



LAKEFRONT RESIDENTIAL LOTS

1251 HWY 297A , CANTONMENT, FL 32533



PROPERTY DESCRIPTION

Lakeside living at its best. Up to 3.1 Acres of beautiful lakefront residential lots available in Pensacola, Florida. Excellent residential development opportunity. There are several waterfront lots available ranging in size from +/- .29 acres up to 3.1 acres total with over 1,600 feet of water frontage. The land can be subdivided. The parcels are zoned low density mixed use (LDMU) which allows single-family residential dwellings.

PROPERTY HIGHLIGHTS

- Waterfront lots available ranging in size from +/- .29 acres up to 3.1 acres
- Excellent residential or multifamily development opportunity
- Ideally located in the Pensacola MSA

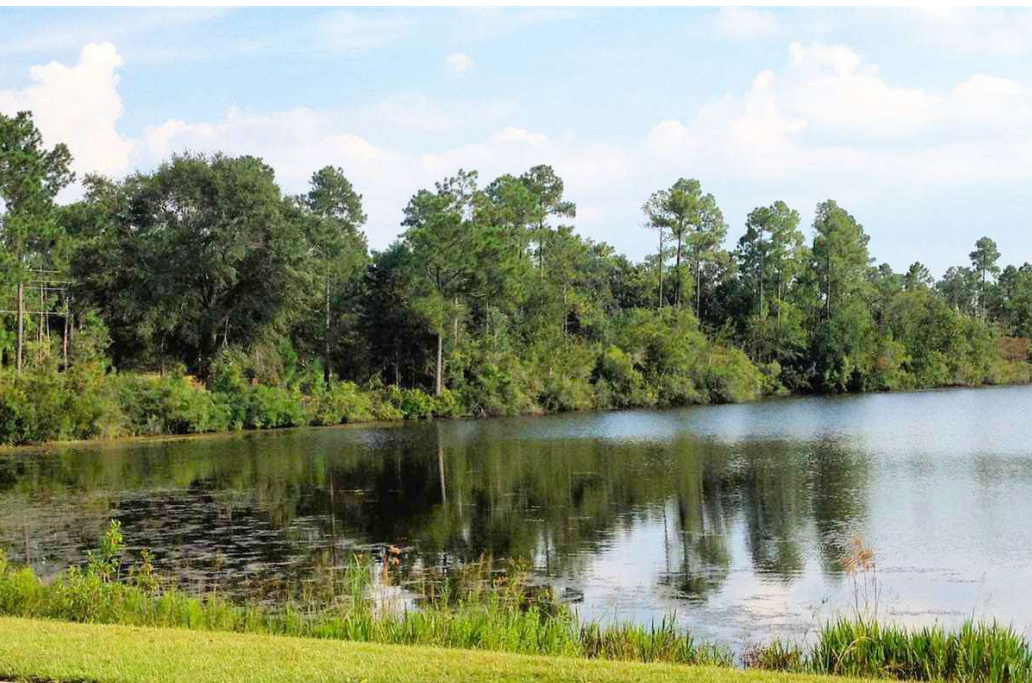
OFFERING SUMMARY

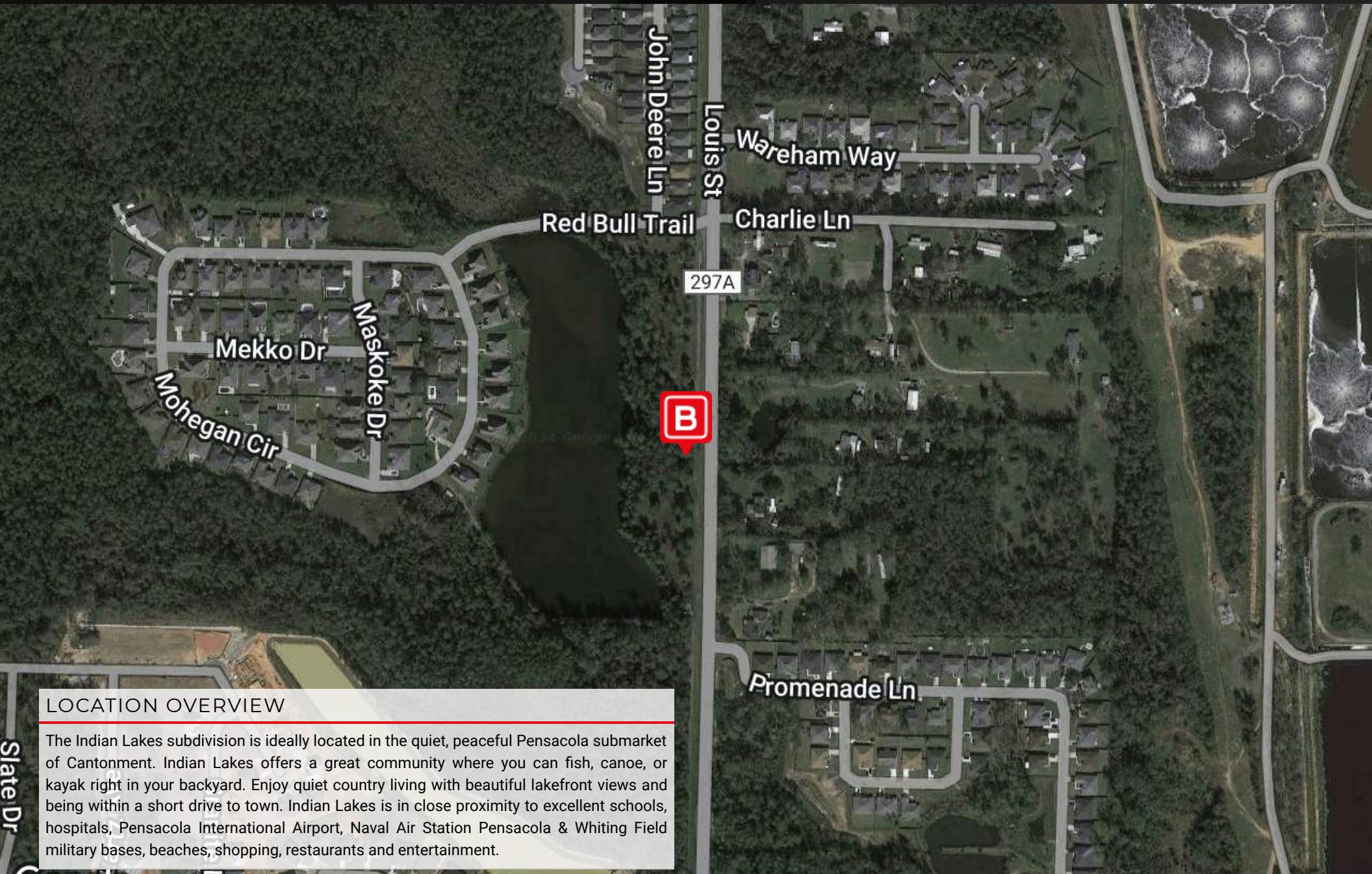
Sale Price	\$59,000
Lot Size	.37 Acres
Zoning	LDMU
Property Type	Land
Traffic Count	6,500
Market	Pensacola-Ferry Pass-Brent



