

BELLCORE

COMMERCIAL

SITE

**MAIN HOME
COMPLEX**

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SPORTSMAN'S PARADISE RETREAT

3450 TUNGOIL ROAD, MCDAVID, FL 32568



PROPERTY DESCRIPTION

+/- 200 acres of beautiful Florida woodlands available. The site is located between the communities of Walnut Hill and McDavid, FL. The property features a recently remodeled cabin, a covered pavilion, a newly constructed storage building, and detached guest quarters with storage. The 1,287 SF cabin features three bedrooms, two bathrooms, and a porch with an access ramp. The main cabin has been rewired and re-plumbed in the last year. Located steps away from the main cabin is a newly constructed covered pavilion for outdoor dining and entertainment. The detached guest quarters feature one bedroom and one bathroom. All structures on site have a new roof as of 2021. The natural forest surrounding the cabin is abundant with longleaf pine, streams, deer, turkey, quail, and other wildlife. A road system travels throughout the property to allow for easy access. Ideal property for a hunting camp, corporate retreat, or vacation home.

PROPERTY HIGHLIGHTS

- +/- 200 acres of natural woodlands
- Conveniently located between Hwy 99 and SR-97
- The site is abundant with wild game such as deer, turkey, and quail

OFFERING SUMMARY

Sale Price	\$1,249,000
Lot Size	+/- 200 Acres
Zoning	Agricultural
Property Type	Land

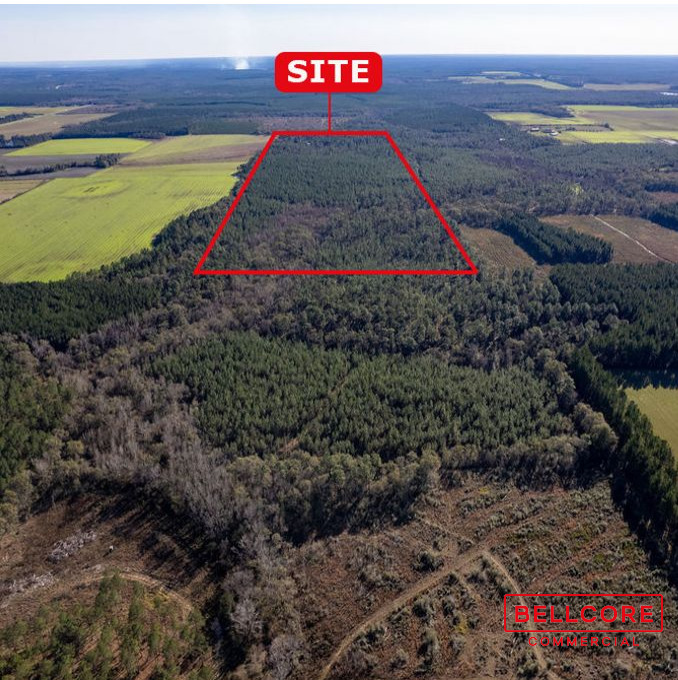
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	14	533	2,600
Total Population	32	1,250	6,013
Average HH Income	\$78,400	\$66,836	\$64,356



