

BELLCORE
COMMERCIAL



SEAGROVE PLAZA

3723 EAST COUNTY HIGHWAY 30A, SANTA ROSA BEACH, FL 32459



PROPERTY DESCRIPTION

Seller is willing to consider all reasonable offers for this rare opportunity to acquire an approximately 2.35-acre commercial redevelopment site along Scenic Highway 30A in Seagrave Beach, one of the most supply-constrained and desirable coastal markets in the Southeast. Zoned Village Mixed Use (VMU), the property supports a variety of commercial and mixed-use development opportunities consistent with the walkable character of the 30A corridor, including boutique retail, restaurant, office, or residential over retail.

The asset is offered primarily for its underlying land value, with the existing improvements conveyed as-is. Current tenancy consists of short-term occupants, and the property should be viewed as a redevelopment or repositioning opportunity rather than a stabilized investment asset.

Located in the Seagrave Beach submarket of Santa Rosa Beach, the site benefits from strong tourism, affluent residential growth, and proximity to Seaside, WaterColor, and other premier 30A destinations, where commercially zoned land opportunities remain extremely limited.

PROPERTY HIGHLIGHTS

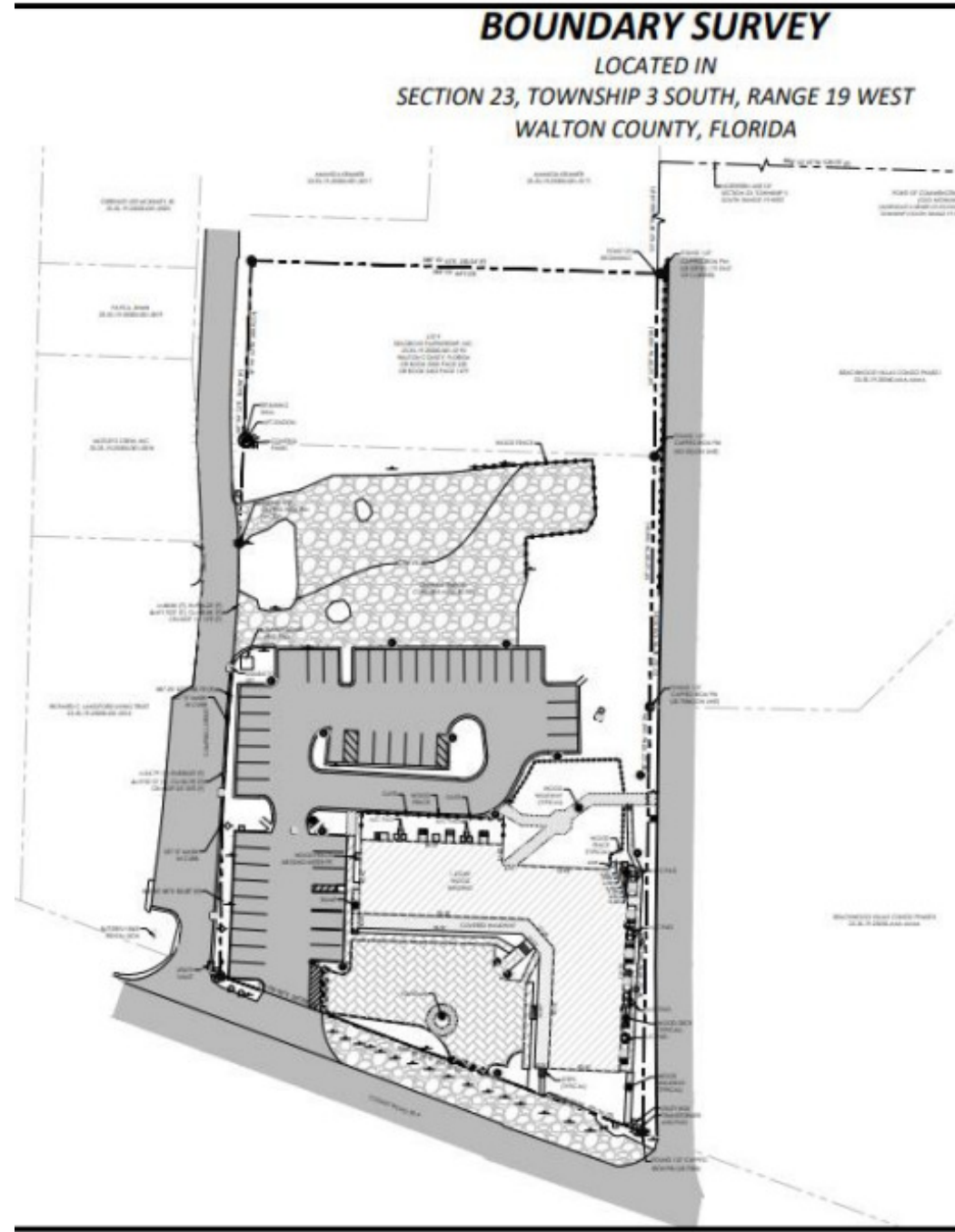
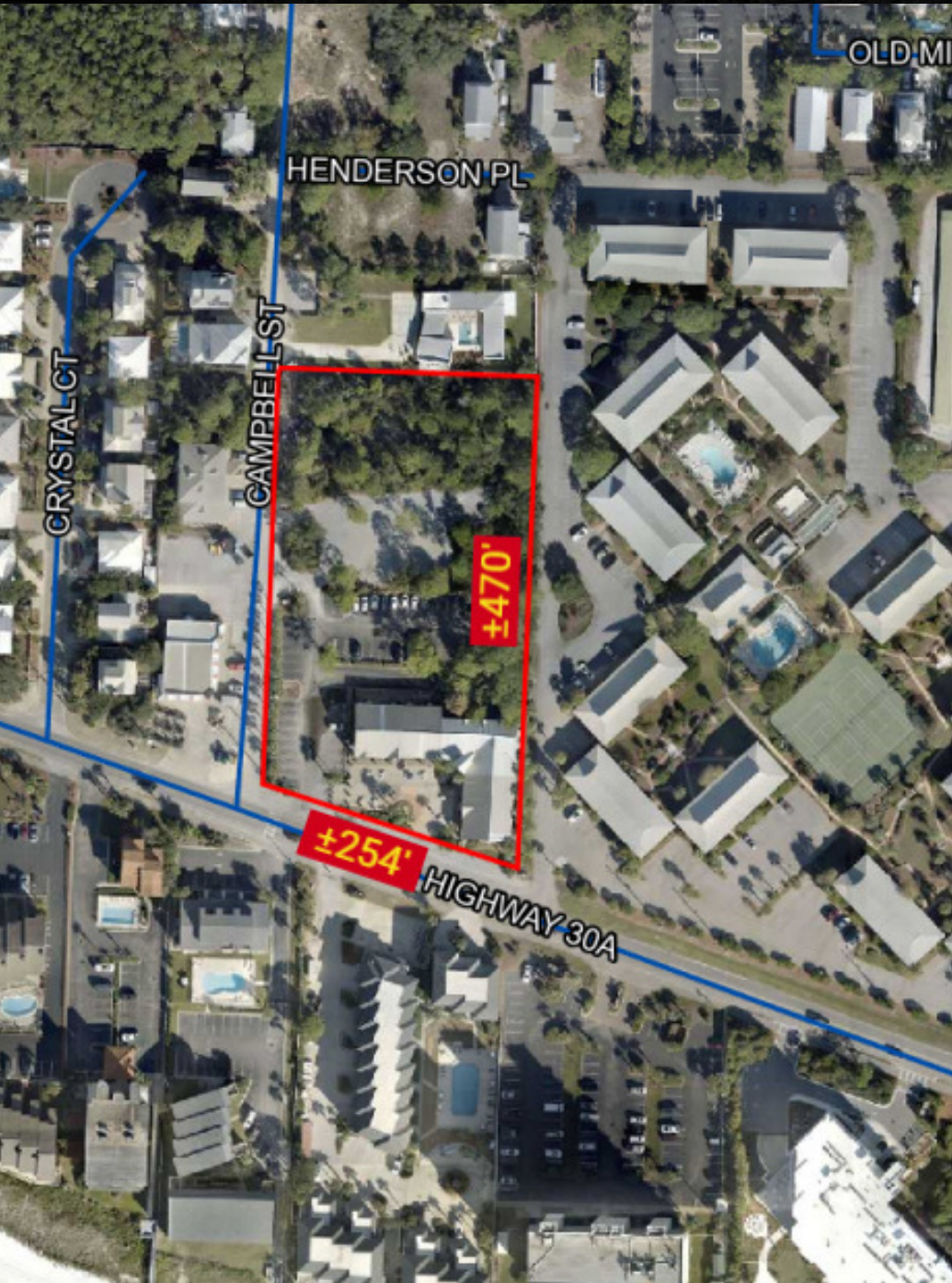
- +/- 2.35 Acre Development Site
- Prime Seagrave Beach Location
- Village Mixed Use (VMU) Zoning
- Land Value Investment
- Redevelopment Opportunity
- Limited Commercial Supply on 30A

OFFERING SUMMARY

Sale Price:	\$12,499,000
Lot Size:	2.35 Acres
Zoning	Village Mixed Use
Property Type	Land
Traffic Count	13,000



Zoning	Village Mixed Use
This district is intended for a small scale mixed use development designed to serve a series of neighborhoods.	
Flood Zone	X
Allowable Uses:	
Residential:	Live/Work
	Multifamily
	Single Family- attached
	Single Family- detached
Lodging:	
	Short term vacation rental unit- attached
	Short term vacation rental unit- detached
	Primary use/ Development Standards
	Limited Lodging
Office:	
	Professional Services/Office
Commercial:	
	Artisanal uses
	General Commercial
	Neighborhood Commercial
Civic:	
	Active recreation
	Civic uses
	Parks and passive recreation
Accessory:	
	Accessory in connection with primary use
Maximum Lot Coverage	75%
Residential Density	12.00 Du/Acre
Maximum Building Height	50 ft 4 Stories
Maximum Built Area Allowed	38,398 sqft
Maximum Building Footprint	55,739 sqft
Maximum Residential Units Allowed	21



