

BELLCORE

COMMERCIAL



SITE | PARCEL 1-C
+/- 45 Acres
Zoned: HC/LI
FLU: Commercial

SITE | PARCEL 1-B
+/- 40 Acres
Zoned: HC/LI
FLU: Commercial

+/- 100-ACRE PENSACOLA DEVELOPMENT OPPORTUNITY

HWY 98 & BLUE ANGEL PKWY, PENSACOLA, FL 32506



PROPERTY DESCRIPTION

Prime +/- 85-acre development site available in the heart of Pensacola, Florida. The property consists of several parcels on the north side of Hwy 98 at the signaled intersection of Blue Angel Pkwy and Hwy 98. The site is centrally located in the booming Pensacola MSA and is near the core retail trade area, the airport, hospital, University of West Florida, NAS Pensacola, Whiting Field Naval Base, and beautiful tourist beach destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.

The owner will consider subdividing the northern as shown on the aerial with breakout pricing. The seller reserves the billboard leases and mineral rights, if any.



PROPERTY HIGHLIGHTS

- Rare opportunity to purchase the best undeveloped sites available in Northwest Florida
- +/- 85 acres Available
- Median solid income and population growth have recently helped fuel housing and retail demand in Pensacola.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	100 Acres
Zoning	HC/LI
Property Type	Commercial/Multifamily Land
Traffic Count	36,400

