

BELLCORE

COMMERCIAL

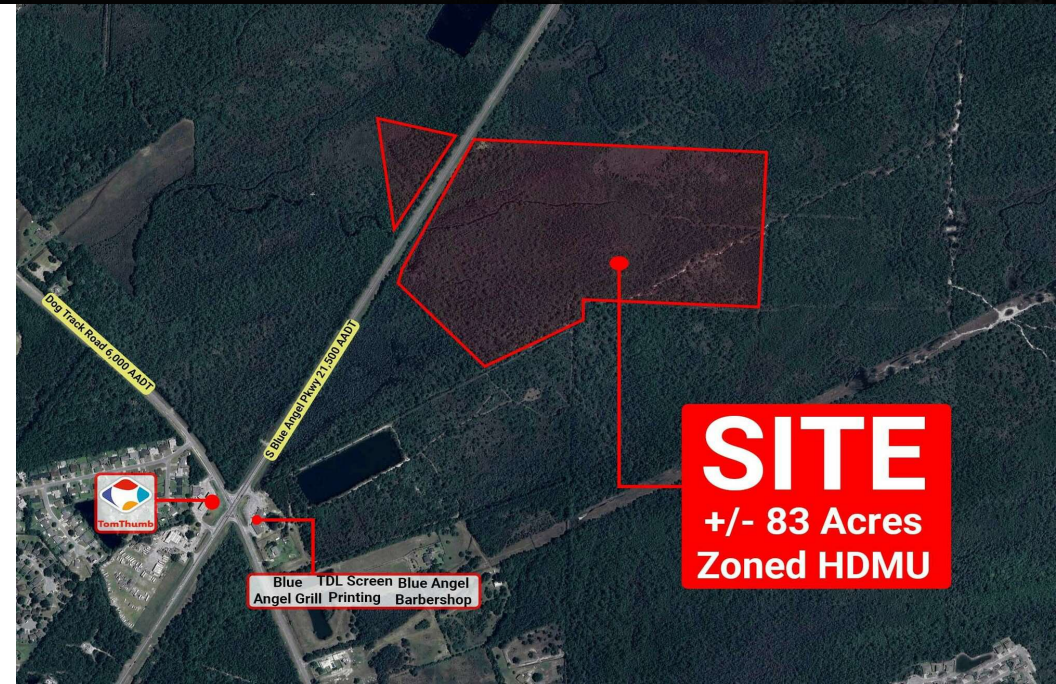
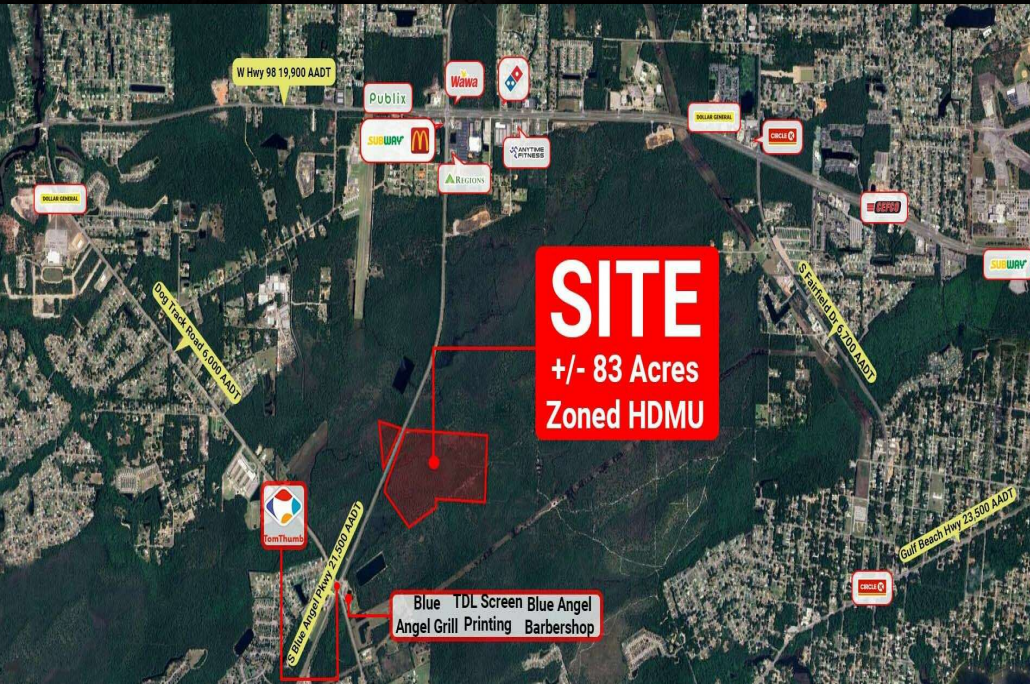
SITE

