

BELLCORE

COMMERCIAL



1.24-ACRE SITE – ZONED COM WITH 25 DU/ACRE DENSITY

10 PATTON DRIVE, PENSACOLA, FL 32507



LOCATION DESCRIPTION

Pensacola is located on Florida's Gulf Coast near the Florida/Alabama state line. The Pensacola market has experienced explosive growth in recent years due to the high population growth and strong median income. The booming economy and tourism has fueled the housing and retail demand in Pensacola over recent years. The property is just West of the core retail trade area, airport, hospital, and University of West Florida. The site is also located just 15 minutes from Downtown Pensacola and 30 minutes from the beautiful tourist beach destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.

PROPERTY HIGHLIGHTS

- Located in the main retail corridor in the West Pensacola Market
- Near the NAS Pensacola military base, colleges and other residential developments
- Prime location situated near the heavily trafficked N Navy Blvd

OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	1.24 Acres
Zoning	COM
Property Type	Land
Traffic Count	42,000
Market	Pensacola



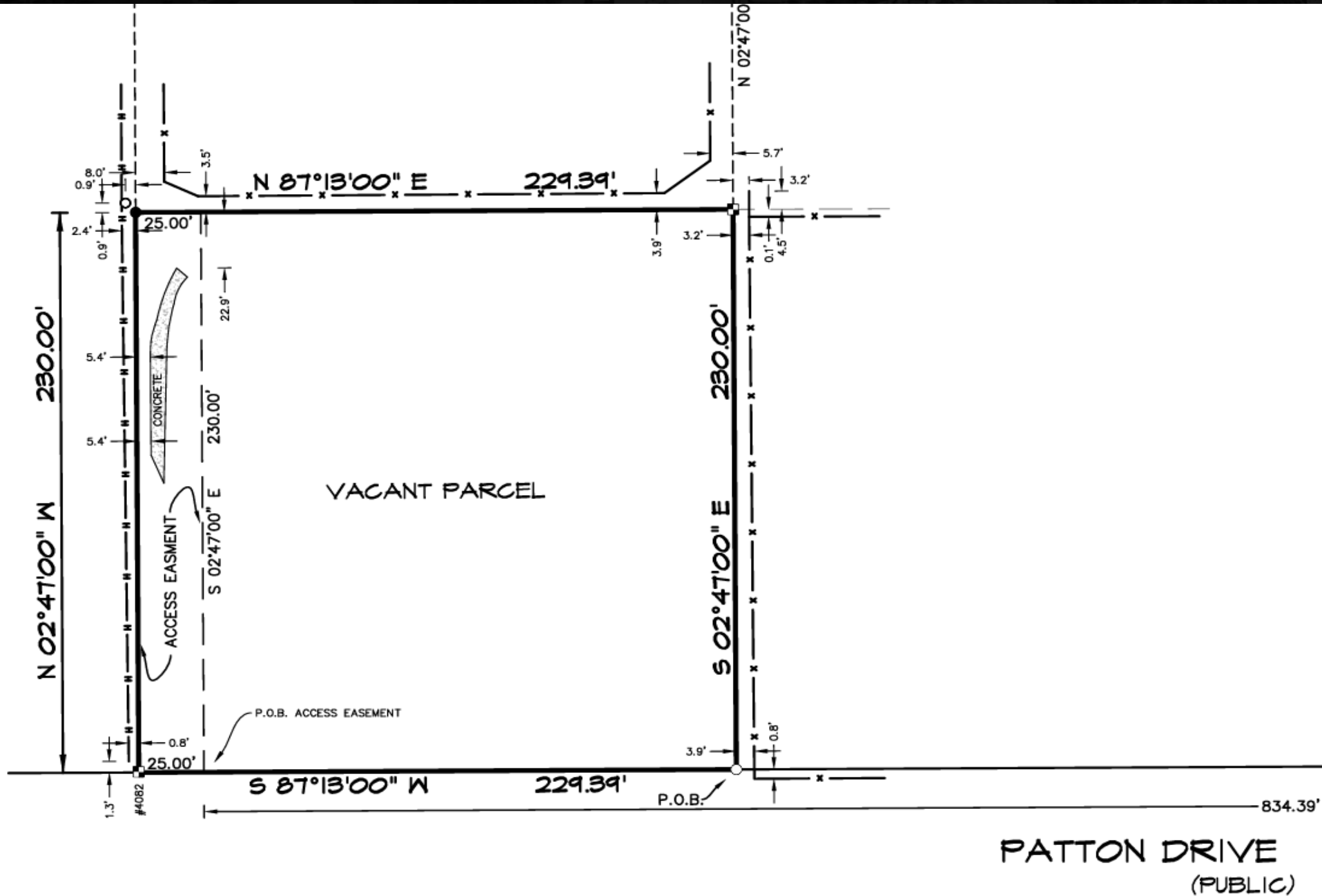
This 1.24-acre parcel offers the rare blend of commercial flexibility and residential density. Strategically located along a central arterial corridor, this property is ideally suited for townhome, multifamily, or mixed-use development in one of the county's most dynamic growth areas.

Zoned Commercial (COM) in Escambia County, this site provides developers with broad options and favorable development standards:

- Residential Uses Permitted: Townhomes, two-family and multifamily dwellings, group living, and zero-lot-line subdivisions
- Density: Up to 25 dwelling units per acre
- Building Height: Up to 150 feet, offering vertical flexibility for multifamily or mixed-use projects
- Setbacks: Only 15 ft front/rear, 10 ft sides — ideal for maximizing buildable area
- Lot Coverage: Up to 85% impervious, no minimum lot size required
- Location-Ready: Situated along a high-visibility arterial or collector road, within ¼ mile of major intersections and traffic generators such as retail centers, schools, and established residential communities
- Infill-Friendly Designation: Supports compact, efficient development that complements surrounding commercial and residential uses



- High-density with up to 25 dwelling units per acre
- Vertical potential — build up to 150 feet in height
- Minimal setbacks and up to 85% lot coverage





PENSACOLA, FL

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,120	7,080	15,412
Average Age	33.8	34.1	37.4
Average Age (Male)	33.1	32.3	32.8
Average Age (Female)	38.3	37.8	40.5

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	954	3,184	7,167
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$42,311	\$46,029	\$47,353
Average House Value	\$90,512	\$108,906	\$114,358

* Demographic data derived from 2020 ACS - US Census

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

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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.

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