

FOR SALE

38.4 Acres

101 SINGLE FAMILY UNITS

Rockledge, FL 32955

PRESENTED BY:

BARBARA COOMBER

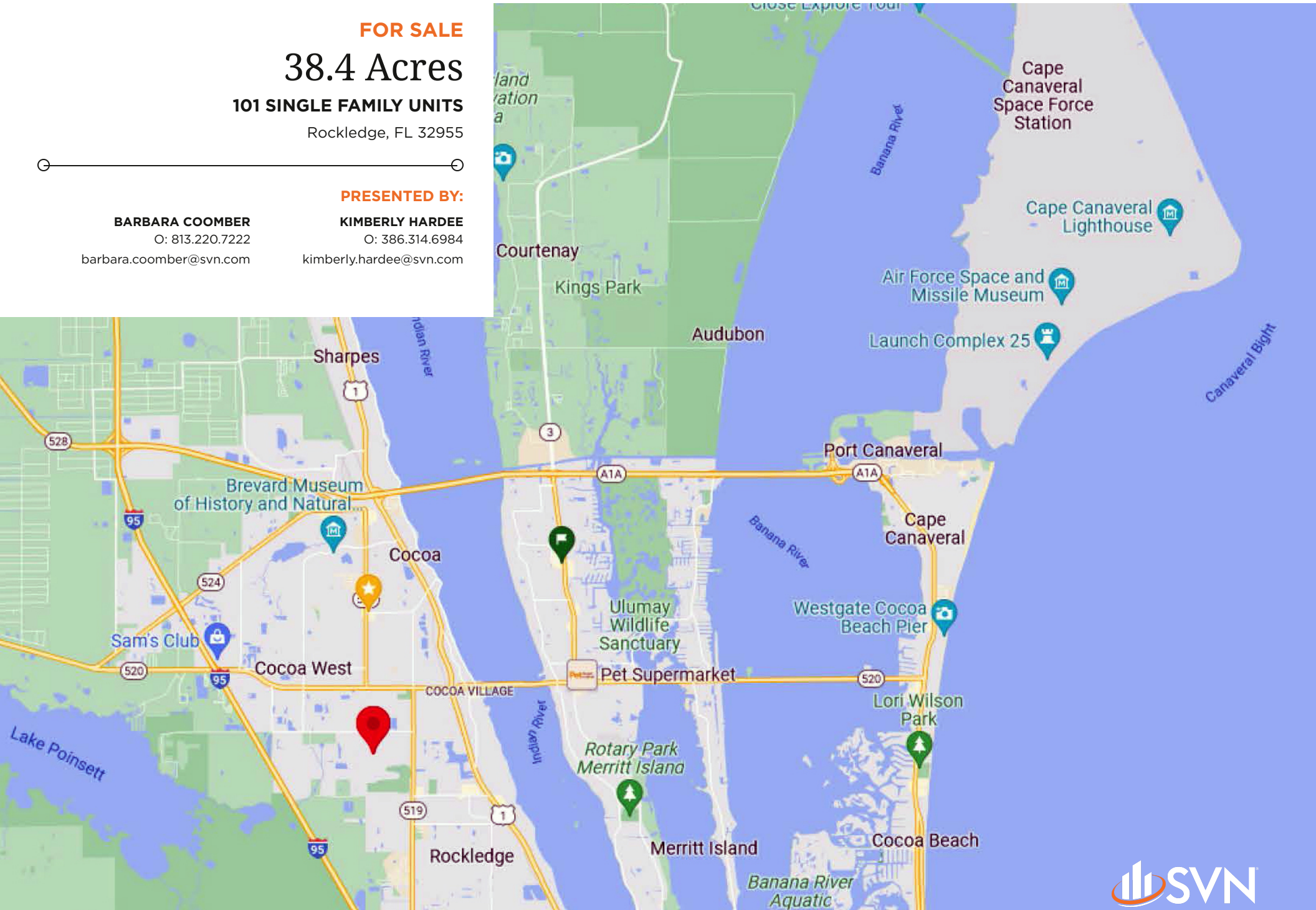
