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COMMERCIAL



+/- 100-ACRE PENSACOLA DEVELOPMENT OPPORTUNITY

HWY 98 & BLUE ANGEL PKWY, PENSACOLA, FL 32506



PROPERTY DESCRIPTION

Prime +/- 100-acre development site available in the heart of Pensacola, Florida. The site is one of the largest and best commercial and residential development sites available in Northwest Florida and along all of the Gulf Coast. The property consists of several parcels on the north and south 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 the ideal location for a mixed-use retail, hotel, multi-family, and residential development. The property has excellent visibility and access along the highly trafficked Hwy 98 which serves as a major thoroughfare in NW Florida and stretches from Alabama all the way to southern Florida. The Pensacola market has experienced explosive growth and development in recent years. Navy Federal Credit Union recently announced expansion plans to double its workforce by 2020, which will bring their employment total to more than 10,000. 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. There have been new developments in the immediate vicinity with the brand new Perdido Urgent Care across the street and a strip center adjacent to the site.

The acreage is zoned Heavy Commercial Light Industrial (HC/LI) and HDMU which allows for a wide variety of commercial and residential uses. The density allowed will vary on the proposed use and site plan approval through the county. The owner will consider subdividing the northern tracts and southern tracts as shown on the aerial with breakout pricing. The seller reserves the billboard leases and also the mineral rights, if any.

PROPERTY HIGHLIGHTS

- Rare developer opportunity; one of the largest and best undeveloped sites available in Northwest Florida
- Premier development site with over +/- 100 acres available on the north side of Hwy 98 and 915 Acres available on the south side
- Excellent mixed-use development site suitable for multi-family, high-density residential, retail, hospitality, shopping center, restaurants, and other commercial uses.
- Strong median income and population growth have recently helped fuel housing and retail demand in Pensacola

OFFERING SUMMARY

Property Size	+/-100 Acres
Zoning	HC/LI & HDMU
Property Type	Commercial/Multifamily Land
Traffic Count	36,400



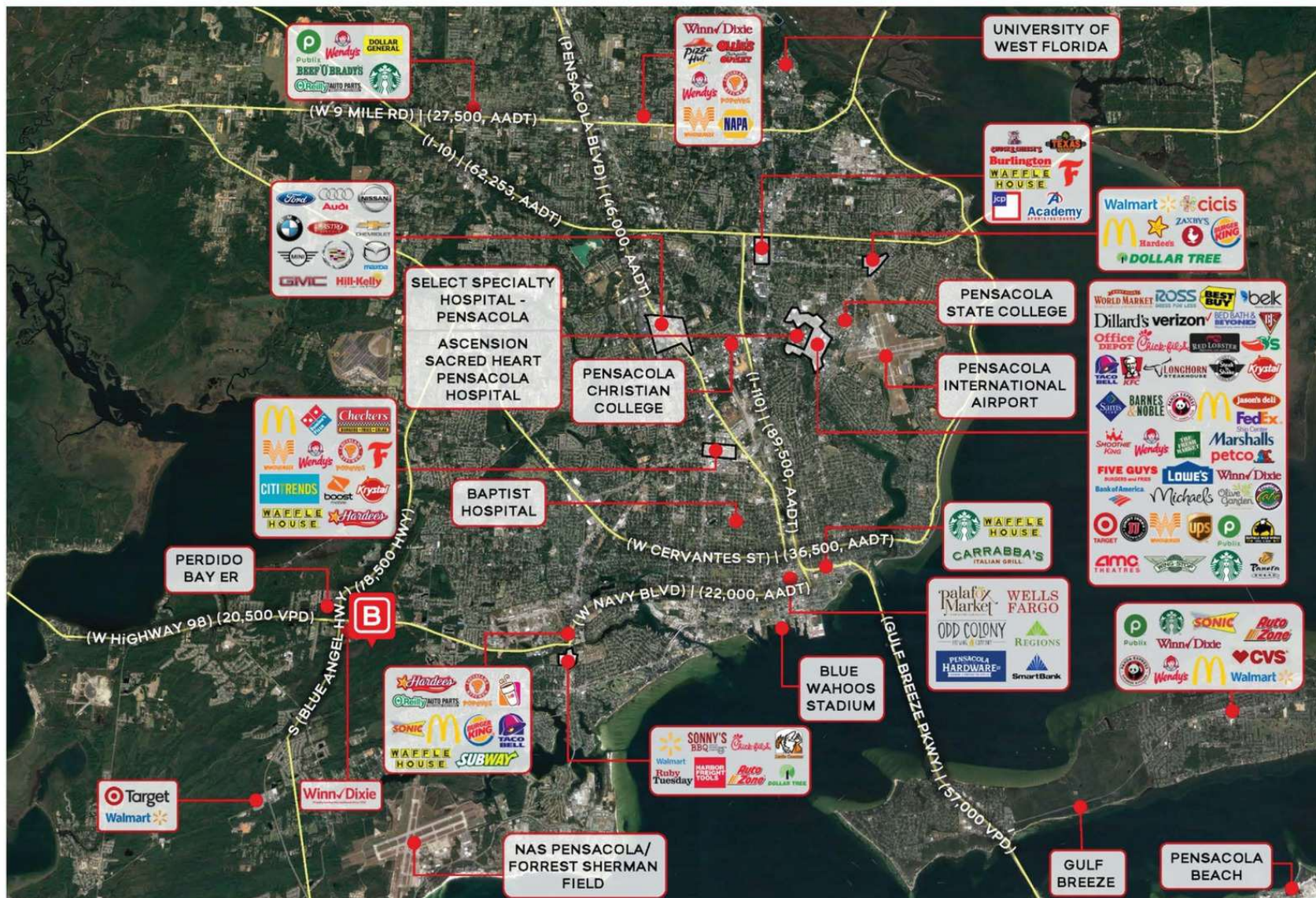
OF LOTS 5 | TOTAL LOT SIZE +/- 27- 45 ACRES | TOTAL LOT PRICE \$369,000 - \$2.167MM | BEST USE COMMERCIAL, RESIDENTIAL, & MULTIFAMILY