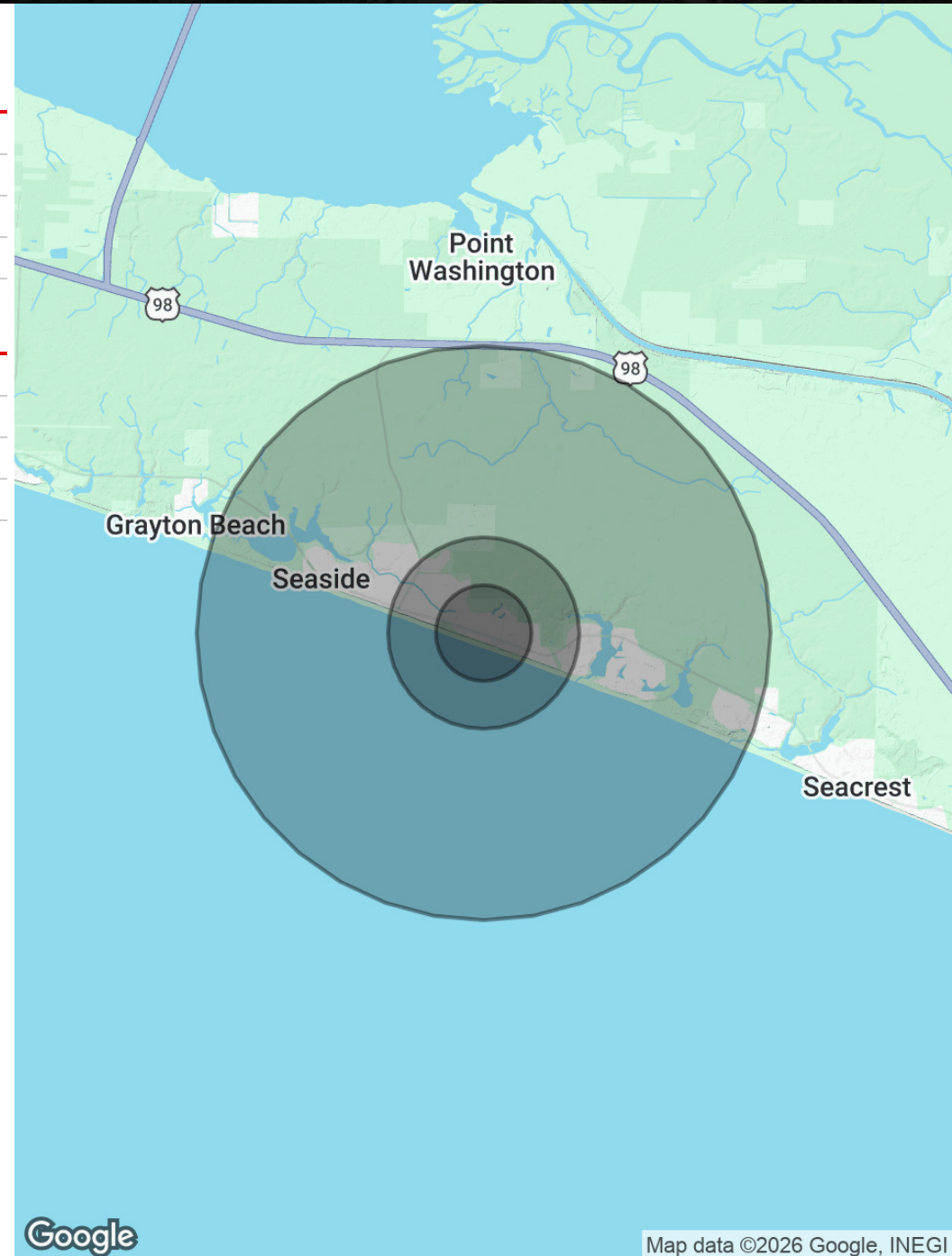


LOCATION OVERVIEW

Discover the prime investment potential of the vibrant Seagrove Beach area, a sought-after location for commercial real estate ventures. Nestled along Highway 30A, the area offers a unique blend of coastal charm and thriving business opportunities. Explore nearby attractions such as Seaside, a renowned planned community, and the upscale boutiques and dining options at Gulf Place. With its proximity to the stunning Gulf Coast beaches and the scenic 30A bike path, the area attracts a steady stream of visitors, presenting lucrative possibilities for retail and commercial developments. Embrace the allure of this rapidly growing market and unlock the potential of this dynamic location.

POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	260	702	2,982
Average Age	50	50	51
Average Age (Male)	50	50	51
Average Age (Female)	49	50	50

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	117	316	1,349
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$181,369	\$181,253	\$176,613
Average House Value	\$1,149,367	\$1,159,452	\$1,213,190





HARRY BELL JR.

Managing Broker

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FL #BK3026917 // AL #000078384-1

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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**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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