

**BELLCORE**  
COMMERCIAL

**SITE**  
**+/- 1.18 Acres**

**U.S. Hwy 90 W I 17, 400 ADPT**



READY-TO-BUILD COMMERCIAL SITE IN DEFUNIAK SPRINGS

1304 U.S. 90, DEFUNIAK SPRINGS, FL 32433





## PROPERTY DESCRIPTION

We present a prime investment opportunity in the DeFuniak Springs area. This strategically located property, zoned for commercial use, provides an ideal retail or land development environment. With excellent visibility and accessibility, it offers a lucrative chance for investors looking for a high-traffic site to launch a successful retail business or develop adaptable land. Its proximity to major thoroughfares and commercial zoning makes this property ready for a diverse range of retail and land development projects.

## PROPERTY HIGHLIGHTS

- Prime location in the bustling DeFuniak Springs area
- Proximity to major thoroughfares for increased customer traffic
- Potential for high-traffic retail establishment

## OFFERING SUMMARY

Sale Price:	\$579,500
Lot Size:	1.184 Acres
Zoning	Commercial
Property Type	Land
Traffic Count	17,400







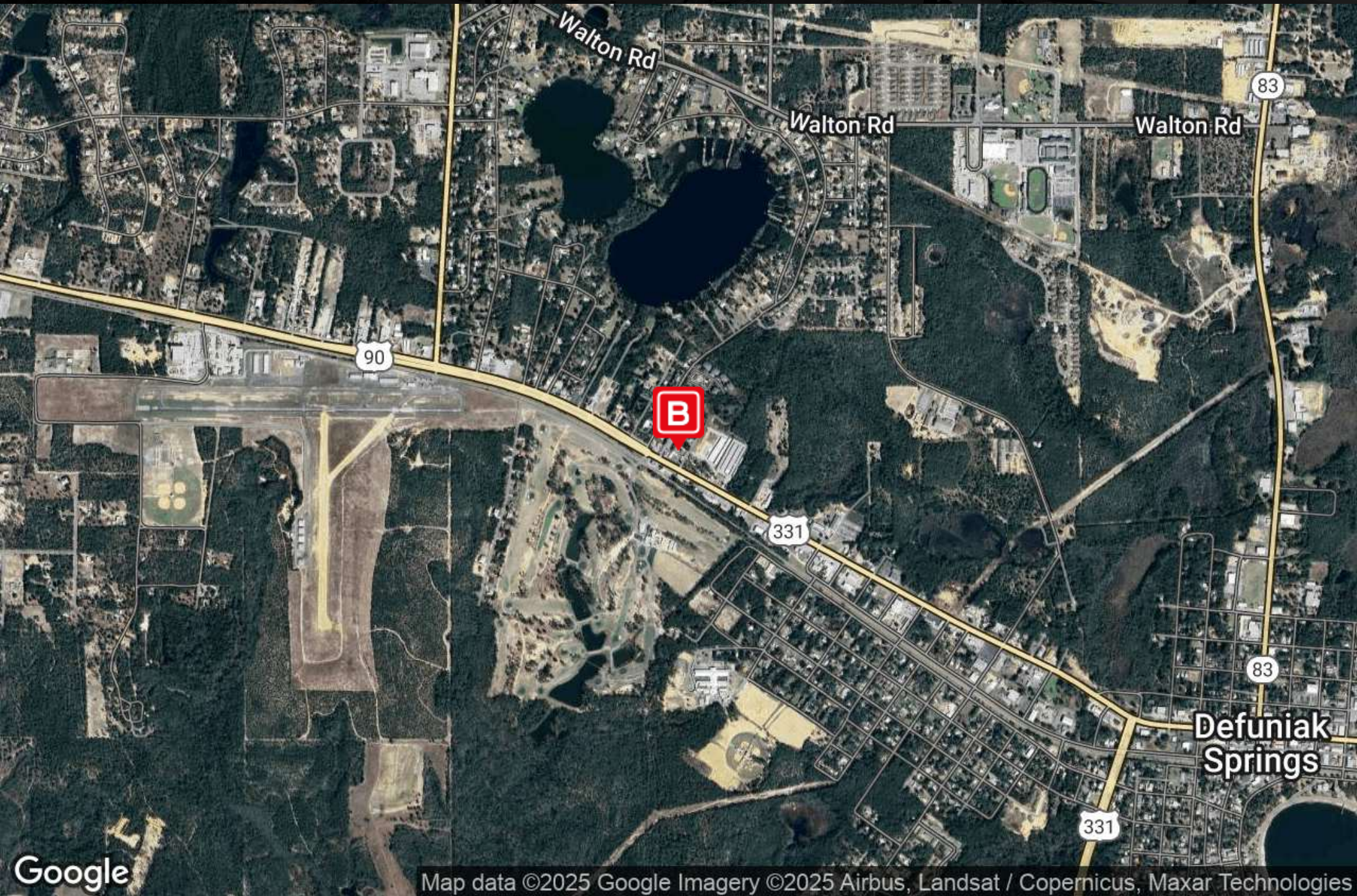






Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies









## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	109	452	2,018
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	39

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	172	768
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$62,133	\$62,876	\$65,241
Average House Value	\$207,819	\$210,443	\$216,461

Demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

rob@bellcorecommercial.com

Direct: **850.434.3434** | Cell: **850.232.2587**

FL #SL698346

**PROFESSIONAL BACKGROUND**

Rob Bell is the Vice President and Senior Advisor 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.

Rob 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, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing 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**

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

**MEMBERSHIPS**

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial  
17 W Cedar Street  
Pensacola, FL 32502  
850.434.3434