

**BELLCORE**  
COMMERCIAL

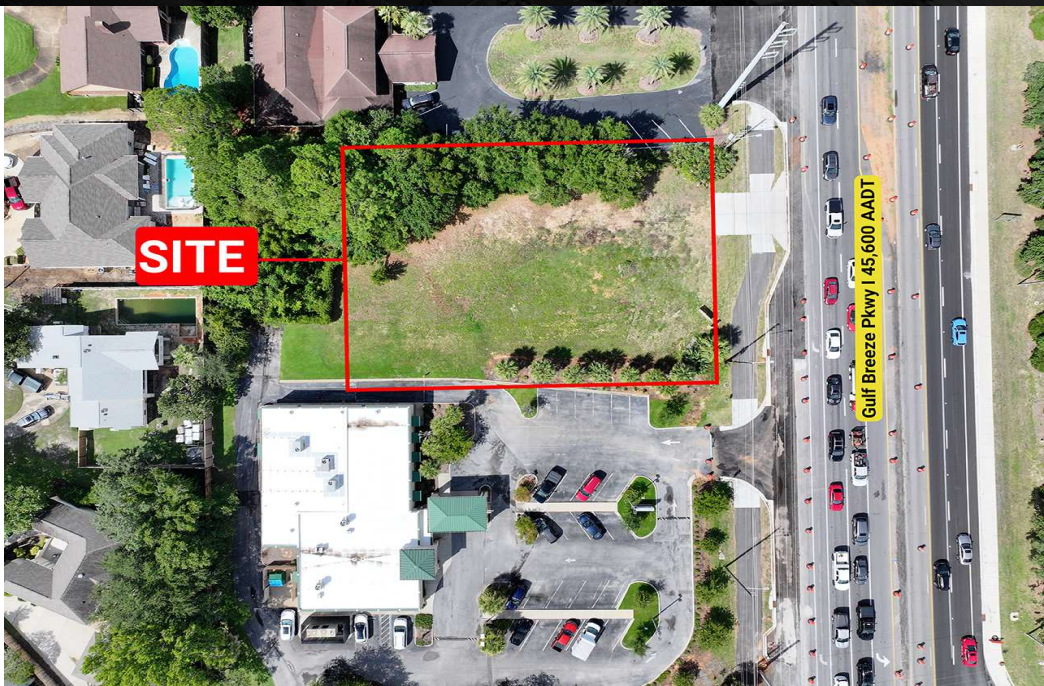
**SITE**  
**+/- 0.43 Acres**  
**Zoned HCD**

**Gulf Breeze Pkwy | 45,600 AADT**

# HCD LAND IN GULF BREEZE PKWY

0000 GULF BREEZE PARKWAY , GULF BREEZE, FL 32563





PROPERTY DESCRIPTION

Discover this outstanding vacant commercial land, approximately 0.43 acres, in the heart of Gulf Breeze, Florida. Zoned HCD, this property offers unparalleled visibility and access at the busy intersection of Gulf Breeze Parkway (Hwy 98), boasting an Average Annual Daily Traffic (AADT) count of 45,600 vehicles. The sewer taps are prepaid, and an easement is in place for retention, so no onsite retention is required. This prime location ensures maximum exposure, making it ideal for versatile commercial uses. Conveniently situated near several residential neighborhoods, the land enhances customer potential and accessibility from multiple directions, perfect for retail, dining, or service-oriented businesses.

PROPERTY HIGHLIGHTS

- Zoned HCD for diverse retail and commercial opportunities
- Prime location on Gulf Breeze Parkway for high visibility
- Flexible zoning allows for various retail and land use options
- Surrounded by thriving businesses and residential communities

