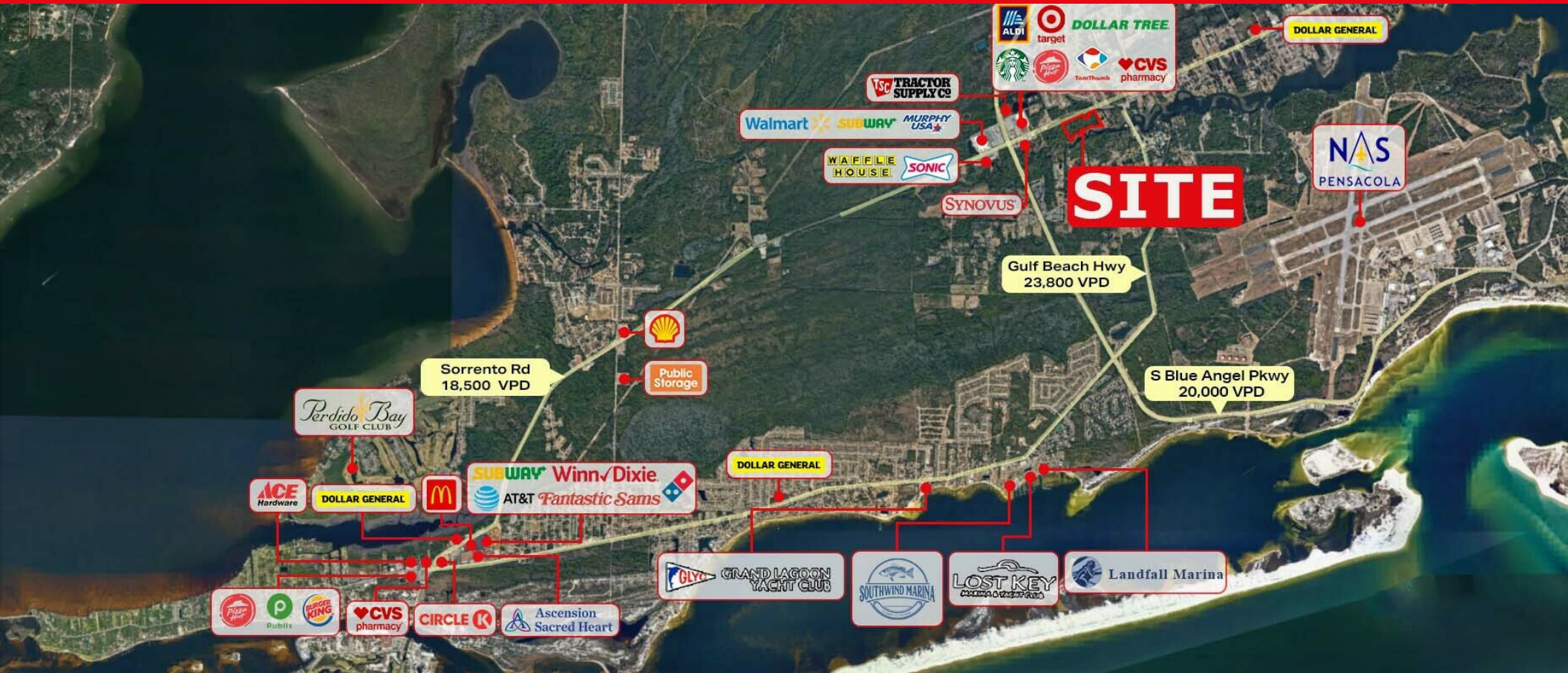


BELLCORE

COMMERCIAL



DIRECT ACCESS SORRENTO RD PARCEL- MOTIVATED SELLER!

9900 BLK SORRENTO RD, PENSACOLA, FL 32507



PROPERTY DESCRIPTION

Direct Access Sorrento Rd Parcel For Sale in Pensacola, FL. The +/- 16.99-acre property is located along Sorrento Road (13,600 AADT), near S Blue Angel Pkwy (21,500 AADT). Zoned LDMU – Low-Density Mixed Use, the parcel offers several development opportunities. The site's proximity to the Pensacola Naval Air Station, Pensacola State College, and downtown Pensacola, with access to numerous marinas, yacht clubs, and other tourism-based businesses, further enhances its investment potential. The property is also close to Perdido Key and Big Lagoon State Park; nearby national retailers include Walmart, Target, Starbucks, Sonic, Synovus Bank, AT&T, and many more.



