

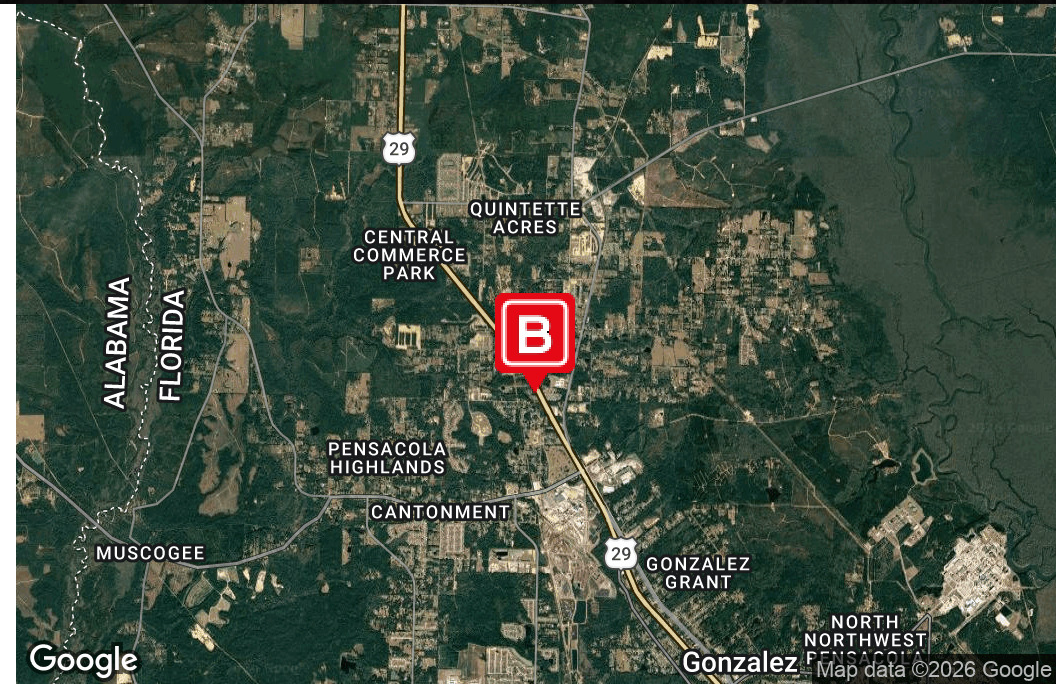
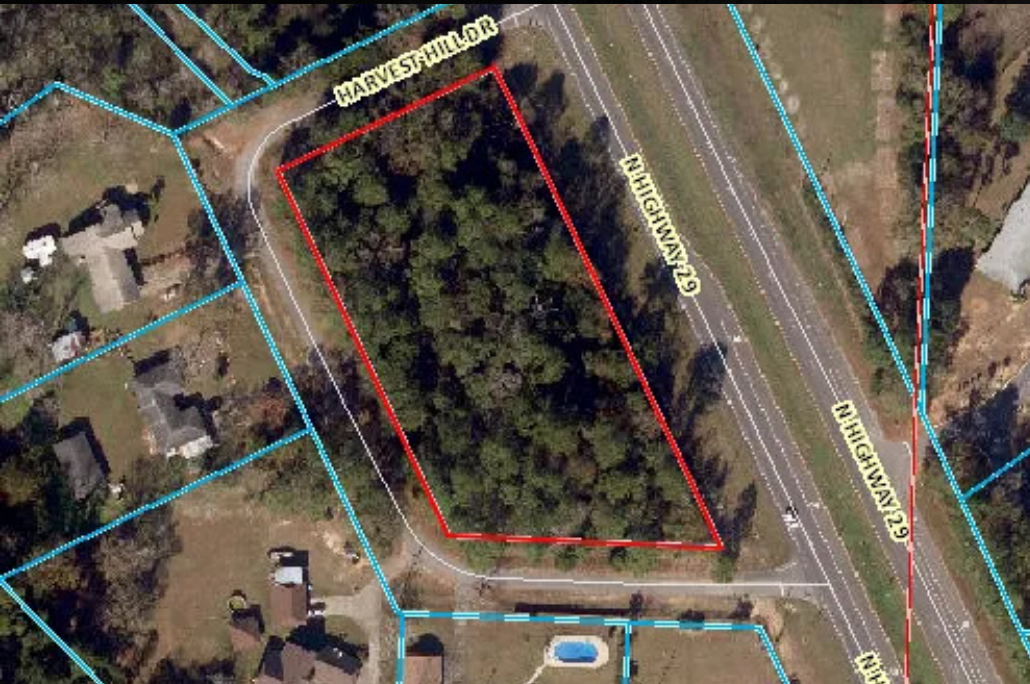
**BELLCORE**  
COMMERCIAL



VACANT LAND AT HARVEST HILL DR & HWY 29

100 BLK HARVEST HILL DRIVE, CANTONMENT, FL 32533





## PROPERTY DESCRIPTION

Positioned at Harvest Hill Drive and Hwy 29 in Cantonment, FL, this exceptional offering presents a prime opportunity for land and retail investors. The property is zoned HC/LI, providing valuable flexibility for a wide range of commercial and light industrial uses. Boasting approximately 425 feet of frontage along Highway 29, the site offers outstanding visibility and direct access—ideal for retail, service-oriented, or distribution development. Its substantial highway exposure enhances signage potential and long-term investment appeal.