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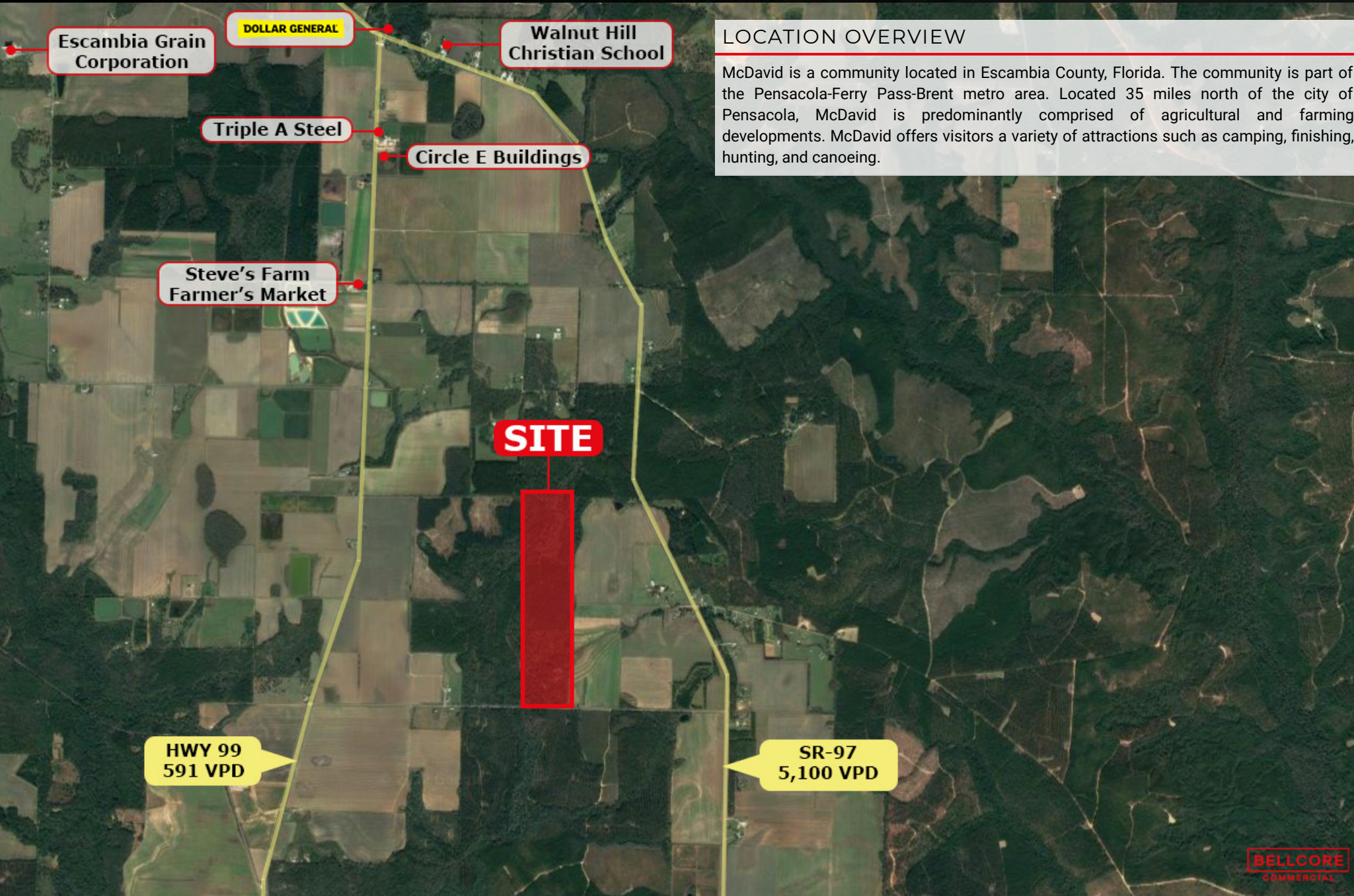
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LOCATION OVERVIEW

McDavid is a community located in Escambia County, Florida. The community is part of the Pensacola-Ferry Pass-Brent metro area. Located 35 miles north of the city of Pensacola, McDavid is predominantly comprised of agricultural and farming developments. McDavid offers visitors a variety of attractions such as camping, finishing, hunting, and canoeing.



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	32	1,250	6,013
Average Age	49.4	43.8	45.5
Average Age (Male)	52.1	49.9	47.0
Average Age (Female)	46.4	41.3	45.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	14	533	2,600
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$78,400	\$66,836	\$64,356
Average House Value	\$159,769	\$148,805	\$154,498

* Demographic data derived from 2020 ACS - US Census

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

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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
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