

REALTY MASTERS

DEVELOPMENT SITE

Brevard County Dev Site

Property Overview

NE Corner of Pluckebaum Rd & S. Range Rd | Unincorporated Brevard County

SITE SIZE

18.26 Acres

WITH APPROVAL TIMELINE

\$3,150,000

FRONTAGE

**Pluckebaum Rd
& S. Range Rd**



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Commercial Corp

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PROPERTY INFORMATION

PROPERTY DETAILS

Address	NE Corner of Pluckebaum Rd & S. Range Rd, Rockledge, FL
Municipality	Unincorporated Brevard County (Rockledge annexation likely)
Site Size	18.26 Acres (1 Parcel)
Current Zoning	AU – Agricultural Residential
Future Land Use	Western Half: NC Neighborhood Commercial Eastern Half: RES 4 (4 Units/Acre)
Utilities	Water and sewer connection likely available through City of Rockledge
Parcel ID	24-36-31-00-503
Frontage	Pluckebaum Road & South Range Road

LOCATION OVERVIEW

- Just east of Interstate 95
- NE corner of Pluckebaum Rd & S. Range Rd
- Adjacent to City of Rockledge
- Near Cocoa West community
- Brevard County, Central Florida

ZONING & LAND USE DETAIL

Current Zoning: AU – Agricultural Residential

Future Land Use:

- Western Half — NC Neighborhood Commercial
- Eastern Half — RES 4 (4 Units per Acre)

Annexation into City of Rockledge would unlock expanded commercial and residential entitlements.