+/- 83 Acres
Zoned HDMU



+/- 83 ACRES | S BLUE ANGEL PKWY

PENSACOLA, FL 32506



PROPERTY DESCRIPTION

+/- 83.43 acres located along S Blue Angel Hwy (21,500 AADT). Zoned HDMU, stretching across S Blue Angel Hwy at the Dog Track Rd (6,000 AADT), signalized the intersection. Centrally positioned within the Pensacola market, the site is near Pensacola High School, Escambia High School, Pensacola State College, Ascension Sacred Heart Hospital, Baptist Hospital, restaurants, beaches, and Naval Air Station Pensacola.

FOR SALE | +/- 83 ACRES | S BLUE ANGEL PKWY

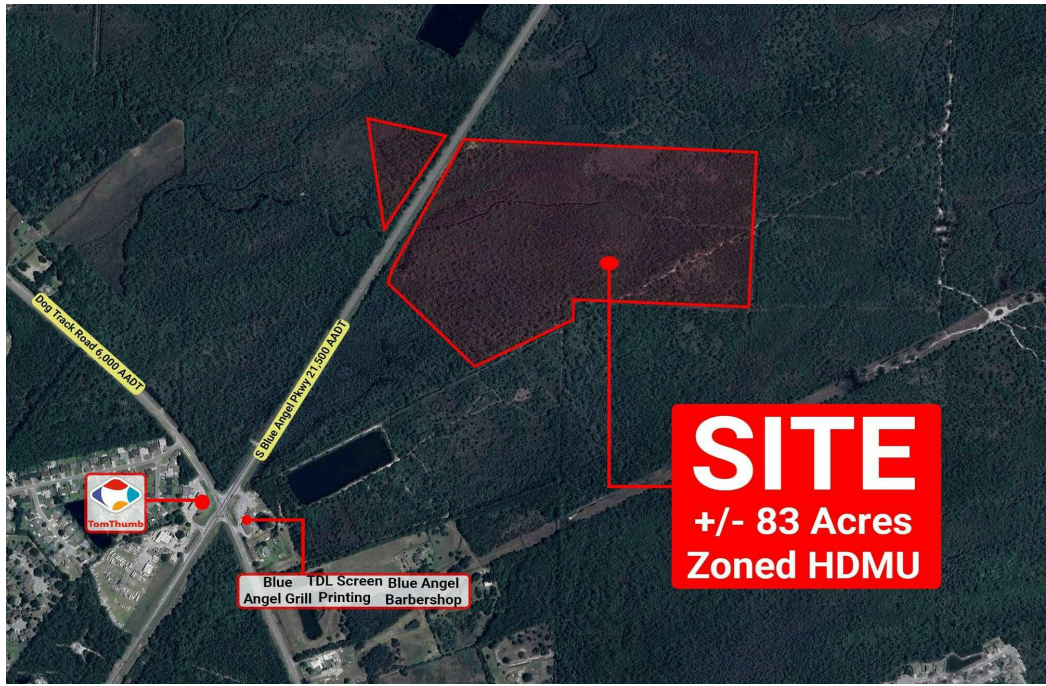
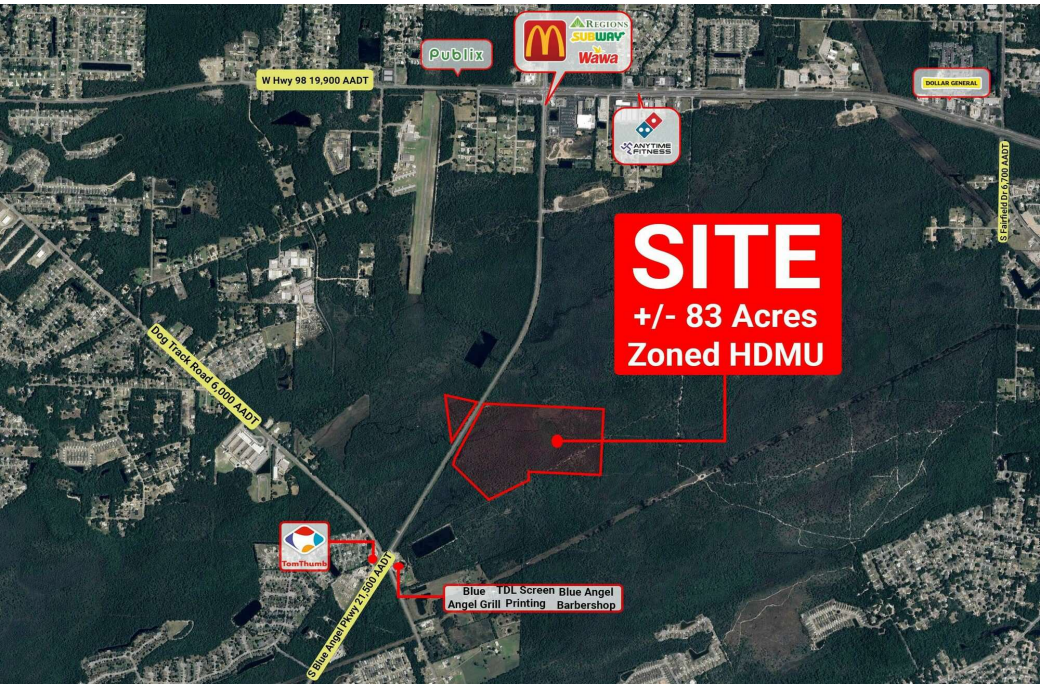
PROPERTY HIGHLIGHTS

- +/- 83.43 Acres
- Zoned HDMU
- Near the NAS Pensacola military base, colleges, and other residential developments

OFFERING SUMMARY

Sale Price:	\$415,000
Lot Size:	83.4 Acres
Zoning	HDMU
Property Type	Land
Traffic Count	21,500
Market	Pensacola

SITE
+/- 83 Acres



SITE
+/- 83 Acres



SITE
+/- 83 Acres
Zoned HDMU

N Blue Angel Pkwy 17.7K

E Hwy 98 9.9K

Dog Track Road 5.8K

5.6K S Fairfield Dr

S Blue Angel Pkwy 20.3K

Gulf Beach Pkwy 24.3K

18.5K S Navy Blvd

Gulf Breeze, FL
Publix
DUNKIN'
Starbucks
Fire House Subs
McDonald's
Dollar General
Regions
CVS pharmacy

LOCATION OVERVIEW

Pensacola is located on Florida's Gulf Coast near the Florida/Alabama state line. The Pensacola market has experienced explosive growth in recent years due to the high population growth and strong median income. The strong economy and tourism have fueled the housing and retail demand in Pensacola over recent years. The government has a substantial presence in the metro, with more than 23,000 military and civilian personnel employed at NAS Pensacola, located just miles from the site. The property 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.

SITE
+/- 83 Acres



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	857	1,671	4,304
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	674	1,729
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$78,636	\$78,050	\$76,758
Average House Value	\$242,642	\$239,180	\$233,728

Demographics data derived from AlphaMap



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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