

BELLCORE

COMMERCIAL



VACANT LAND GULF BREEZE

GULF BREEZE PKWY, GULF BREEZE, FL 32563

PROPERTY SUMMARY



LOCATION DESCRIPTION

Gulf Breeze is located in Santa Rosa County, which is a resident and tourist's dream with top-notch amenities. Additionally, Gulf Breeze is near three large military bases; NAS Pensacola, Whiting Field in Milton, and Eglin Air Force Base in Ft. Walton Beach. The population density in the area is expected to continue to grow, which, when added to a strong tourism industry, positions the area for strong economic growth. The region is widely known as a family-friendly vacation destination ideal for weekend getaways or an ideal place to reside with highly rated schools, low crime rates, and beautiful coastlines.

PROPERTY DESCRIPTION

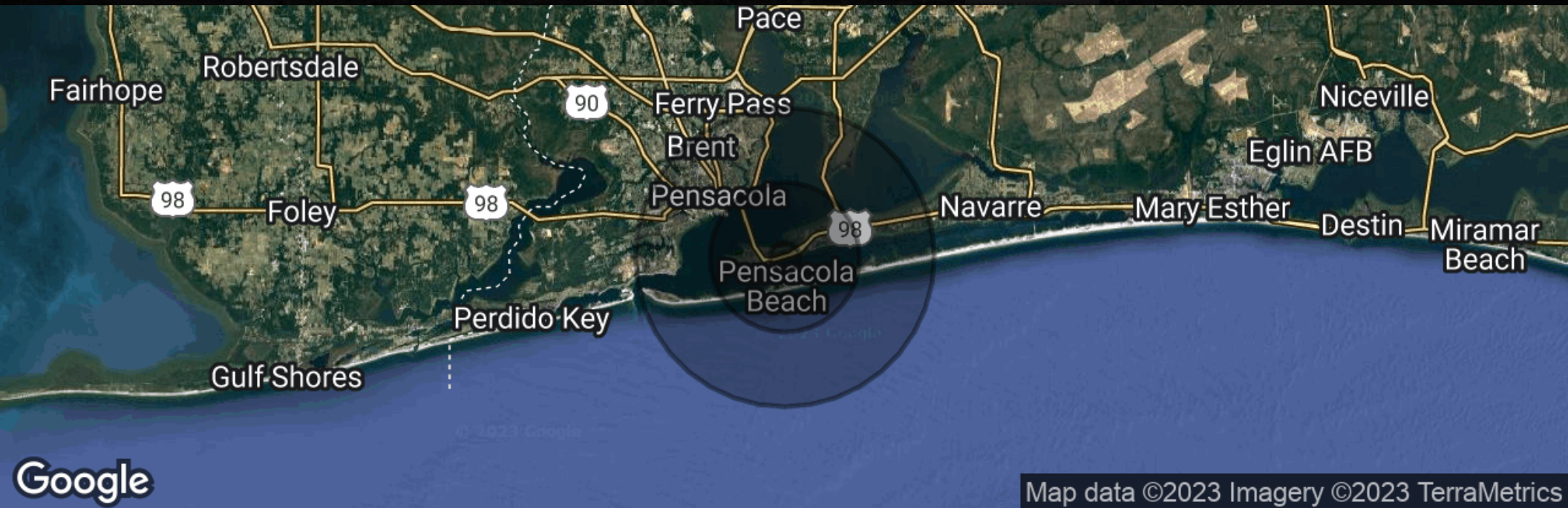
Incredible full access vacant commercial land for sale in Gulf Breeze, FL. The property is +/- 7.79 acres, zoned HCD, located at the highly trafficked intersection of Gulf Breeze Pkwy (Hwy 98 39,500 AADT) and New Hope Road. The property is near several residential communities, Tiger Point Golf Club, and beaches. Nearby national/credit tenants include Wal-Mart Supercenter, Lowe's, Dollar Tree, Walgreens, Sally Beauty, Anytime Fitness, Starbucks, Mattress Firm, and Wells Fargo.

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	7.79 Acres
Zoning	HCD
Property Type	Land
Traffic Count	39,500







POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	465	24,504	146,241
Average Age	44.7	45.5	39.6
Average Age (Male)	43.1	43.2	37.8
Average Age (Female)	46.5	46.5	41.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	252	12,144	66,590
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$168,571	\$98,756	\$67,244
Average House Value	\$717,659	\$366,106	\$201,761

* Demographic data derived from 2020 ACS - US Census



HARRY BELL JR.

Managing Broker

harry@bellcorecommercial.com

Direct: 833.434.2355 | 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