



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

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	529	4,584	13,288
Total Population	1,488	12,291	34,795
Average HH Income	\$55,013	\$67,140	\$67,612



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

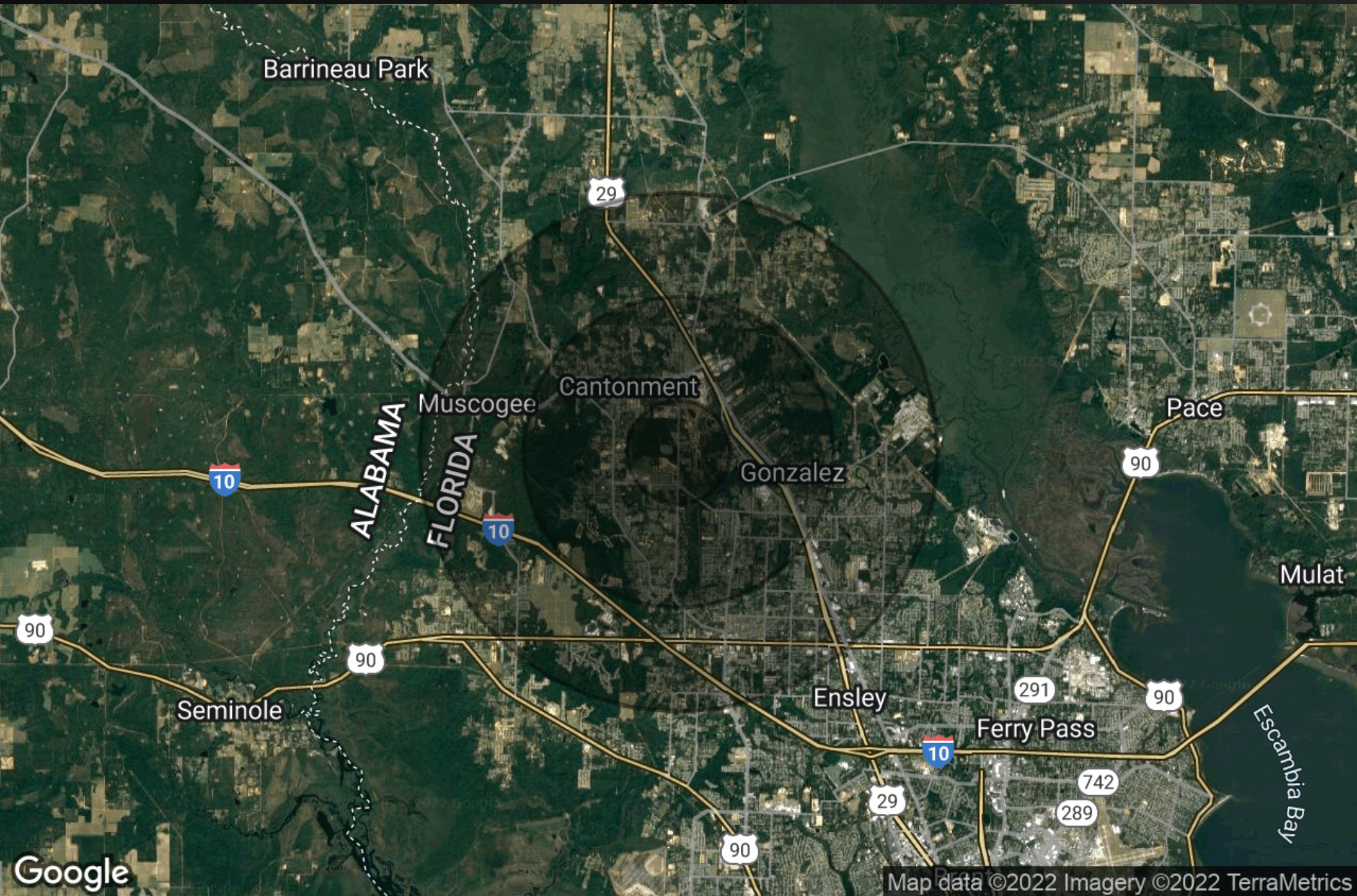
STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE
Unavailable	G1	231N311302010007	Residential	0.63 Acres	N/A
Unavailable	G2	231N311302020007	Residential	0.44 Acres	N/A
Unavailable	G3	231N311302030007	Residential	0.39 Acres	N/A
Unavailable	G4	231N311302040007	Residential	0.81 Acres	N/A
Available	H4	231N311302040008	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.



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.5887/-87.3289

RS1

1111-1331 Hwy 297 A

Cantonment, FL 32533

1 mi radius 3 mi radius 5 mi radius

POPULATION	2021 Estimated Population	2,067	17,215	43,548
	2026 Projected Population	2,446	19,521	48,415
	2010 Census Population	951	14,721	36,692
	2000 Census Population	700	13,066	31,472
	Projected Annual Growth 2021 to 2026	3.7%	2.7%	2.2%
	Historical Annual Growth 2000 to 2021	9.3%	1.5%	1.8%
	2021 Median Age	38.2	39.8	39.2
HOUSEHOLDS	2021 Estimated Households	710	6,410	16,761
	2026 Projected Households	826	7,074	18,116
	2010 Census Households	311	5,393	13,899
	2000 Census Households	225	4,695	11,541
	Projected Annual Growth 2021 to 2026	3.2%	2.1%	1.6%
	Historical Annual Growth 2000 to 2021	10.3%	1.7%	2.2%
RACE AND ETHNICITY	2021 Estimated White	70.5%	79.3%	79.7%
	2021 Estimated Black or African American	23.0%	14.3%	12.8%
	2021 Estimated Asian or Pacific Islander	1.9%	2.0%	2.4%
	2021 Estimated American Indian or Native Alaskan	0.6%	0.9%	1.0%
	2021 Estimated Other Races	3.9%	3.4%	4.0%
	2021 Estimated Hispanic	3.4%	4.0%	4.5%
INCOME	2021 Estimated Average Household Income	\$66,934	\$80,668	\$88,612
	2021 Estimated Median Household Income	\$66,711	\$72,305	\$74,912
	2021 Estimated Per Capita Income	\$23,791	\$30,175	\$34,166
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.2%	1.8%
	2021 Estimated Some High School (Grade Level 9 to 11)	5.8%	5.8%	4.6%
	2021 Estimated High School Graduate	29.8%	29.6%	27.9%
	2021 Estimated Some College	19.3%	22.9%	23.2%
	2021 Estimated Associates Degree Only	13.6%	12.4%	13.9%
	2021 Estimated Bachelors Degree Only	19.6%	19.3%	19.5%
	2021 Estimated Graduate Degree	9.0%	7.8%	9.1%
BUSINESS	2021 Estimated Total Businesses	38	510	1,621
	2021 Estimated Total Employees	210	4,001	12,074
	2021 Estimated Employee Population per Business	5.5	7.8	7.4
	2021 Estimated Residential Population per Business	53.8	33.7	26.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**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.

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