

**BELLCORE**

COMMERCIAL



# 331 COMMERCIAL DISTRICT

20431 US HIGHWAY 331 S, FREEPORT, FL 32439



**PROPERTY DESCRIPTION**

This 40,000 SF development is located on a key corridor to South Walton, providing high visibility and easy highway access in a rapidly growing market. With limited warehouse availability in the area, this is an ideal opportunity for businesses needing versatile, high-quality space. Garage doors are 12' wide by 14' high. Completion date SPRING 2026.

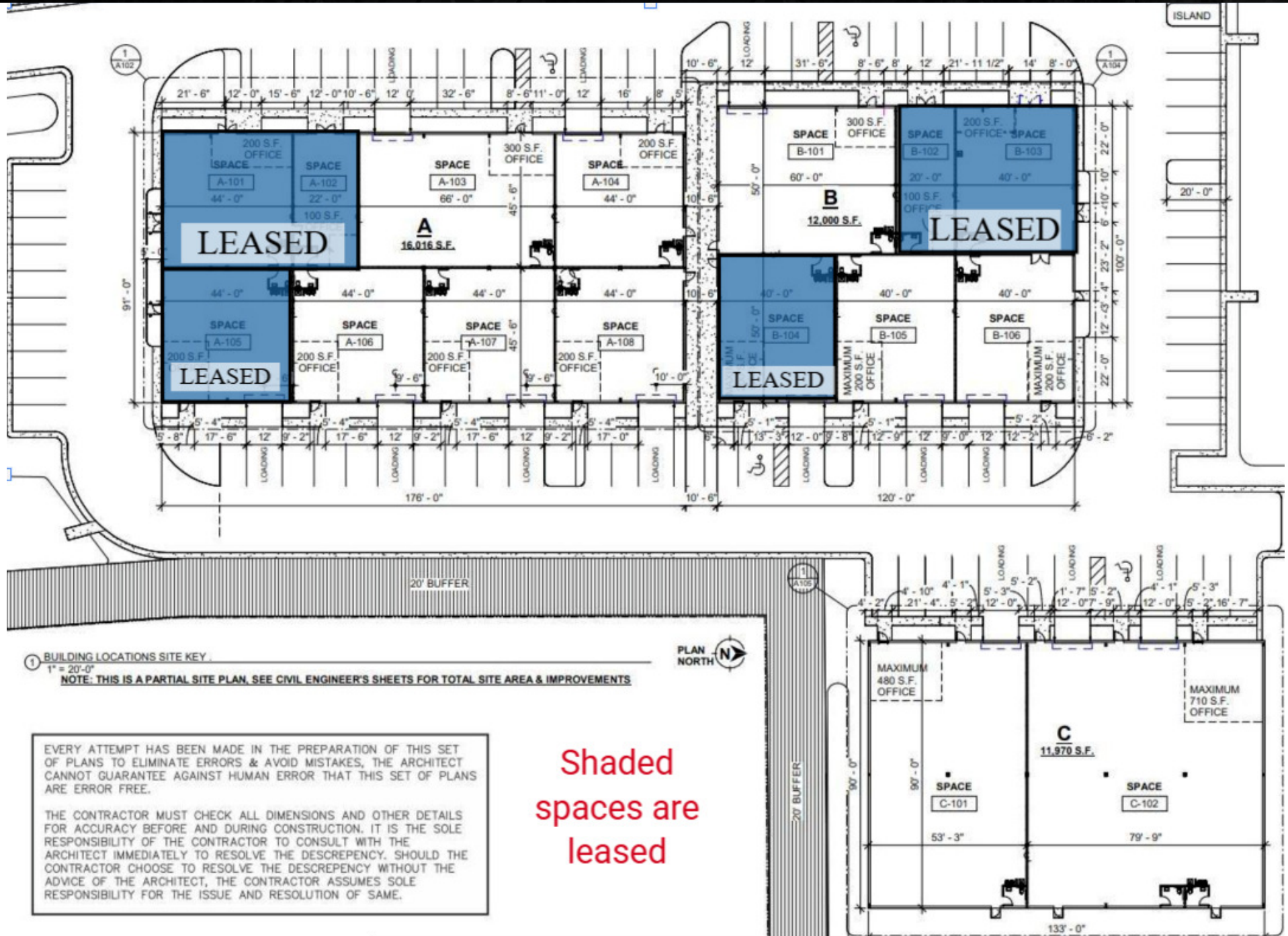
**PROPERTY HIGHLIGHTS**

- Three warehouse buildings with 16 total units
- Lease options: Individual units or full buildings
- 12-month development timeline- Estimated Delivery Date March 2026
- Strategic location with high demand for flex space

**OFFERING SUMMARY**

Lease Rate:	\$21 SF/yr (Starting From)
Contiguous Available SF:	1,000 - 11,970 SF
Lot Size:	3.64 Acres
Building Size:	39,986 SF
Zoning	GC
Property Type	Office
Traffic Count	26,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	292	1,419	5,064
Total Population	777	3,694	13,171
Average HH Income	\$80,992	\$87,361	\$103,348



① BUILDING LOCATIONS SITE KEY  
 1" = 20'-0"  
 NOTE: THIS IS A PARTIAL SITE PLAN, SEE CIVIL ENGINEER'S SHEETS FOR TOTAL SITE AREA & IMPROVEMENTS



EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS SET OF PLANS TO ELIMINATE ERRORS & AVOID MISTAKES, THE ARCHITECT CANNOT GUARANTEE AGAINST HUMAN ERROR THAT THIS SET OF PLANS ARE ERROR FREE.

THE CONTRACTOR MUST CHECK ALL DIMENSIONS AND OTHER DETAILS FOR ACCURACY BEFORE AND DURING CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT WITH THE ARCHITECT IMMEDIATELY TO RESOLVE THE DISCREPANCY. SHOULD THE CONTRACTOR CHOOSE TO RESOLVE THE DISCREPANCY WITHOUT THE ADVICE OF THE ARCHITECT, THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR THE ISSUE AND RESOLUTION OF SAME.

Shaded spaces are leased



B - WEST SIDE LOOKING NORTH



A - WEST SIDE LOOKING SOUTH



EAST SIDE LOOKING NORTH



B - EAST SIDE LOOKING SOUTH



HARRY BELL JR.

Managing Broker

[harry@bellcorecommercial.com](mailto:harry@bellcorecommercial.com)

Direct: **850.977.6991** | Cell: **850.240.0527**

FL #BK3026917 // AL #000078384-1

## 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.

Bellcore Commercial  
17 W Cedar Street  
Pensacola, FL 32502  
850.434.3434