PARCEL 1-C
45+/- ACRES
ZONED: HC/LI ; FLU: COMMERCIAL

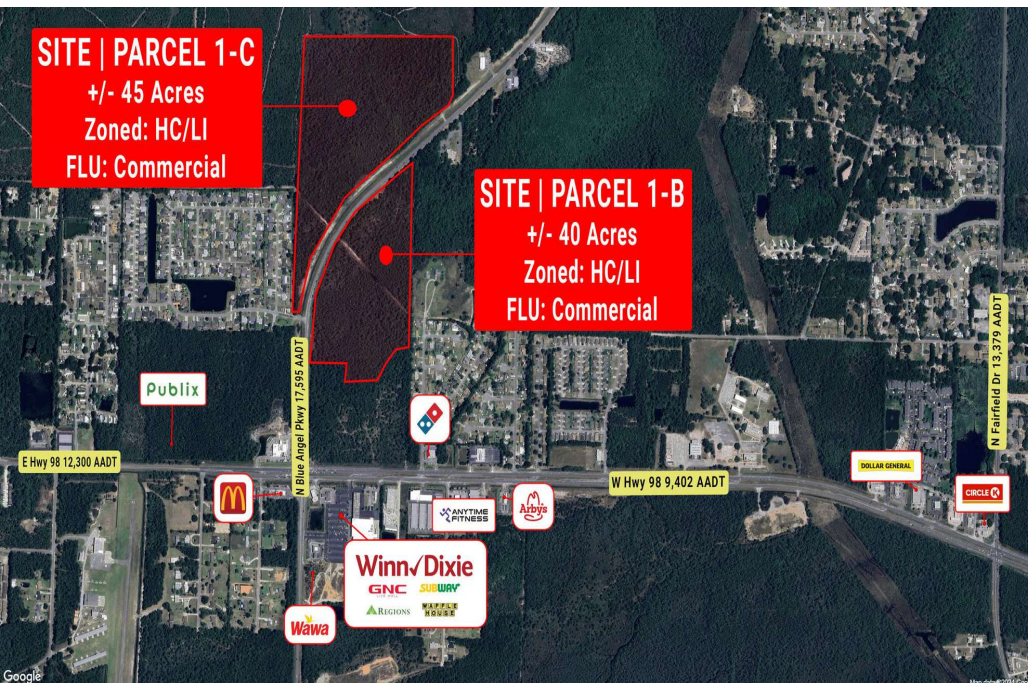
PARCEL 1-B
40 +/- AC
ZONED: HC/LI ; FLU: COMMERCIAL

NORTHERN PARCELS

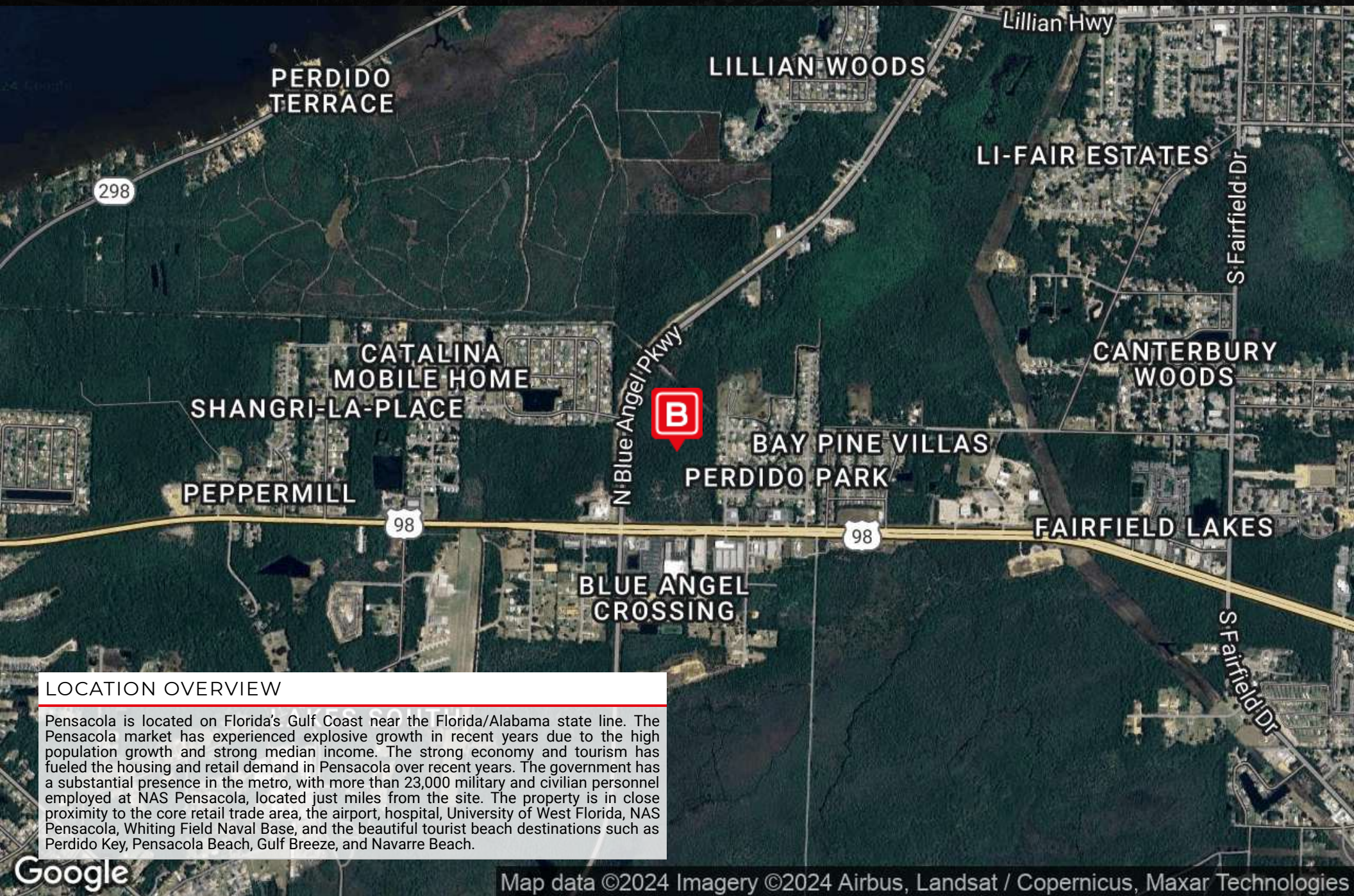


BLUE ANGEL LAND LOTS FOR SALE

STATUS	LOT #	APN	SIZE	PRICE	ZONING
Sold			+/- 27 Acres		
Available	1-B	182S311301000001	+/- 40 Acres	\$999,000.00	HC/LI
Available	1-C	182S311301000001	+/- 45 Acres	\$349,000.00	HC/LI
Sold			+/- 322 Acres		









POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,004	76,690	214,503
Average Age	39.7	33.8	36.8
Average Age (Male)	37.4	32.3	35.4
Average Age (Female)	39.9	35.2	38.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	804	26,164	77,795
# of Persons per HH	2.5	2.9	2.8
Average HH Income	\$55,612	\$50,006	\$52,098
Average House Value		\$168,092	\$179,156

2020 American Community Survey (ACS)

**HARRY BELL JR.**

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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.

Bellcore Commercial
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