

BELLCORE

COMMERCIAL



2.4 ACRE COMMERCIAL PARCEL IN PACE

5321 U.S. 90, PACE, FL 32571



PROPERTY DESCRIPTION

This 2.4-acre commercial site offers an exceptional opportunity for investors, developers, and owner-users seeking a highly visible property in the Pace market. Zoned HCD, the property supports a broad range of retail, restaurant, office, automotive, and service-oriented uses, providing outstanding flexibility for future development. With direct frontage along U.S. Highway 90 and traffic counts of approximately 32,500 vehicles per day, the site benefits from excellent visibility, accessibility, and consumer exposure. Combining a desirable commercial zoning designation, generous site size, and strong development potential, this property is well positioned for a variety of commercial investment opportunities.



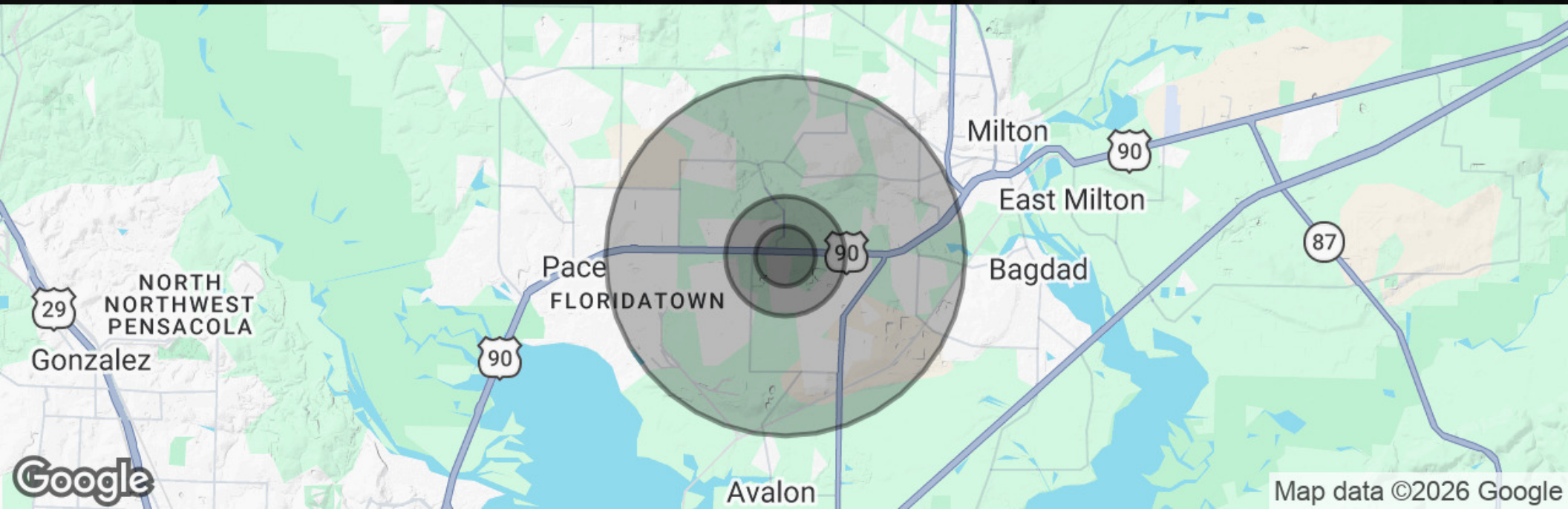
PROPERTY HIGHLIGHTS

- 2.4 Acres
- Zoned HCD - Highway Commercial Development
- 197 ft of Frontage on Hwy 90
- Excellent Visibility & Access
- High-Exposure Commercial Corridor
- Flexible Commercial Zoning

OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	2.473 Acres
Zoning	HCD
Property Type	Land
Traffic Count	32,500





POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	1,163	4,140	30,400
Average Age	42.1	39.0	37.1
Average Age (Male)	39.6	36.5	35.9
Average Age (Female)	46.8	43.6	39.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	428	1,487	11,158
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$80,351	\$83,370	\$95,183
Average House Value	\$210,177	\$218,899	\$249,522

2023 American Community Survey (ACS)



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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