPERTY DESCRIPTION

Rare ±50.8-acre residential development opportunity at 5658 Hwy 90, Pace, FL 32571. Zoned R-1 (Single-Family Residential), the property is a true turnkey investment with permits in place and a completed preliminary plat with 176 lots, significantly reducing entitlement timelines and development risk. This offering is ideal for builders or investors seeking a streamlined path to delivering new homes in one of Santa Rosa County's fastest-growing markets. The site is located on the north side of Highway 90 and is conveniently positioned near established shopping, dining, military employment centers, and highly regarded schools.

ENTITLEMENTS, PERMITS AND DELIVERABLES INCLUDED:

- Santa Rosa County approved Preliminary Plat
- Santa Rosa County approved Construction Plans (Development Order)
- Pace Water System approval of Potable Water and Sewer System and connections
- FDEP Permits for the Potable Water and Sewer System
- FDOT Utility Permit for crossing Highway 90 with the sewer force main
- Northwest Florida Water Management District ERP Permit which includes stormwater and wetlands
- FDEP Section 404 Permit for wetlands

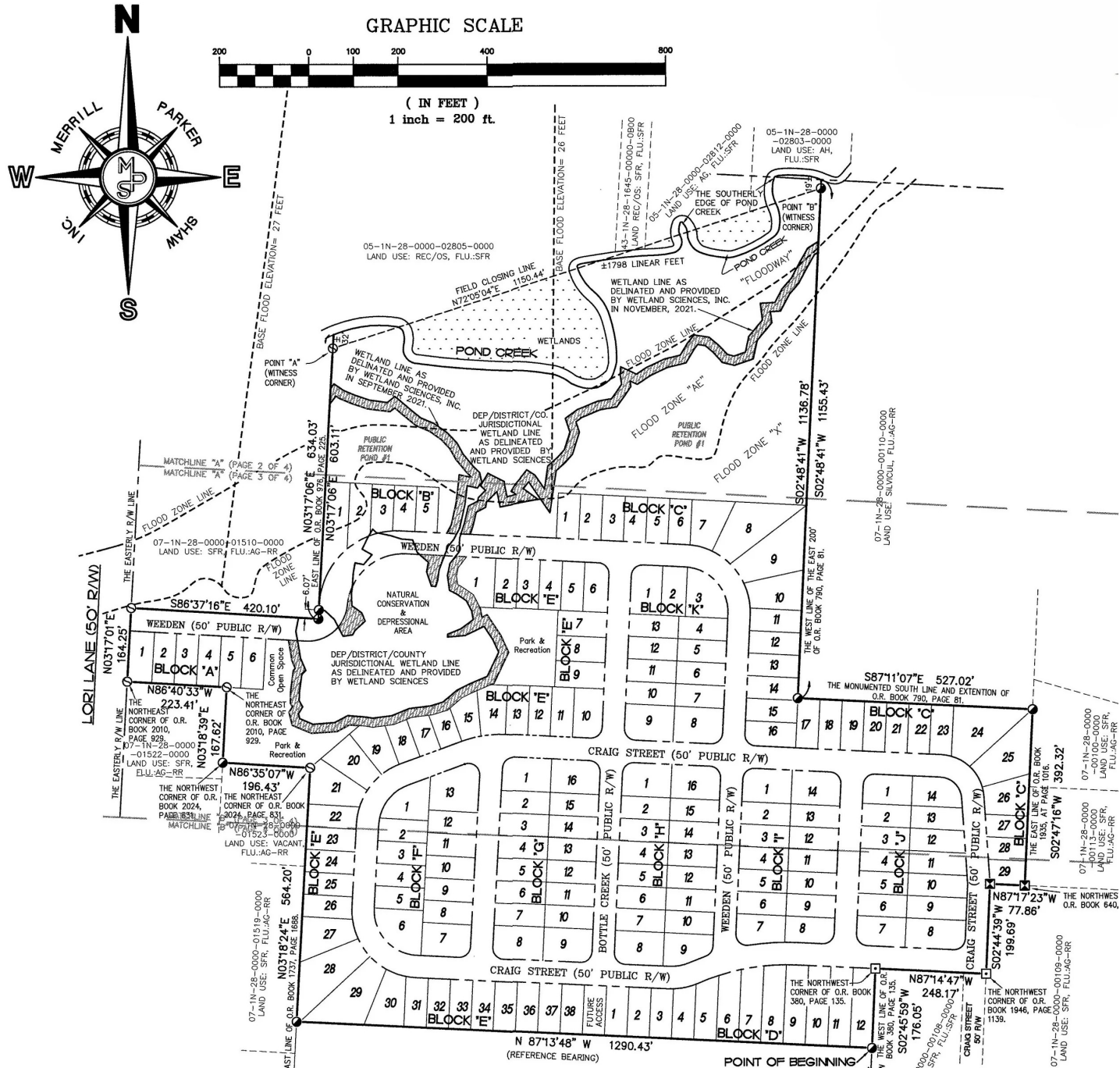


LOCATION DESCRIPTION

The Pace community is conveniently located midway between the Pensacola and Milton areas which are home to two of the busiest Naval Air bases in the country, NAS Pensacola and NAS Whiting Field. The Pace community has a large military presence and a large population of the personnel resides in this immediate area. The site is close proximity to several national retailers, restaurants, top-rated schools, health systems, parks, beautiful beaches, entertainment, and new developments. Within the recent years the area has become highly sought after for new developments and to reside or retire.

