

19.50+- Acres Hwy 524-Friday Road and Fronting Interstate I-95 Cocoa FL

FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

Hwy 524-Friday Road and Fronting Interstate I-95 , Cocoa, FL 32926

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Contact:



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1924 South Patrick Drive
Indian Harbour Beach, FL 32937
www.dreyercommercial.com

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OFFERING SUMMARY

Sale Price:	\$2,950,000
Lot Size:	19.50+- Acres
Zoning:	C-G General Commercial

Access:

Utilities: Water and Sewer

PROPERTY OVERVIEW

19.50+- acres in three parcels according to Brevard County Tax Roll

Parcel # 1: Account #: 2407123 -5.09+-acres

Parcel # 3: Account #: 2407127 -0.2+-acres

Total: 5.29+-Acres

Parcel # 2: Account #: 2407979 - 14.21+- acres

Note: Parcel # 2 has a 3.80+- Wetland Area per FEMA Map

573+- Frontage on State Road 524

1,381+- Frontage on I-95

835+- Frontage by Access and Utility Easement recorded in ORB 7837, pg 1852); (proposed future extension of Friday Rd per Easements recorded in ORB 8092, pg 2976 and ORB 8092, pg 2986)

Zoning: C-G Commercial. See the link to the zoning ordinance: All Principal uses and structures allowed in section 10, P-S Professional Service Districts, and section 11, C-N Neighborhood Commercial District except residential uses and child care centers day care Nurseries, or kindergartens: C-G, P-S, C-N

Access: The property is adjacent to S.R 524, A major thoroughfare in Brevard County. There's a signalize turning lane at the southeast corner of S.R 524 and Friday Road. S.R is a paved two lane thoroughfare with a grassy median. There are two dedicated turn lanes on the westbound side of S.R. 524 at Friday Road, just west of the subject.

CLICK THE YOUTUBE LINK TO VIEW THE PROPERTY

<https://youtu.be/gRdbi0gqHac>



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MORE INFORMATION ABOUT THE PROPERTY

Lot Size: 19.50+- Acres in three parcels. Parcels 1 and 3 are combined into parcel # 1

Parcel # 1: 5.11+- Acres S/E Corner of 524 and Friday Road.

Road Frontage on 524 and Friday Road: 573+-X612+-

Parcel # 2: 14.21+- Acres adjacent and behind. 3.80+- ac potential wetland Per FEMA Map

Frontage on Friday Road: 405+- and 1,381+- frontage on I-95

Zoning: C-G General Commercial and a future Land Use of Commercial-to include retail, wholesaling, dry cleaning, business service, automobile laundry or quick wash, storage garage, Public and private automobile parking, new and used auto sales and hotels. Section 10, P-S Profession Services District and C-N Neighborhood Commercial District except for residential uses and child care centers day nurseries, or kindergartens. City of Cocoa- Zoning code/link attached:

Sec. 12. - District and intent—C-G, General Commercial District.

[https://library.municode.com/fl/cocoa/codes/code_of_ordinances?](https://library.municode.com/fl/cocoa/codes/code_of_ordinances?nodeId=PTIICO_APXAZO_ARTXISCDIRE_S12DIIN-GGECODI)

[nodeId=PTIICO_APXAZO_ARTXISCDIRE_S12DIIN-GGECODI](https://library.municode.com/fl/cocoa/codes/code_of_ordinances?nodeId=PTIICO_APXAZO_ARTXISCDIRE_S10DIIN-SPROFSEDI)

Sec. 10. - District and intent—P-S, Professional, Offices and Services District.

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Sec. 11. - District and intent—C-N, Neighborhood Commercial District.

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Utilities: City of Cocoa Water: 6" water main located along the front of parcel # 1 on the South Side of S.R 524. Parcel # 2 Would require an extension to connect to the water main. Sewer: There is a 6" force main located along the West side of the Flying J Travel Center. Both sites would require an extension for the connection.

Note: Retail automotive gasoline/fuel sales as an accessory use to convenience stores are restricted from the site.

