

BELLCORE

COMMERCIAL

SITE

0.51 Acres

Zoned: Vacant Residential

\$100,000.00

28-1S-19-23040-00D-0310

MaeDae
Electric

the
OAR HOUSE

Dover
Lane

Narcissus
Drive

Magnolia
Drive

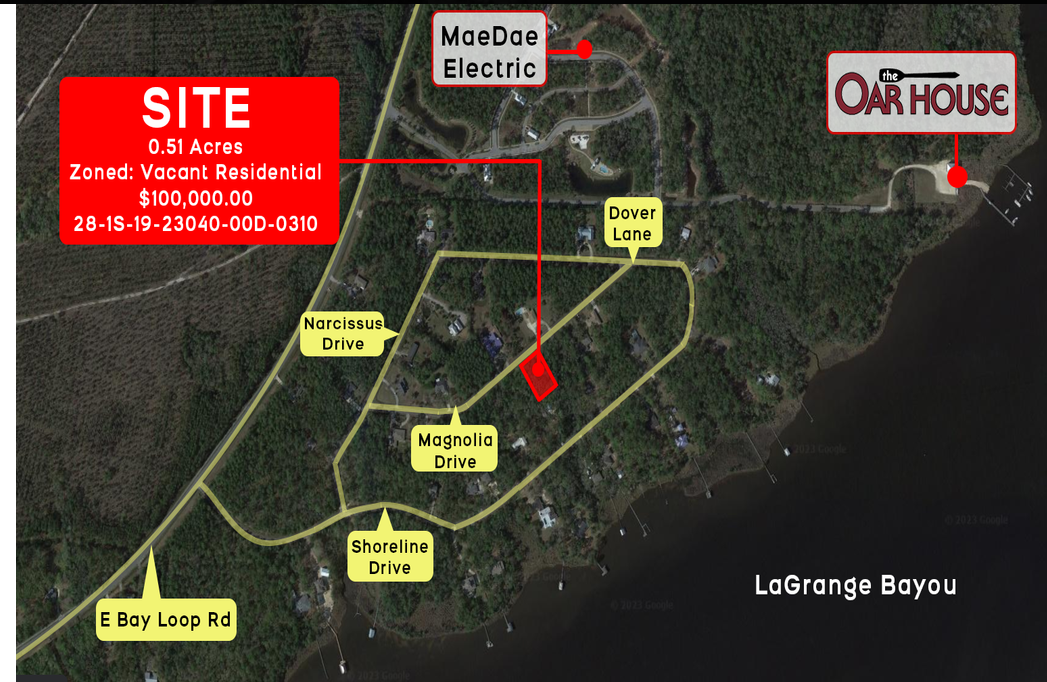
Shoreline
Drive

E Bay Loop Rd

LaGrange Bayou

RESIDENTIAL LAND MAGNOLIA DR

MAGNOLIA DR, FREEPORT, FL 32439



PROPERTY DESCRIPTION

Vacant Magnolia Dr. Land with +/- 0.51 acres with direct access to Magnolia Dr. in Freeport, FL (Parcel ID No.: 28-1S-19-23040-00D-0310). The parcel is in the neighborhood of LaGrange Shores, located off US-331, and has a traffic count of 25,000 vehicles per day. US-331 spans 150 miles from Santa Rosa Beach, FL, to Montgomery, AL. The site is zoned Rural Village (RV) next to national retailers and businesses such as Publix, McDonald's, Waffle House, Dairy Queen, FedEx, UPS, Subway, Exxon, Shell, and many more.