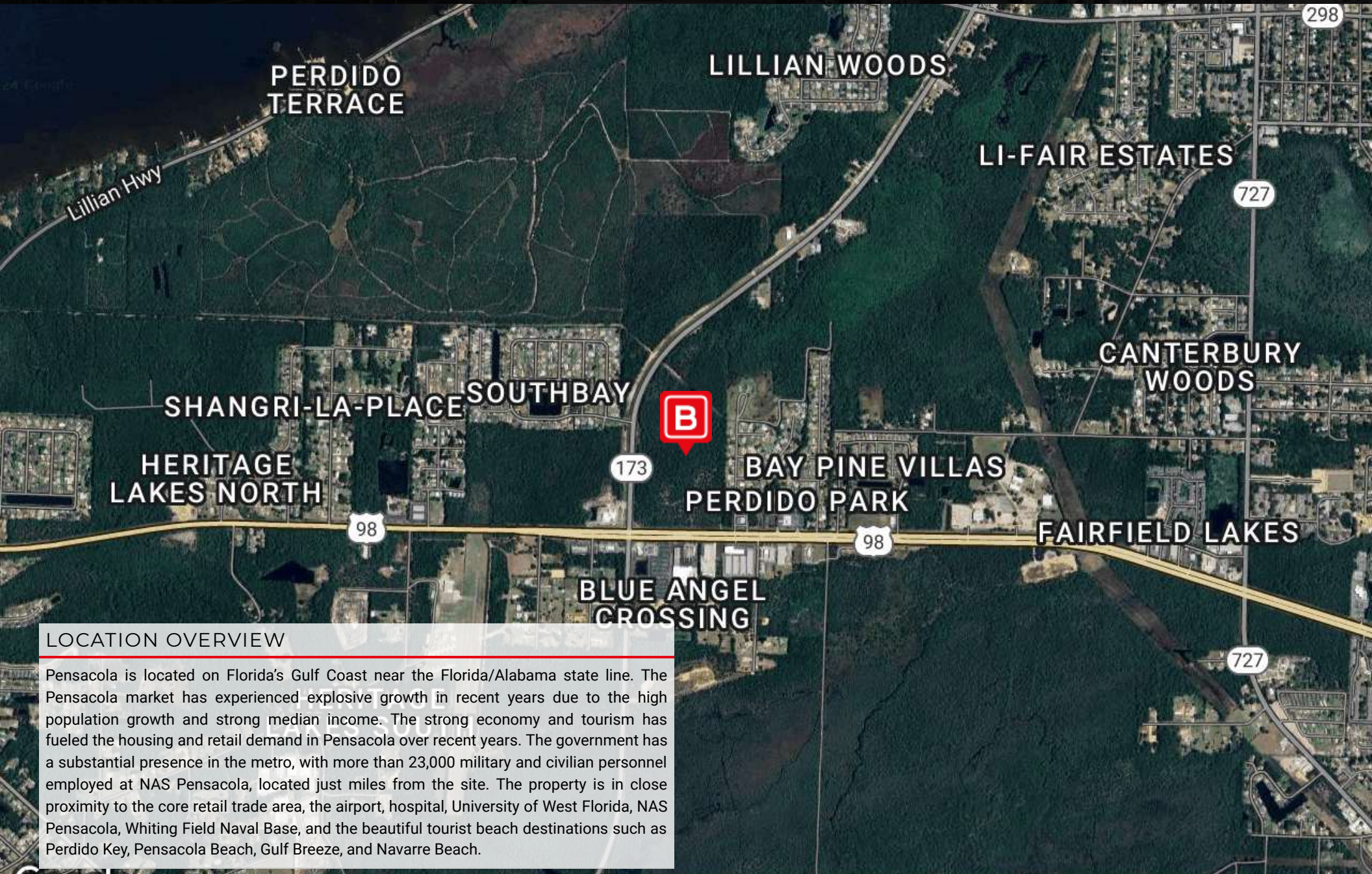
STATUS	LOT #	APN	SIZE	PRICE	ZONING
Available	A	Portion of Parcel ID: 222S311101000000	27 Acres	\$1,200,000	HC/LI
Available	1-B	182S311301000001	40 Acres	\$999,000	HC/LI
Pending	1-C	182S311301000001	45 Acres	\$369,000	HC/LI
Sold			322 Acres	N/A	





PENSACOLA, FL

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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 has 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 in close proximity to the core retail trade area, the airport, hospital, University of West Florida, NAS Pensacola, Whiting Field Naval Base, and the beautiful tourist beach destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.



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

* 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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