LOCATION DESCRIPTION

The subject parcel is located near the South East corner of I-95 on State Road 524-Friday Road Cocoa Florida. The property is situated and surrounded by such notable companies and corporations as the 555,000 sq ft Walmart Distribution Center, Flying J, Publix, and Sam's Club. Pilot Gas and convenience. State Road 528 (Beachline is Minutes North of the site which provides easy access to Port Canaveral and the Kennedy Space Center.

The area is also experiencing tremendous multi-family growth with the development of 868+ multi-family units. "Integra": 248 units-Located at the East end of State Road 524 West of East Industry Road Cocoa Fl. "Cirrus" Apartments: 280 units on a Redevelopment site of the former Winn-Dixie retail center on the South West corner of State Road 97524 and East Industry Drive in Cocoa Fl. Quail Ridge: Proposed three-story 40-unit condominium project just South of State Road 524 on Otterbein Avenue in Cocoa Fl. "524" and Cox Road: 300+ proposed multi-family units at the S/E corner of State Road 524 and Cox Road which is East of the site.



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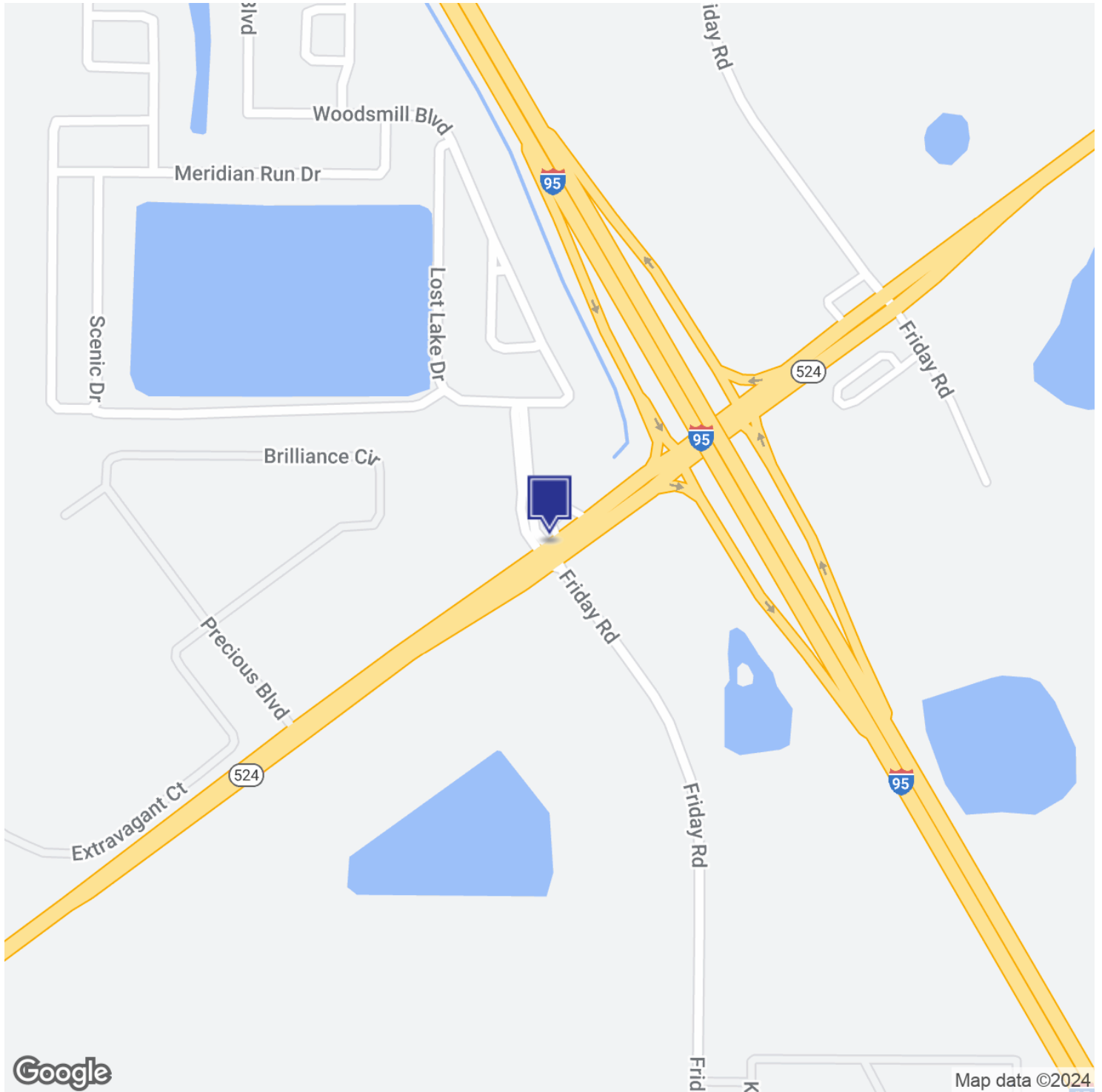
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Community Profile

