

# BELLCORE

COMMERCIAL



WATERFRONT DEVELOPMENT SITE - 1.48 ACRES ON THE INTRACOASTAL WATERWAY

10160 SINTON DR, PENSACOLA, FL 32507





## PROPERTY DESCRIPTION

This approximately 1.48-acre waterfront development site on the Intracoastal Waterway offers a rare opportunity across two contiguous parcels, featuring an existing seawall and remnants of a former 10-slip pier. The property is mostly cleared and zoned Commercial (COM) under Escambia County regulations, allowing a broad range of commercial and residential uses including restaurant, multifamily, hotel, townhomes, or condominium development. Under current COM zoning standards, residential development may allow up to approximately 25 dwelling units per acre, equating to +/- 37 units, subject to site plan approval and applicable development regulations. The surrounding area is comprised of established single-family homes and condominium communities, supporting strong residential and mixed-use demand in a suburban coastal setting.

## PROPERTY HIGHLIGHTS

- 1.48 acres of waterfront land across two parcels
- COM zoning allows restaurant, multifamily, hotel, townhomes, or condos
- Utilities available: electric, natural gas, water, and sewer
- Direct frontage on the Intracoastal Waterway

## OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	1.48 Acres
Zoning	COM
Property Type	Land
Traffic Count	7,300

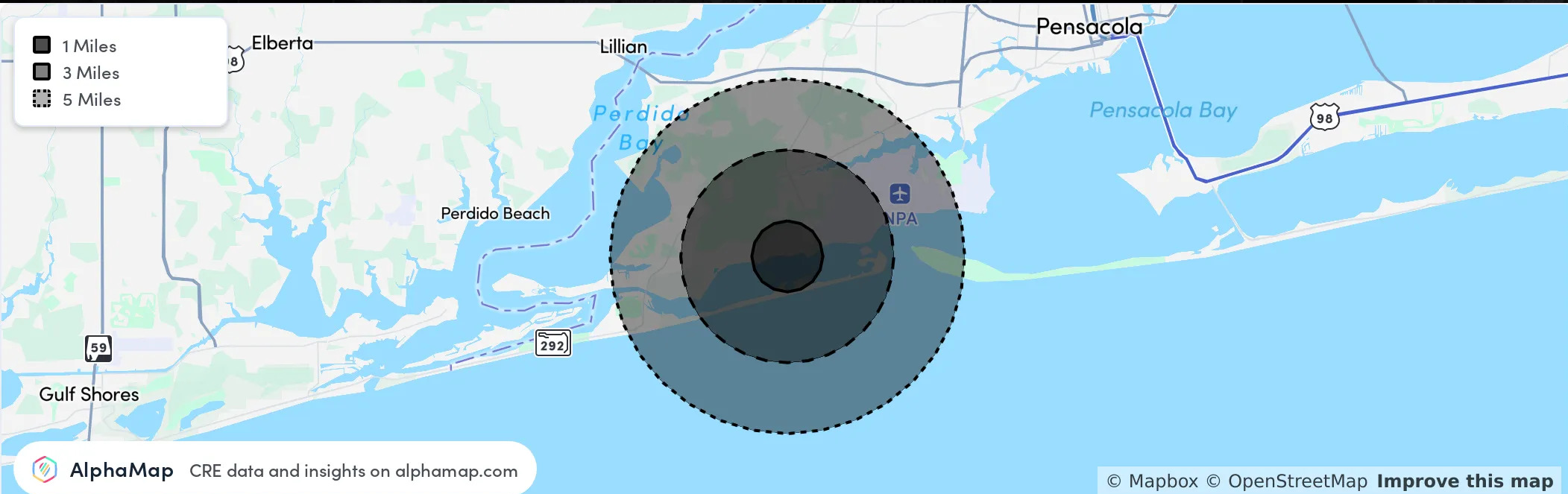












## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,570	9,351	26,271
Average Age	47	44	42
Average Age (Male)	46	43	41
Average Age (Female)	48	45	43

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,084	3,933	10,733
Persons per HH	2.4	2.4	2.4
Average HH Income	\$135,239	\$127,612	\$100,272
Average House Value	\$433,357	\$381,362	\$311,667
Per Capita Income	\$56,349	\$53,171	\$41,780

Map and demographics data derived from AlphaMap





## POPULATION

	0.5 MILES	1.5 MILES	3 MILES
Total Population	634	4,307	9,351
Average Age	47	46	44
Average Age (Male)	45	45	43
Average Age (Female)	48	47	45

## HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	266	1,782	3,933
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$135,019	\$138,347	\$127,612
Average House Value	\$426,832	\$422,008	\$381,362

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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