

# BELLCORE

COMMERCIAL



## VACANT COMMERCIAL LAND IN PACE, FL

HWY 90, PACE, FL 32571



PROPERTY DESCRIPTION

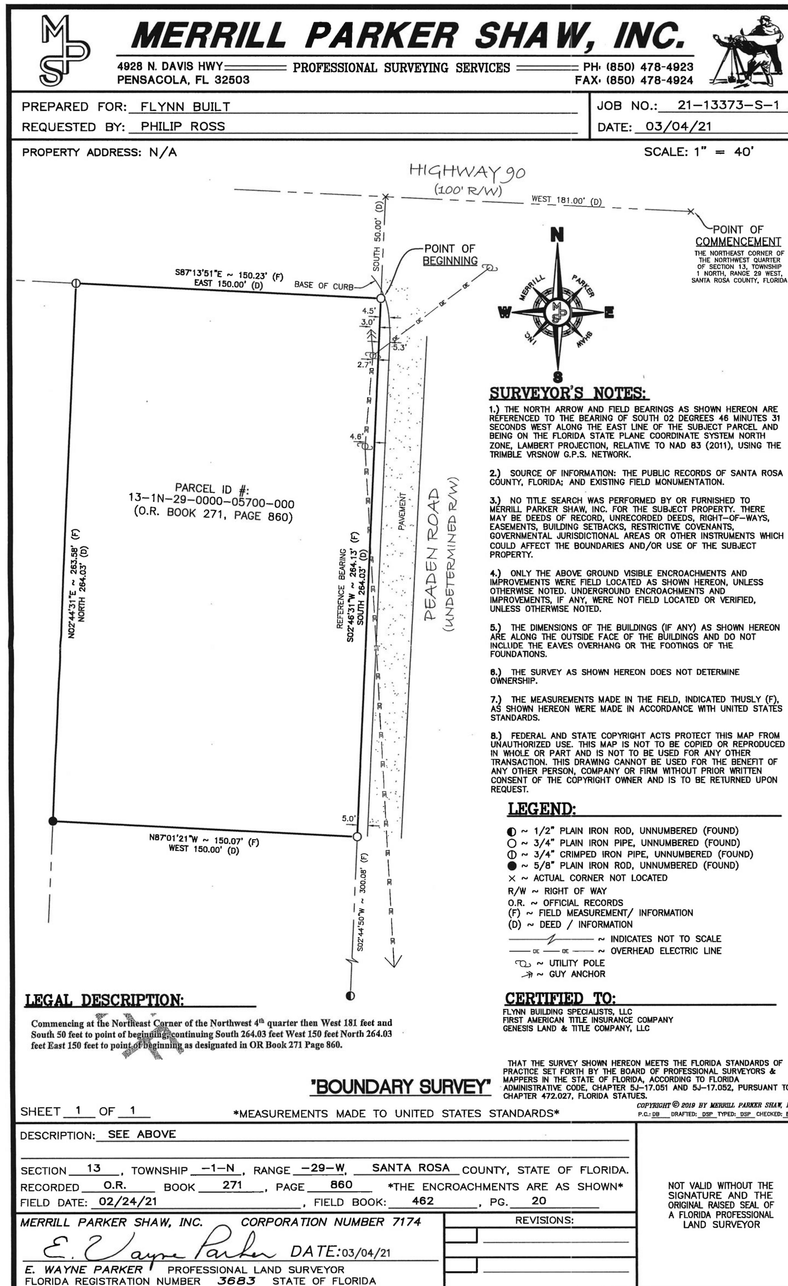
The +/- .91-acre property is located along Hwy 90 (33,000 AADT), which goes directly through the heart of Pace, FL. The property has excellent visibility, full access, and exposure on Hwy 90 and would be an ideal location for a restaurant, office, tourism business, or retail user. The site is located near the Lowes in Pace and is zoned HCD. The Pace community is conveniently located midway between the Pensacola and Milton areas, home to two of the busiest Naval Air bases in the country, NAS Pensacola and NAS Whiting Field. Pace, FL, has a significant military presence, and a large population of personnel resides in this immediate area.

PROPERTY HIGHLIGHTS

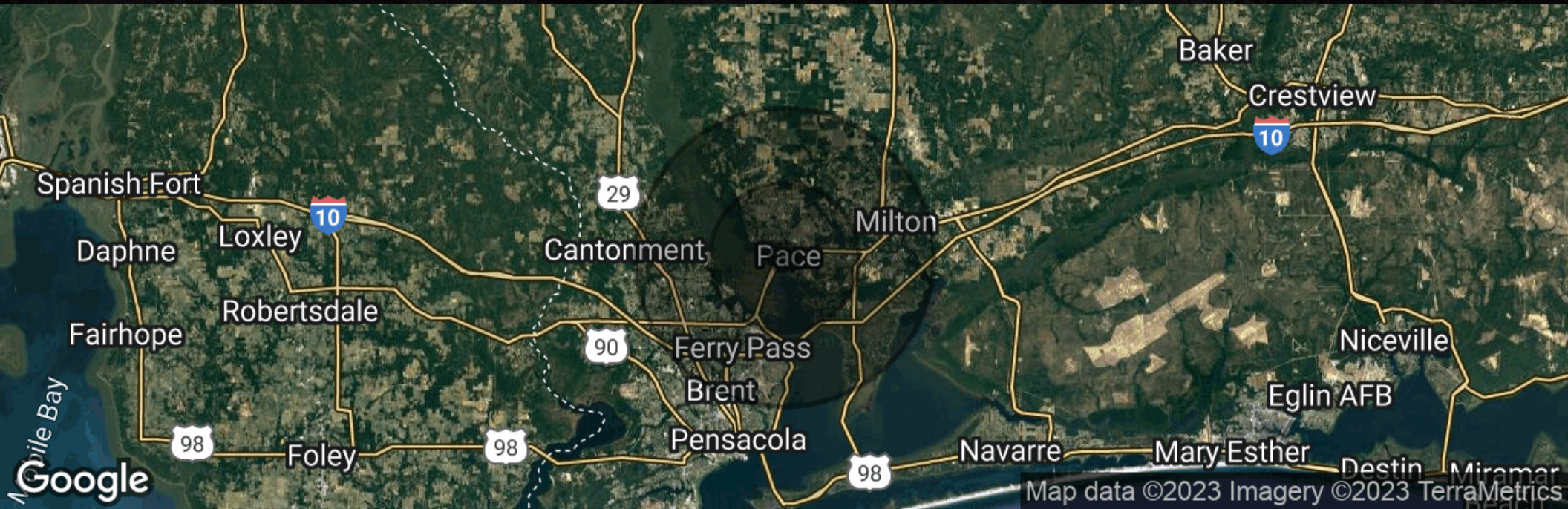
- An incredible addition to the Pace Crossings Shopping Area
- Prime visibility along Hwy 98
- Zoned HCD
- Full Access Parcel

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	0.91 Acres
Zoning	HCD
Property Type	Land
Traffic Count	35,900







POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,087	43,550	191,620
Average Age	35.7	37.4	38.5
Average Age (Male)	34.7	37.7	37.5
Average Age (Female)	37.2	38.0	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,308	16,840	80,690
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$56,322	\$73,669	\$68,369
Average House Value	\$146,635	\$192,937	\$173,473

\* Demographic data derived from 2020 ACS - US Census



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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