1101 Friday Rd, Cocoa, Florida, 32926
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 28.37212
 Longitude: -80.80098

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	3,139	36,145	133,234
2020 Total Population	3,678	39,016	145,075
2020 Group Quarters	0	100	2,017
2022 Total Population	3,702	39,318	147,701
2022 Group Quarters	0	100	2,005
2027 Total Population	3,844	40,413	152,158
2022-2027 Annual Rate	0.76%	0.55%	0.60%
2022 Total Daytime Population	3,954	43,618	157,112
Workers	2,056	23,044	83,199
Residents	1,898	20,574	73,913
Household Summary			
2010 Households	1,241	14,339	52,511
2010 Average Household Size	2.53	2.51	2.47
2020 Total Households	1,447	15,726	59,085
2020 Average Household Size	2.54	2.47	2.42
2022 Total Households	1,460	15,839	60,130
2022 Average Household Size	2.54	2.48	2.42
2027 Total Households	1,517	16,279	62,060
2027 Average Household Size	2.53	2.48	2.42
2022-2027 Annual Rate	0.77%	0.55%	0.63%
2010 Families	839	9,439	35,719
2010 Average Family Size	3.00	3.00	2.93
2022 Families	970	10,242	40,242
2022 Average Family Size	3.03	2.99	2.90
2027 Families	1,004	10,492	41,365
2027 Average Family Size	3.03	2.99	2.90
2022-2027 Annual Rate	0.69%	0.48%	0.55%
Housing Unit Summary			
2000 Housing Units	1,120	15,220	47,414
Owner Occupied Housing Units	76.6%	62.8%	70.5%
Renter Occupied Housing Units	12.0%	26.6%	21.7%
Vacant Housing Units	11.4%	10.6%	7.8%
2010 Housing Units	1,449	16,393	59,059
Owner Occupied Housing Units	70.5%	59.5%	66.2%
Renter Occupied Housing Units	15.2%	27.9%	22.8%
Vacant Housing Units	14.4%	12.5%	11.1%
2020 Housing Units	1,607	17,244	63,759
Vacant Housing Units	10.0%	8.8%	7.3%
2022 Housing Units	1,618	17,319	65,070
Owner Occupied Housing Units	65.5%	62.1%	71.7%
Renter Occupied Housing Units	24.8%	29.4%	20.7%
Vacant Housing Units	9.8%	8.5%	7.6%
2027 Housing Units	1,684	17,794	67,123
Owner Occupied Housing Units	66.3%	62.2%	71.6%
Renter Occupied Housing Units	23.8%	29.3%	20.9%
Vacant Housing Units	9.9%	8.5%	7.5%
Median Household Income			
2022	\$59,727	\$50,937	\$67,380
2027	\$74,334	\$58,921	\$80,135
Median Home Value			
2022	\$266,974	\$248,845	\$273,748
2027	\$314,176	\$283,138	\$301,646
Per Capita Income			
2022	\$35,898	\$30,435	\$37,971
2027	\$44,237	\$36,538	\$44,799
Median Age			
2010	45.3	41.1	42.2
2022	45.6	43.0	45.8
2027	46.1	43.6	46.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 04, 2023



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