

**BELLCORE**

COMMERCIAL

**SITE**

**+/- 0.85 Acres  
Zoned HDMU**

0.85 ACRE CORNER DEVELOPMENT SITE

7600 BLK WEST FAIRFIELD DRIVE, PENSACOLA, FL 32506



PROPERTY DESCRIPTION

7600 Blk West Fairfield Drive consists of approximately 0.85 acres across three parcels located in Pensacola, within Escambia County. The site is zoned HDMU (High Density Mixed Use) and is positioned along West Fairfield Drive with approximately 183 feet of frontage and traffic counts of +/- 16,500 vehicles per day.

The property is configured as a corner site and offers utility availability including power and gas. The HDMU zoning allows for a range of potential development opportunities including multifamily, residential, and mixed-use projects, subject to local approvals.

PROPERTY HIGHLIGHTS

- Number of Parcels: 3 Parcels
- Parcel configuration allows flexibility for development or assemblage
- Zoning: HDMU (High Density Mixed Use)
- Located within an established urban service area with surrounding utility infrastructure

OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	0.85 Acres
Zoning	HDMU
Property Type	Land
Traffic Count	16,500







Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	559	2,201	7,348
Average Age	32.5	34.3	36.0
Average Age (Male)	27.4	29.3	32.4
Average Age (Female)	40.3	41.6	41.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	198	792	2,813
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$79,649	\$77,787	\$77,078
Average House Value	\$162,562	\$163,376	\$164,125

2023 American Community Survey (ACS)

**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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