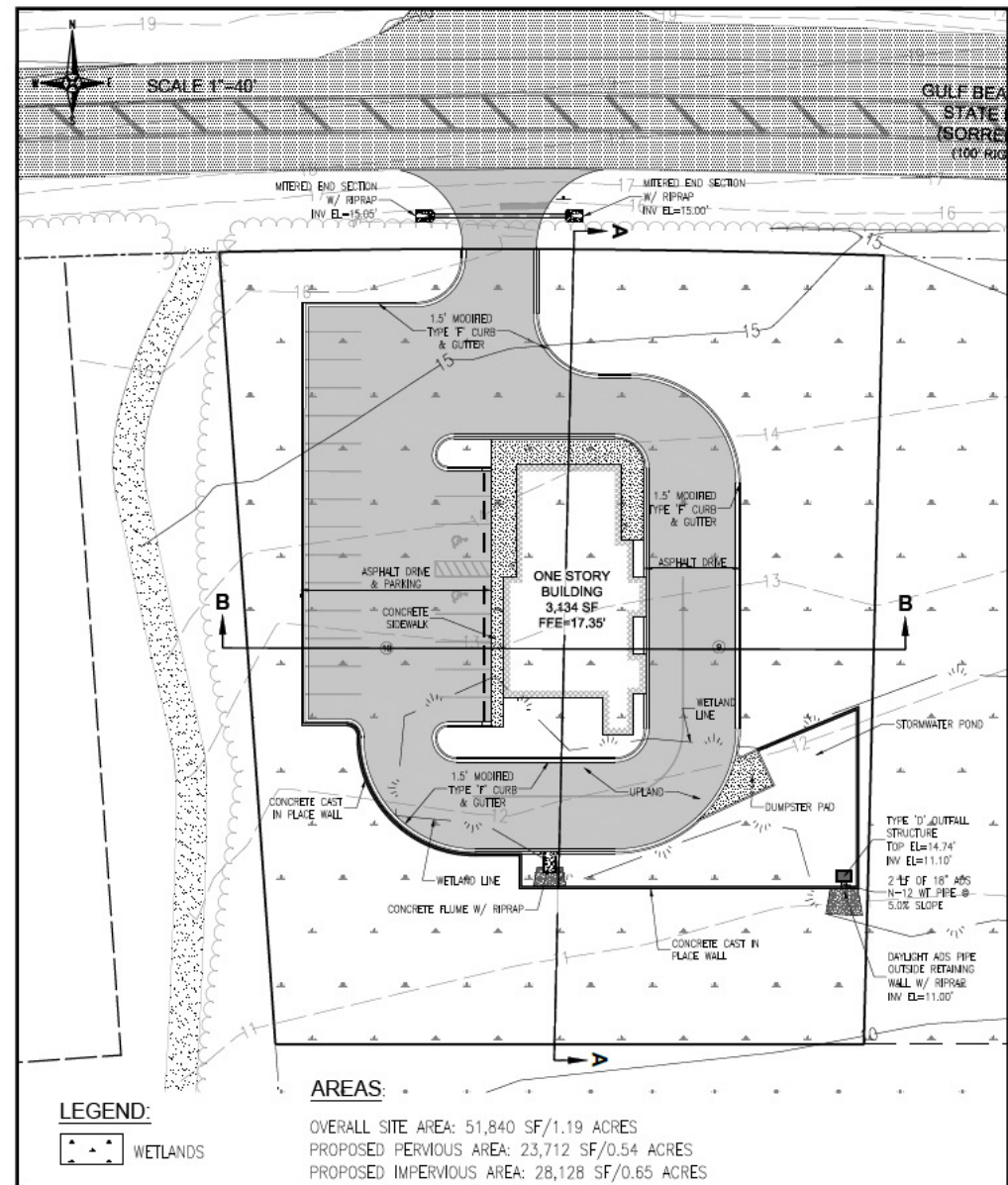
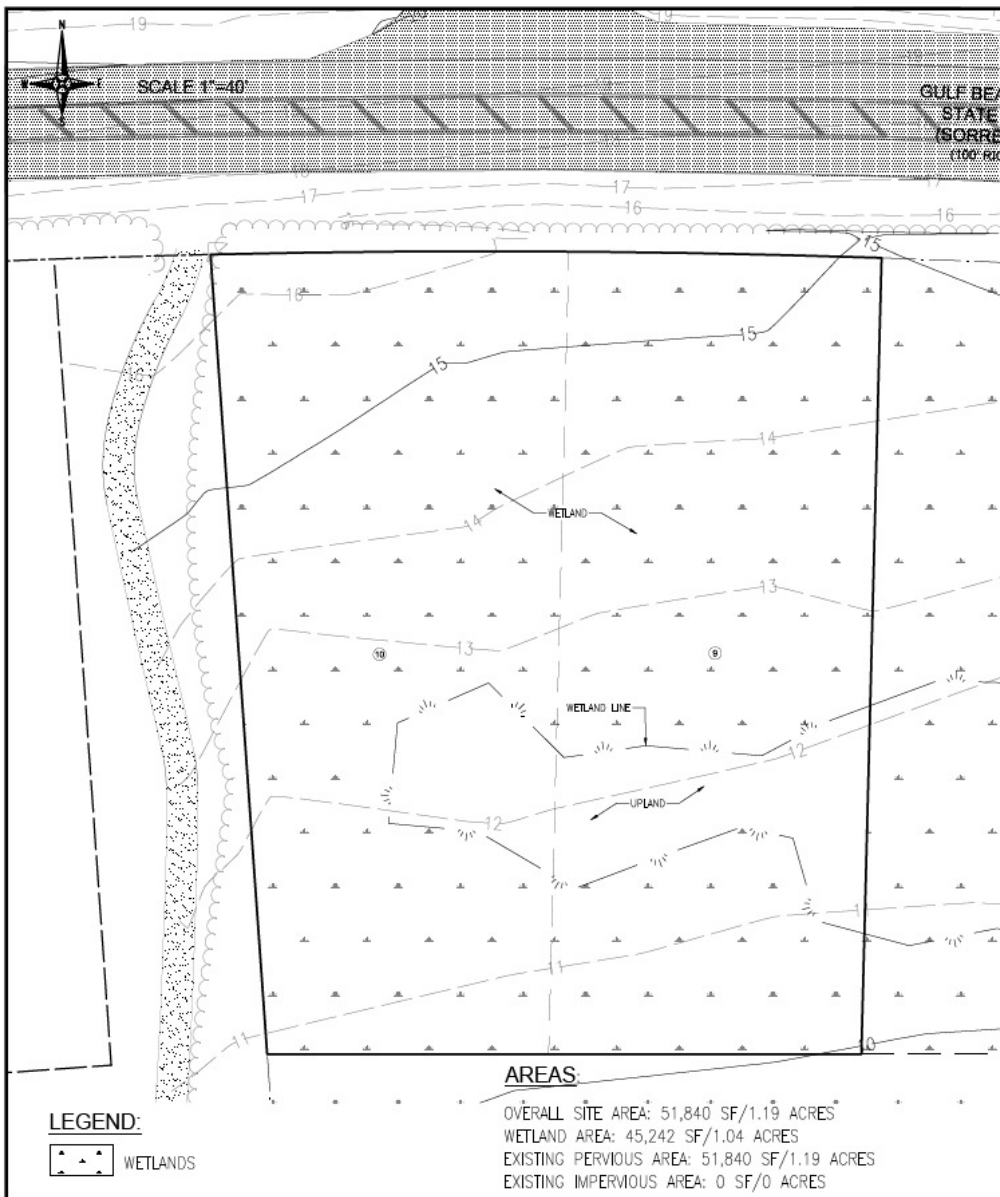
PROPERTY HIGHLIGHTS

