

# OFFERING MEMORANDUM

179.14 Acres



**OPPORTUNITY IN ROCKLEDGE, FL**

179.14 ACRES | +/- 20 ACRES UPLANDS | PASTURELAND

# OFFERING SUMMARY

Location: 00 Pluckebaum Rd, Rockledge, FL 32955

Closest known address: 1211 Mustang Ln, Rockledge, FL 32955

County: Brevard County

Property Size: Parcel 1 - 19.17 acres

Parcel 2 - 159.97 acres

Zoning: Parcel 1 & 2 - non-assigned (formerly PUD)

Future Land Use: Parcel 1 & 2 - LDR (low density residential)

Flood Zone: Yes, Zone AE

Wetlands: Yes

Uplands: +/- 20 acres

Parcel ID: 25 3606-00-250 & 25 3606-00-256

Tax Information: \$5,707 (2024) (ID 2504670)

\$7,082 (2024) (ID 2504663)

OFFERED AT:

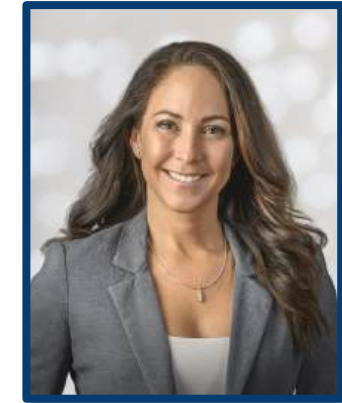
**\$4,900,000**



## EXECUTIVE TEAM



**Gene Artusa**  
*Sr Sales Associate*



**Karen D'Alberto**  
*VP/Principal*



## OFFERING PROCESS


Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

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**WWW.CURRICOMMERCIAL.COM**

# EXECUTIVE SUMMARY



Curri Commercial, LLC is pleased to present an amazing opportunity in a growing area of Rockledge! This prime development location is 2 parcels totaling 179.14 acres. Approximately 20 acres of Uplands (remaining acreage is wetlands) mostly in the area of what is currently a mobile home park parcel (1211 Mustang lane). Parcel 1 is 19.17 acres and parcel 2 consists of 159.97 acres currently agricultural land (mostly wetlands). Environmental assessment on hand. This property sits just West of Harvest Landing, a single-family home community by DR Horton consisting of 364 homesites - this area is thriving! Flood zone AE. Property disclosure and additional info attached. 2 parcels - Tax IDs: 2504663 & 2504670



## **ZONING: Currently no zoning assigned (formerly PUD zoning - expired and would be reapplication)**

**Link to PUD zoning ordinance (copy & paste into browser):**

[https://library.municode.com/fl/rockledge/codes/land\\_development\\_regulations?nodeId=LADERE\\_PTVIPLDIZO\\_S62.170PLAUNDEDI\\_62.171IN](https://library.municode.com/fl/rockledge/codes/land_development_regulations?nodeId=LADERE_PTVIPLDIZO_S62.170PLAUNDEDI_62.171IN)

## **FLU: Low Density Residential**

**Link to Rockledge FLU Chapter 1 (copy & paste into browser):**

[https://library.municode.com/fl/rockledge/codes/comprehensive\\_plan?nodeId=CH1FULAUSEL](https://library.municode.com/fl/rockledge/codes/comprehensive_plan?nodeId=CH1FULAUSEL)



# PARCEL IMAGES



RV PARK (included)