OF LOTS 8 | TOTAL LOT SIZE 0.37 ACRES | TOTAL LOT PRICE \$59,000 | BEST USE RESIDENTIAL DEVELOPMENT

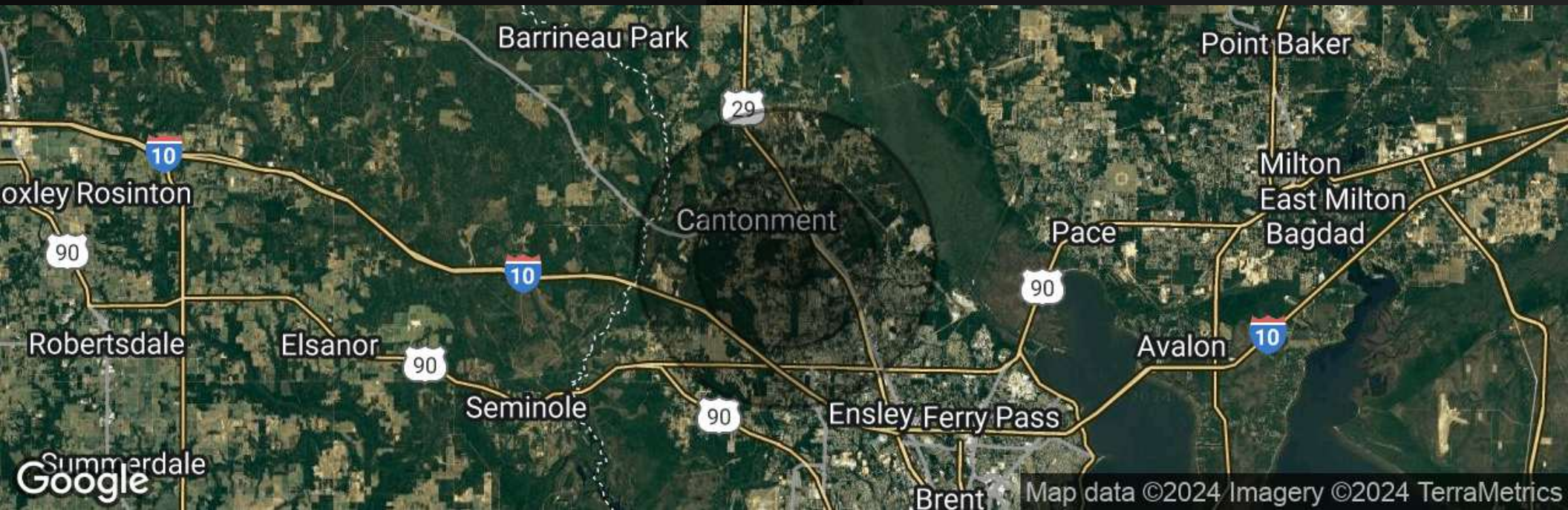
STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE
Unavailable	G1	231N311302010007	Residential	0.63 Acres	N/A
Unavailable	G2	231N311302020007	Residential	0.44 Acres	N/A
Unavailable	G3	231N311302030007	Residential	0.39 Acres	N/A
Unavailable	G4	231N311302040007	Residential	0.81 Acres	N/A
Available	H4	231N311302040008	Residential	0.37 Acres	\$59,000
Unavailable	H3	231N311302030008	Residential	0.29 Acres	N/A
Unavailable	H2	231N311302020008	Residential	0.34 Acres	N/A
Unavailable	H1	231N311302010008	Residential	0.64 Acres	N/A





LOCATION OVERVIEW

The Indian Lakes subdivision is ideally located in the quiet, peaceful Pensacola submarket of Cantonment. Indian Lakes offers a great community where you can fish, canoe, or kayak right in your backyard. Enjoy quiet country living with beautiful lakefront views and being within a short drive to town. Indian Lakes is in close proximity to excellent schools, hospitals, Pensacola International Airport, Naval Air Station Pensacola & Whiting Field military bases, beaches, shopping, restaurants and entertainment.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,488	12,291	34,795
Average Age	38.3	41.1	40.9
Average Age (Male)	37.3	40.7	40.3
Average Age (Female)	40.4	41.6	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	529	4,584	13,288
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$55,013	\$67,140	\$67,612
Average House Value	\$167,152	\$181,461	\$189,755

* Demographic data derived from 2020 ACS - US Census

**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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