

BELLCORE
COMMERCIAL



HC/LI ZONED LAND FOR SALE

7085 MOBILE HWY, PENSACOLA, FL 32526



PROPERTY HIGHLIGHTS

- +/- 7.74 Acres
- Zoned HC/LI
- 608 FT of Frontage on Mobile Hwy

Sale Price:	\$1,478,000
Lot Size:	7.747 Acres
Zoning	HC/LI
Property Type	Land
Traffic Count	15,000







LOCATION OVERVIEW

Pensacola, nestled along Florida's Gulf Coast near the state border with Alabama, has grown remarkably in recent years. This surge is attributed to a substantial rise in population and a robust median income. The city's flourishing economy, supported by tourism, has catalyzed increased demand in housing and retail sectors. The government has a substantial presence in the metro, with more than 23,000 military and civilian personnel employed at NAS Pensacola, located approximately 15 minutes from the site. Also, Whiting Field Naval Base is approximately 45 minutes from the site. The property is near the core retail trade area, airport, hospital, Pensacola State College, University of West Florida, and beautiful tourist destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	223	887	3,883
Average Age	41	41	41
Average Age (Male)	40	41	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	338	1,531
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$78,166	\$80,743	\$79,300
Average House Value	\$232,330	\$230,491	\$244,615

Demographics data derived from AlphaMap



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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