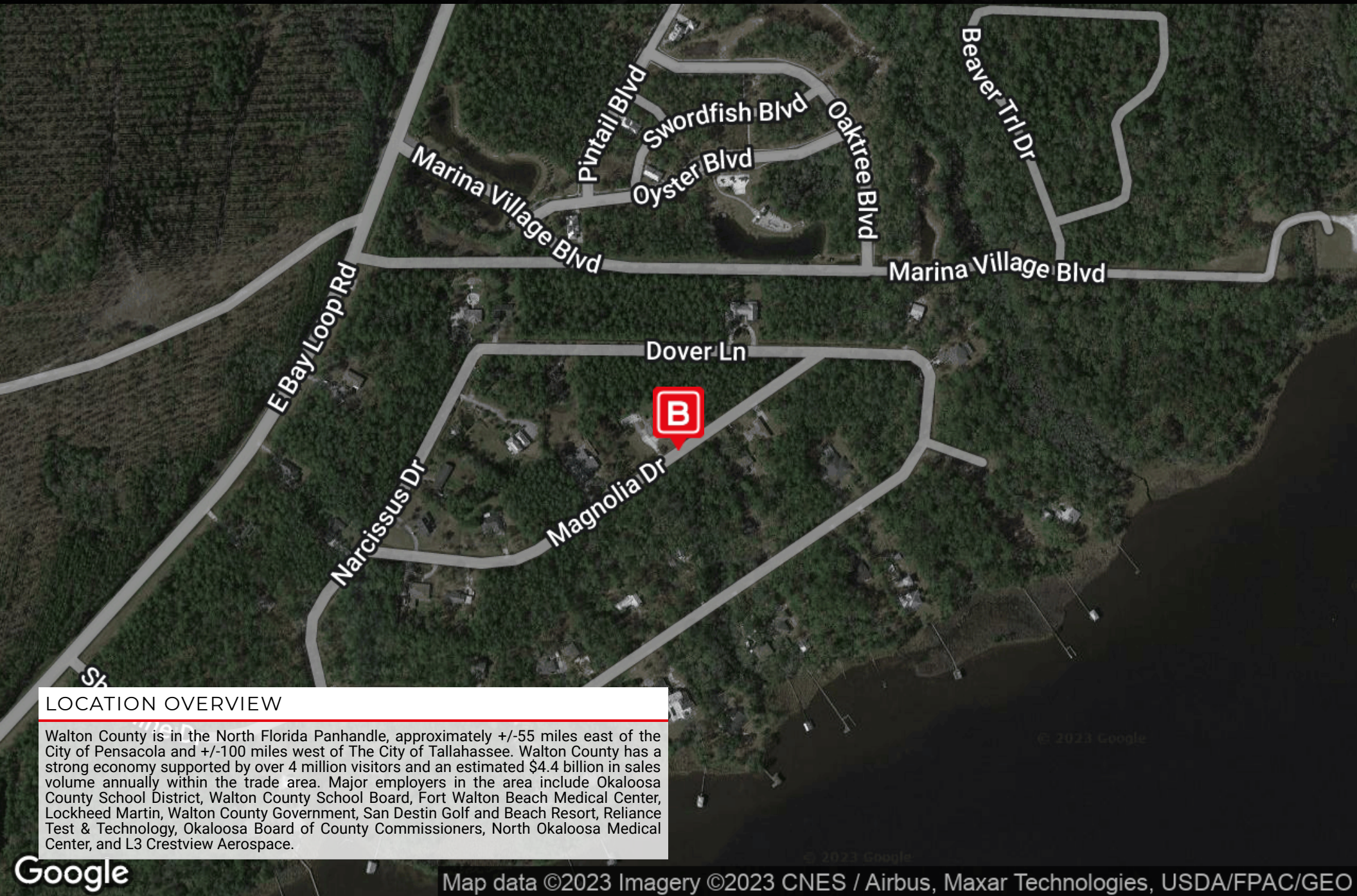
FOR SALE | RESIDENTIAL LAND MAGNOLIA DR

PROPERTY HIGHLIGHTS

- Residential Lot Zoned Rural Village (RV)
- +/- 0.51 Acres
- Located in the LaGrange Shores neighborhood in Walton County

OFFERING SUMMARY

Sale Price:	\$100,000
Lot Size:	0.51 Acres
Parcel ID No.:	28-1S-19-23040-00D-0310
Zoning	Rural Village
Property Type	Land
Traffic Count	4,200

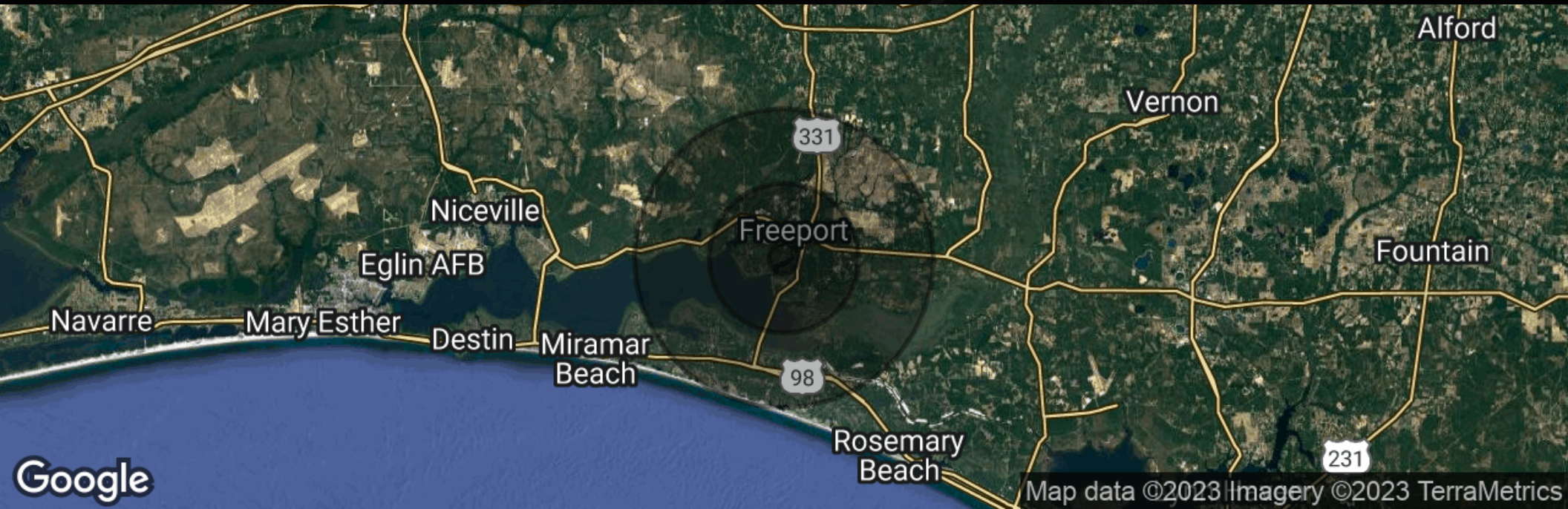


RURAL VILLAGE

The Rural Village Future Zoning District is intended to support and encourage a mixture of residential and non-residential uses typical of small rural villages.

PRIMARY USES ALLOWED:

Single-family residential, attached	Single-family residential, detached	Short term vacation rental units, attached
Short term vacation rental units, detached	Agricultural uses subject to Section G	Silvicultural uses
Functional agricultural related uses subject to Section G.	Civic uses	Parks and passive recreation use
Conservation use	Neighborhood commercial uses subject to Section G	Artisinal uses



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	515	6,952	22,814
Average Age	37.8	39.0	43.5
Average Age (Male)	36.1	38.5	41.8
Average Age (Female)	38.3	37.8	42.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	194	3,228	15,319
# of Persons per HH	2.7	2.2	1.5
Average HH Income	\$77,918	\$62,386	\$56,125
Average House Value	\$285,042	\$244,885	\$346,002

** 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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