# PARCEL IMAGES



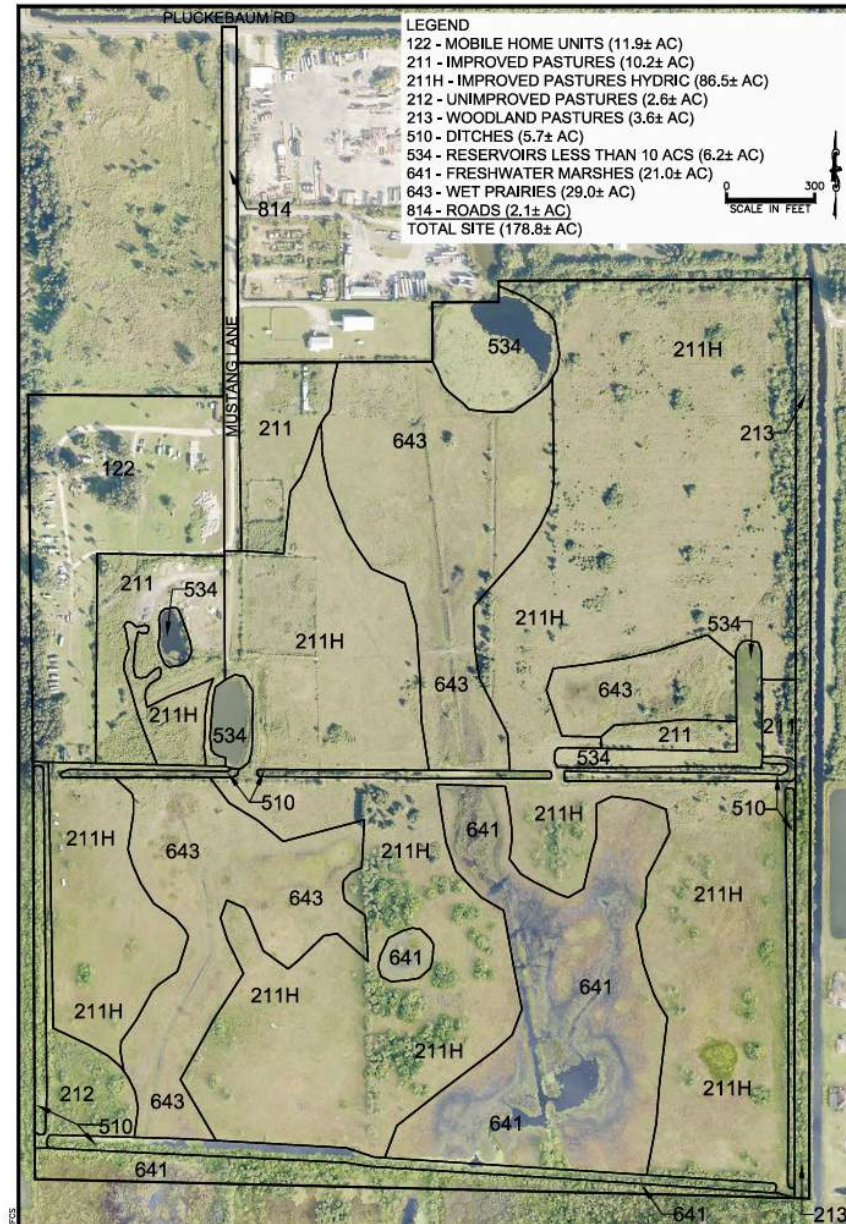


DR HORTON  
364 HOMESITE COMMUNITY





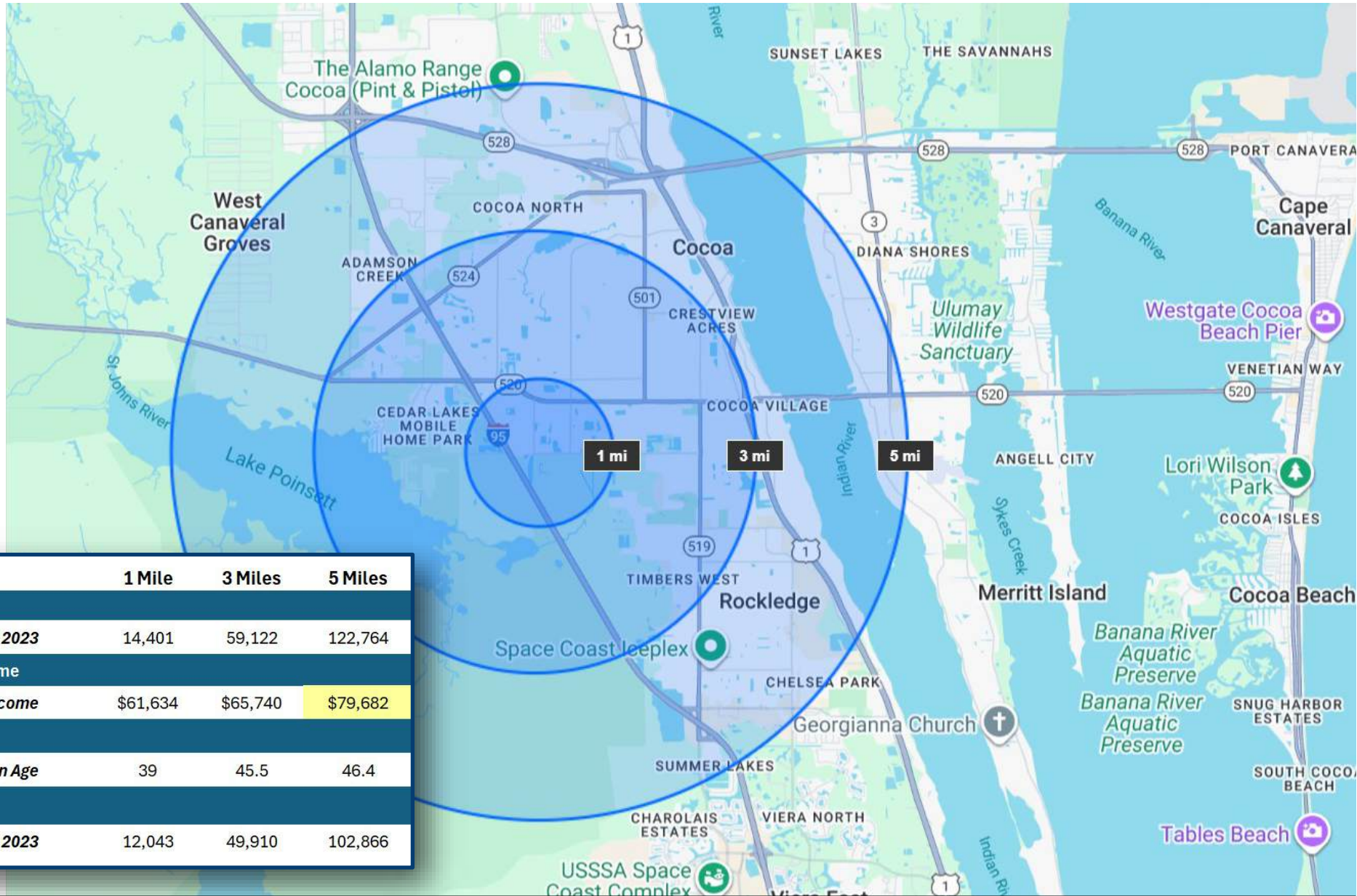
## Wetlands



## Flood Map: Zone AE (Flood zone—YES)



# DEMOGRAPHICS (cont.)



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
<b>2023</b>	14,401	59,122	122,764
<b>Household Income</b>			
<b>2023 Median Income</b>	\$61,634	\$65,740	\$79,682
<b>Age</b>			
<b>2023 Median Age</b>	39	45.5	46.4
<b>Employees</b>			
<b>Total 2023</b>	12,043	49,910	102,866



Marketing information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of confidential nature. This OM has been prepared to provide summary information to prospective Buyers and to establish a preliminary level of interest. These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Information contained herein has been obtained through sources deemed reliable but not guaranteed. The information contained herein is not a substitute for a thorough due diligence investigation. Curri Commercial reserves the right to withdraw this solicitation at any time without prior notice. Statements contained herein which involve matters of opinion, whether or not identified to be that are not representations of fact. The price and terms of this offering may be subject to change at any time. Curri Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation.



SCAN FOR LISTING WEBSITE

## EXCLUSIVELY LISTED BY:

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