

BELLCORE
COMMERCIAL



3400 BLK HIGHWAY 98

3400 BLK HIGHWAY 98, GULF BREEZE, FL 32563



PROPERTY DESCRIPTION

Uncover the potential of this prime commercial property located in the sought-after Gulf Breeze area. Boasting an HCD zoning, this versatile location offers an array of retail investment opportunities. Situated on Highway 98, the property benefits from high visibility and favorable traffic flow with an estimated 50,000 vehicles per day, ideal for capturing the attention of potential customers. With its strategic location and zoning, this property presents a compelling proposition for retail investors looking to establish a presence in this thriving community. Don't miss the opportunity to leverage the strategic advantages of this well-positioned property in the heart of Gulf Breeze.

PROPERTY HIGHLIGHTS

- Zoned HCD - Highway Commercial Development
- High visibility on Highway 98
- Prime commercial location
- Versatile investment opportunities
- Ideal for retail establishment

OFFERING SUMMARY

Sale Price:	\$429,000
Lot Size:	0.688 Acres
Zoning	HCD
Property Type	Land
Traffic Count	50,000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	72	697	3,302
Total Population	184	1,898	8,211
Average HH Income	\$58,948	\$65,292	\$70,608



LOCATION OVERVIEW

Discover the prime investment potential of Gulf Breeze, FL. Situated within reach of the emerald waters of the Gulf of Mexico, the location offers a serene coastal lifestyle with convenient access to major economic centers, making it an enticing prospect for land and office investors. Nearby points of interest include Gulf Breeze Zoo, perfect for family-friendly entertainment, and Gulf Islands National Seashore, a haven for outdoor enthusiasts. With its proximity to top-rated schools and a thriving local economy, the area presents a compelling opportunity for those seeking to capitalize on the region's growth and desirability.



0.688 Acres
101' x 297'





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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