- Zoned LDMU
- +/- 16.99 Acres
- Direct access to Sorrento Rd

OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	16.99 Acres
Zoning	LDMU
Property Type	Land
Traffic Count	13,600





Escambia County Low-Density Mixed Use (LDMU) Zoning

Permitted Uses:

Residential:	Manufactured (mobile) homes within manufactured home parks or subdivisions, including new or expanded manufactured home parks and subdivisions.	Single-family dwellings (other than manufactured homes), attached or detached, including townhouses and zero lot line subdivisions.	Two-family dwellings (duplex) and multifamily dwellings up to four units per building (triplex and quadplex)
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Retail Sales:	Small-scale (gross floor area 6,000 sq. ft. or less per lot) retail sales, or retail sales within a neighborhood retail center no greater than 35,000 square feet per lot and containing a mix of retail sales and services. Retail sales including, medical marijuana dispensing facilities, sales of beer and wine, but excluding sales of liquor or motor vehicles, and exclude permanent outdoor storage, display, or sales.		
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Retail Service:	Small-scale (gross floor area 6,000 square feet or less per lot) retail services or retail services within a neighborhood retail center no greater than 35,000 square feet per lot and containing a mix of retail sales and services. Retail services are limited to the following with no outdoor work or permanent outdoor storage:		
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Bed & Breakfast Inns	Person services, including those of beauty shops, health clubs, pet groomers, dry cleaners, and tattoo parlors,	Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.	Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, but excluding major motor vehicle or boat service or repair.	Restaurants, including on-premises consumption of alcohol, but excluding drive-in or drive-through service.
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Public & Civic:

Cemeteries, including family cemeteries	Educational facilities, including preschools, K-12, colleges, and vocational schools	Emergency service facilities, including law enforcement, firefighting, and medical assistance.	Funeral establishments	Offices for government agencies or public utilities, small scale
Places of worship	Public utility structures, excluding telecommunications towers.			

Recreation & Entertainment:

Marinas, private only	Parks without permanent restrooms or outdoor even lighting
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LOCATION OVERVIEW

Pensacola, located on Florida's Gulf Coast near the Florida/Alabama state line, has experienced explosive growth in recent years due to high population growth and median solid income. The strong economy and tourism have fueled housing and retail demand. The government has a substantial presence in the metro, with more than 23,000 military and civilian personnel employed at NAS Pensacola, located just miles from the site. The property is strategically located near the core retail trade area, Pensacola International Airport, hospitals, the University of West Florida, NAS Pensacola, Whiting Field Naval Base, and beautiful tourist beach destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach, offering a convenient and potentially valuable location for your investment.



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	248	1,121	3,978
Average Age	38	38	39
Average Age (Male)	37	37	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	103	476	1,699
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$78,545	\$79,138	\$79,255
Average House Value	\$251,119	\$259,605	\$259,080

2020 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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