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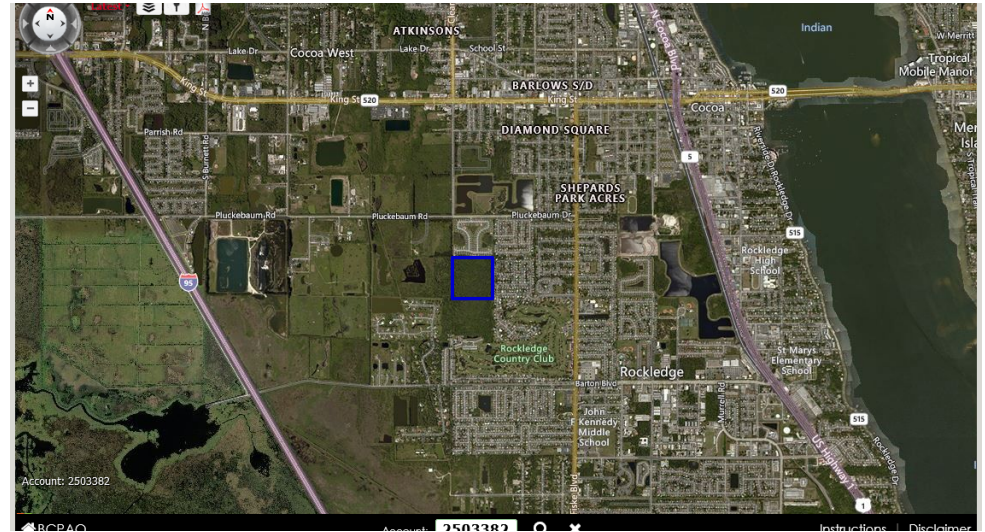
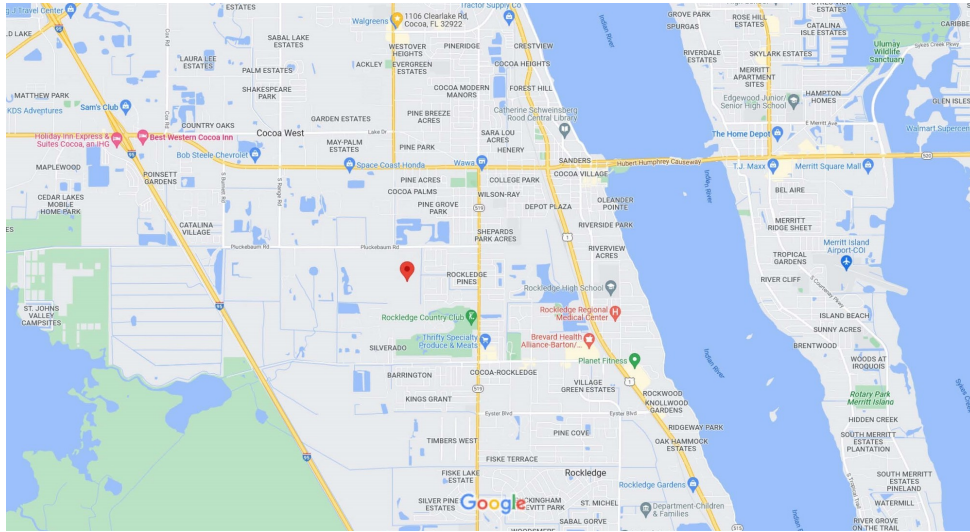
KIMBERLY HARDEE