To further streamline the development process, several third-party reports are available, including an environmental study, survey documentation, and a stormwater management report—providing valuable due diligence materials and added confidence for prospective buyers.

With strong development fundamentals, versatile zoning, strategic highway frontage, and key third-party reports in place, this property is well-suited for investors seeking a high-impact commercial site with entitlement and infrastructure advantages.

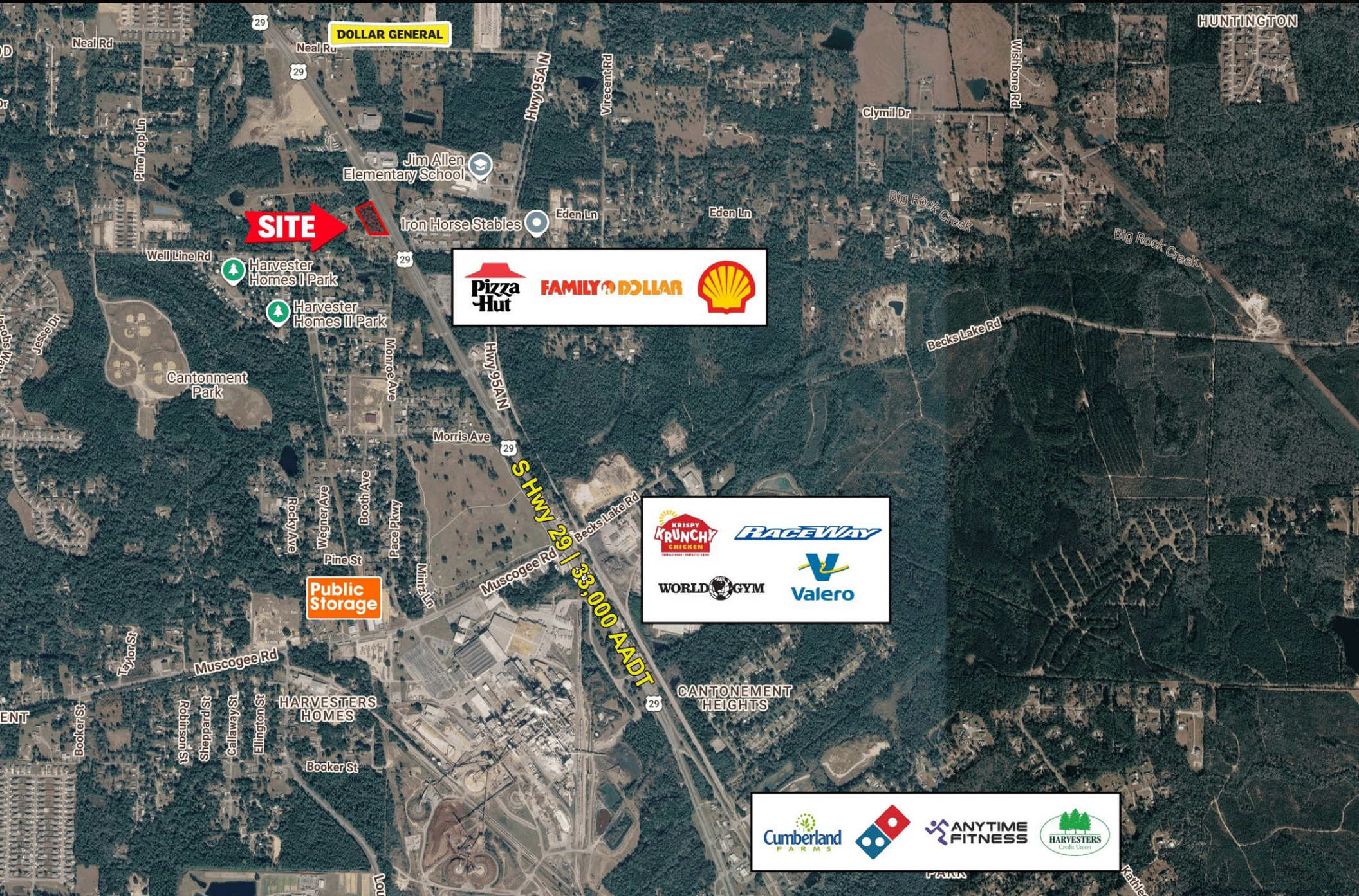
## PROPERTY HIGHLIGHTS

- Zoned HC/LI - Heavy Commercial and Light Industrial
- 425' Hwy 29 Frontage
- No wetlands
- Flexible development opportunity
- Strong visibility and access potential

## OFFERING SUMMARY

|               |            |
|---------------|------------|
| Sale Price:   | \$369,000  |
| Lot Size:     | 1.79 Acres |
| Zoning        | HC/LI      |
| Property Type | Land       |
| Traffic Count | 22,500     |









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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