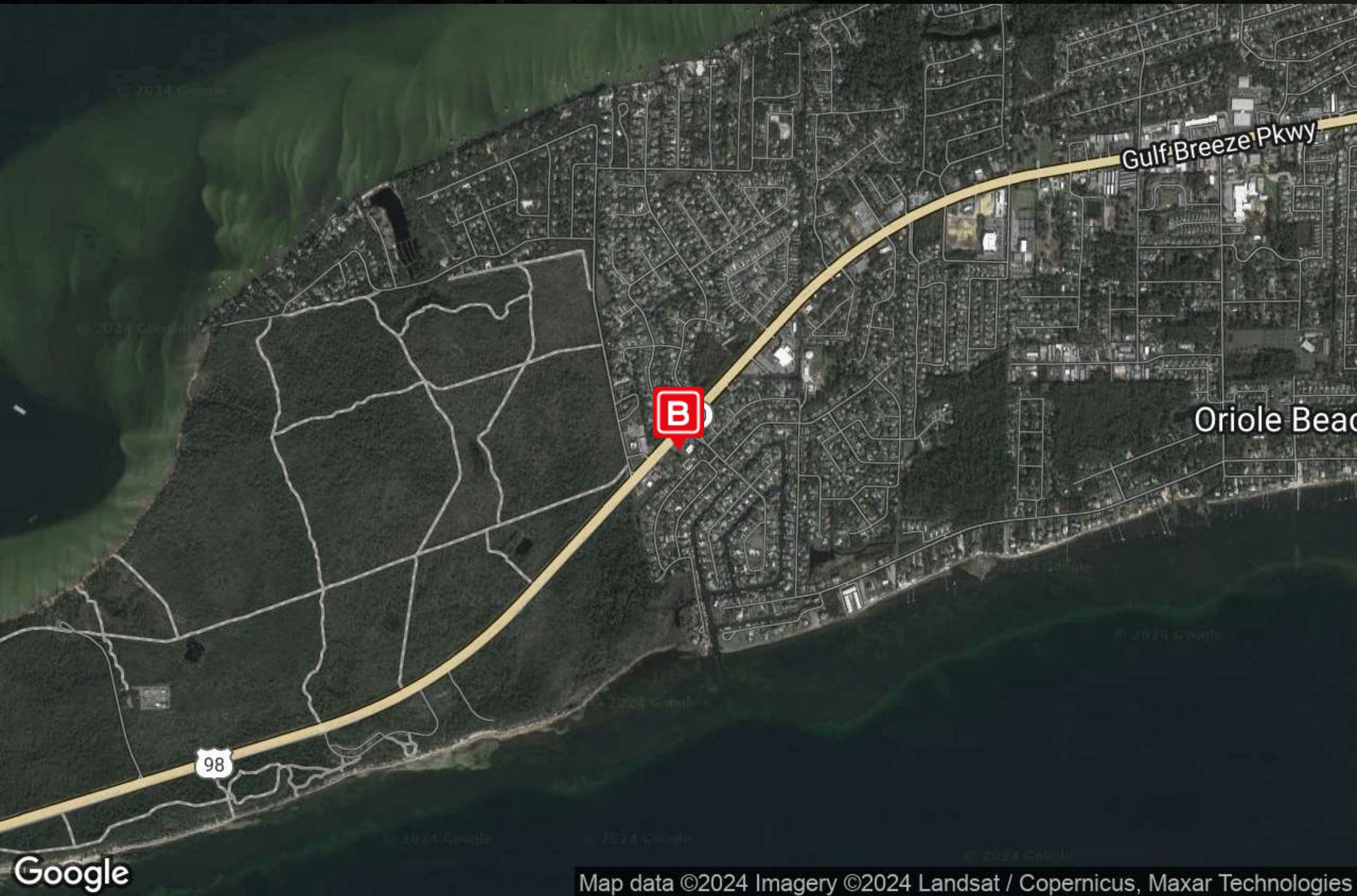
OFFERING SUMMARY

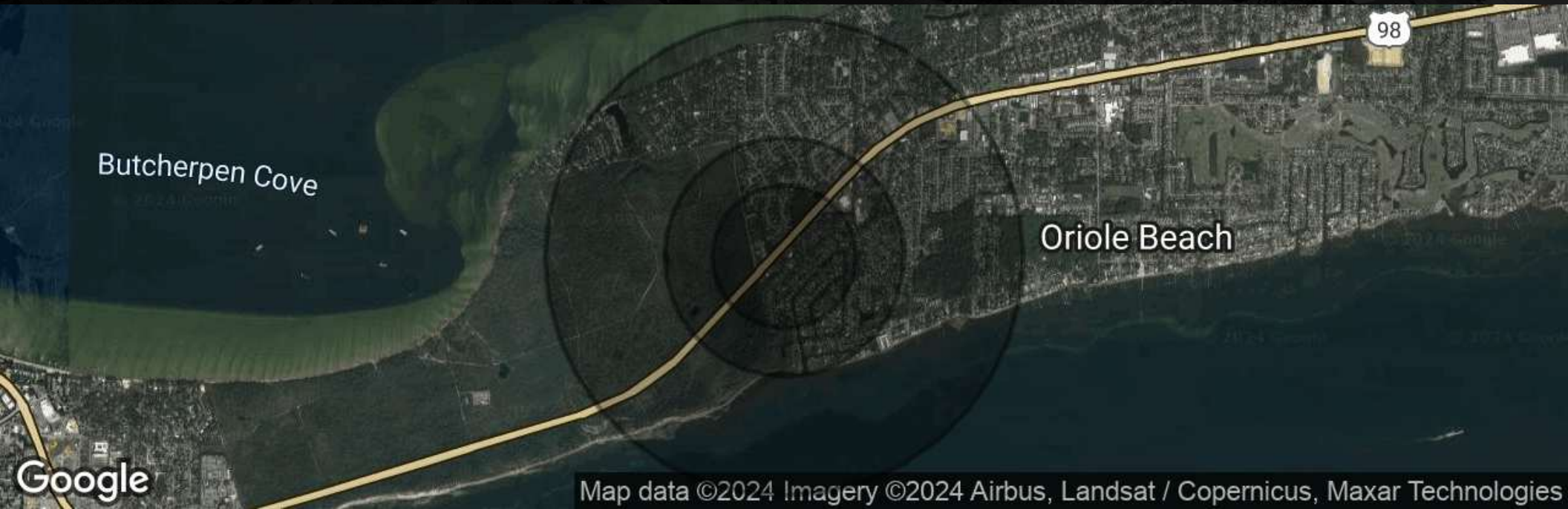
Sale Price:	\$249,900
Lot Size:	0.43 Acres
Zoning	HCD
Property Type	Land
Traffic Count	45,600
Market	Gulf Breeze











POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	297	1,075	2,943
Average Age	49	48	47
Average Age (Male)	47	46	44
Average Age (Female)	50	50	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	468	1,256
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$216,364	\$210,313	\$195,648
Average House Value	\$1,009,926	\$934,404	\$822,588

Demographics data derived from AlphaMap



**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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