PRICING & TERMS

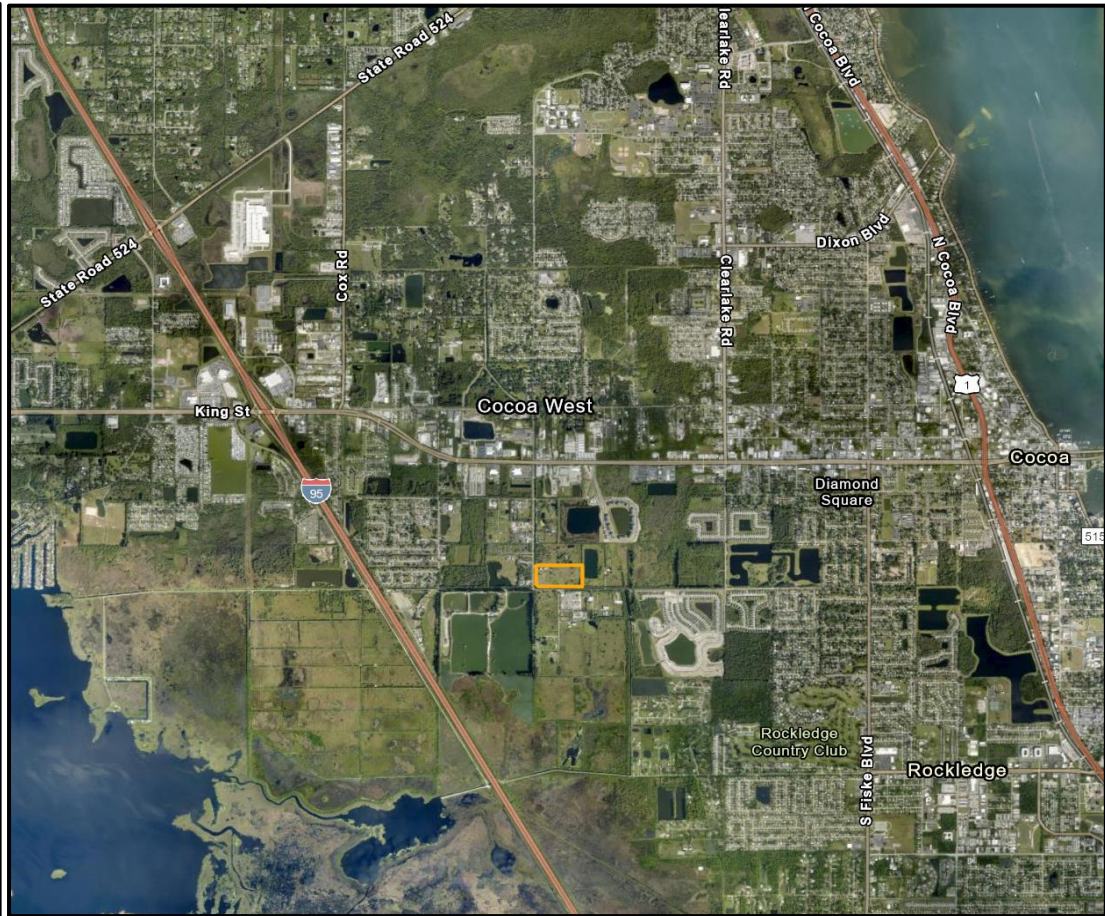
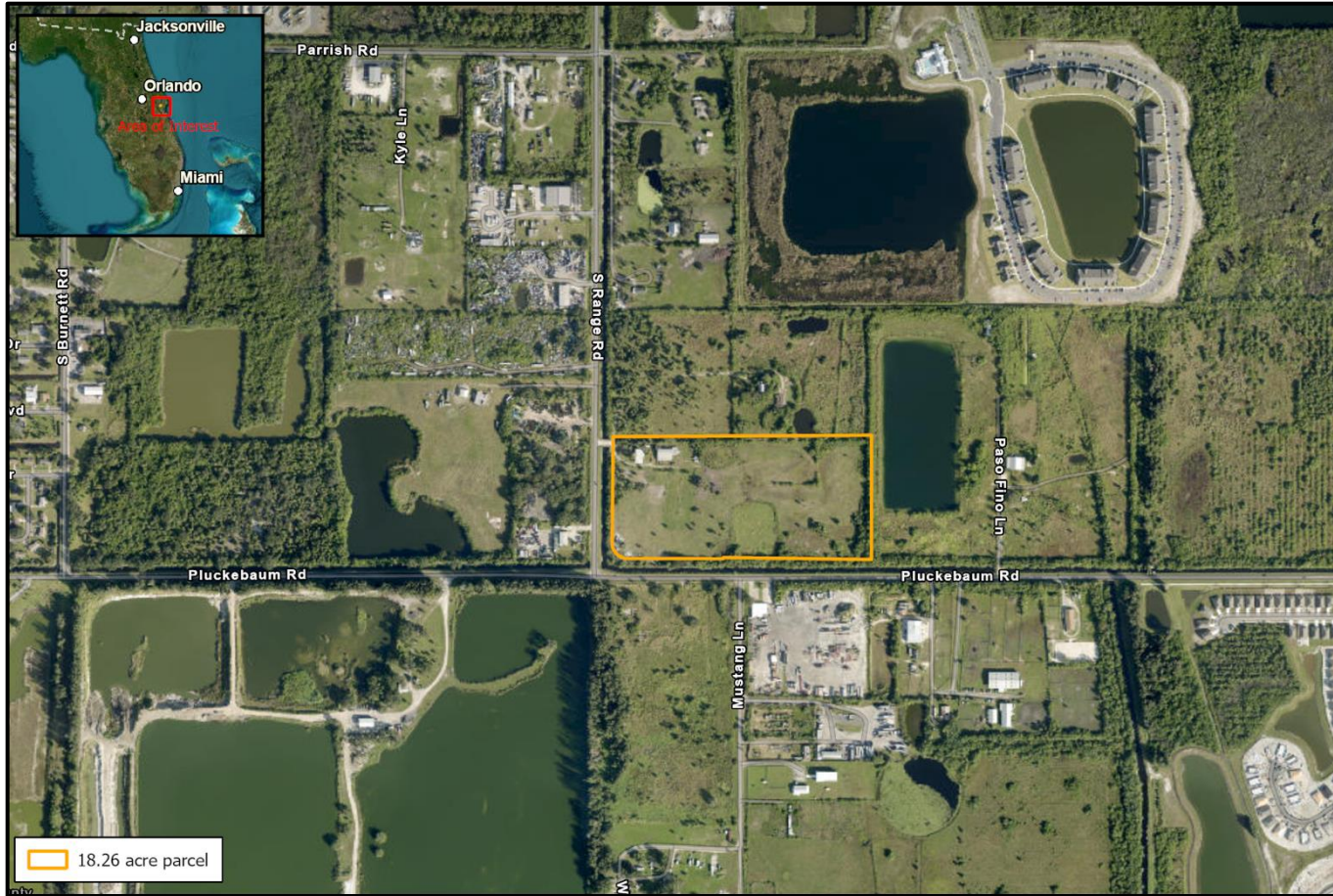
\$3,150,000

\$172,508 / Acre

- Owner will provide time for entitlement approvals.
- Likely path towards annexation into City of Rockledge.
- Land use, zoning change, and annexation applications may be possible simultaneously.
- Suitable for developers seeking entitlements.

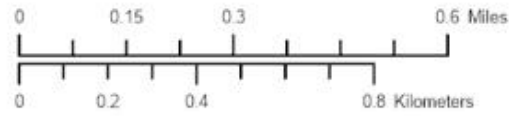


MAPS & AERIALS



IMPORTANT DISCLAIMER:
 This map is a conceptual or planning tool only. R/MCC does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property.

BASE CREDITS:
 State plane projection, Florida east zone, NAD 83-HARN, US feet.



South Range Road LLC Properties Overview



Realty Masters Commercial Corp.
 1015 N. Powerline Rd., Ft. Lauderdale, Florida 33311

Map Date: April 2025
 Author: Allie Lamb

LIMITATIONS & DISCLAIMER

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REALTY MASTERS

CONTACT INFORMATION

All inquiries and offers should be submitted to the listing broker.

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