OFFERING SUMMARY

Sale Price:	\$5,805,000
Lot Size:	50.8 Acres
Zoning	R-1 (Single Family Residential)
Property Type	Land
Traffic Count	33,000
Market	Pensacola

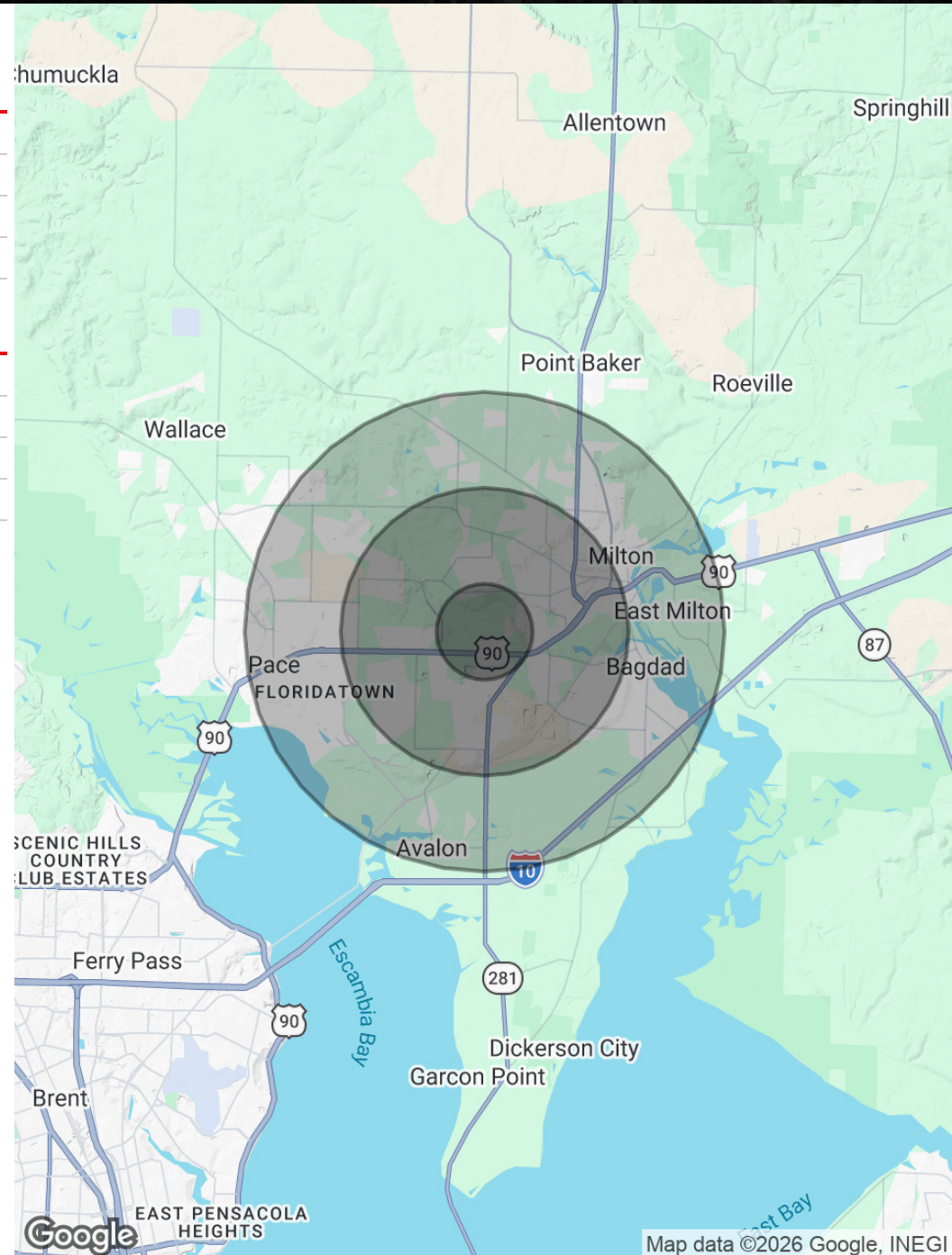




POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,379	24,262	49,511
Average Age	34.2	35.7	37.9
Average Age (Male)	33.1	35.2	37.2
Average Age (Female)	35.5	36.7	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,680	15,213	27,392
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$63,988	\$57,916	\$58,637
Average House Value	\$152,875	\$154,917	\$156,339

2020 American Community Survey (ACS)





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.

Bellcore Commercial
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