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call for pricing
LOT SIZE:	38.38 Acres
PRICE PER UNIT:	
ZONING:	PUD, Medium Density Residential
APN:	25-36-05-00-252

PROPERTY OVERVIEW

This parcel has been rezoned to PUD and has been designed for 101 single-family lots. The Seller is in the process of obtaining site plan approvals. The land use is medium density residential. Located just 2.5 miles from the popular Cocoa Village and only 7 miles to the beach, and 14 miles to Cape Canaveral, makes this a prime location for families and professionals alike. The Orlando International Airport is only 45 minutes away.

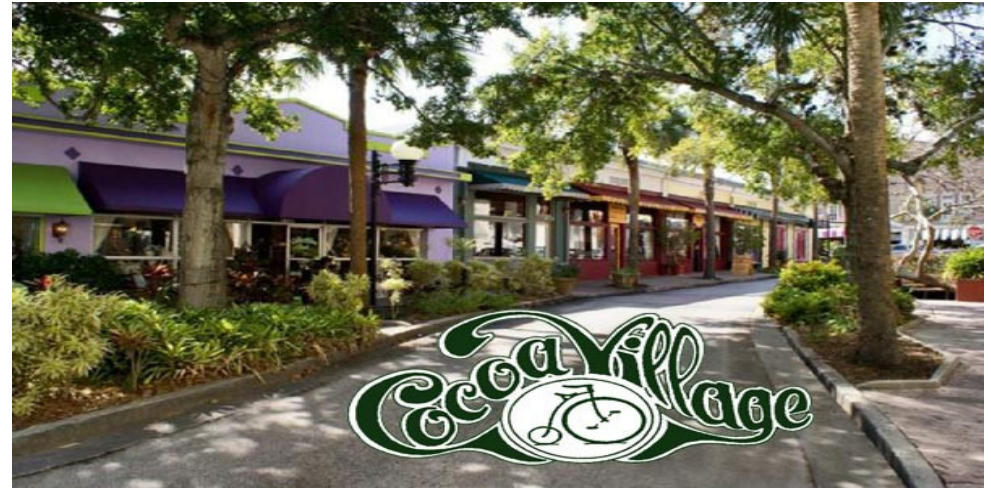
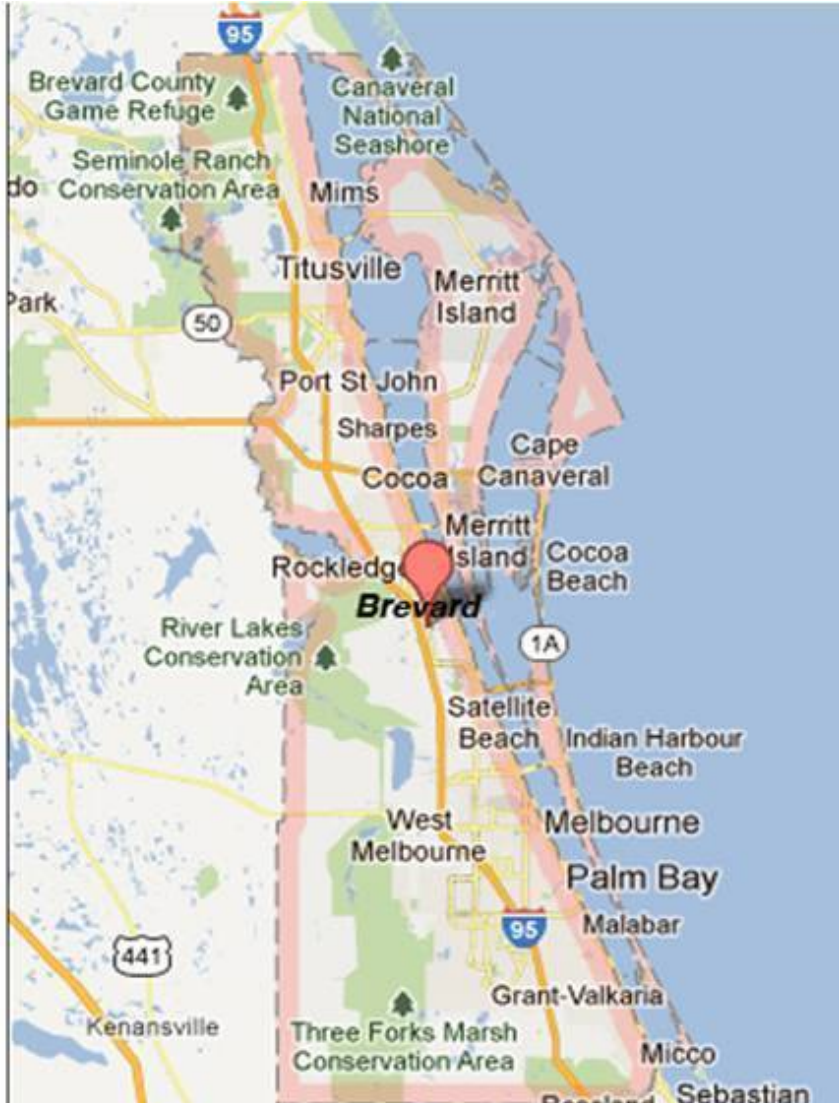
PROPERTY HIGHLIGHTS

- 38.38 Acres
- PUD Zoning
- 101 Single-Family Residential Lots; 74 lots at 40' x 100' and 27 lots at 40' x 120'
- Engineering underway for site plan approvals

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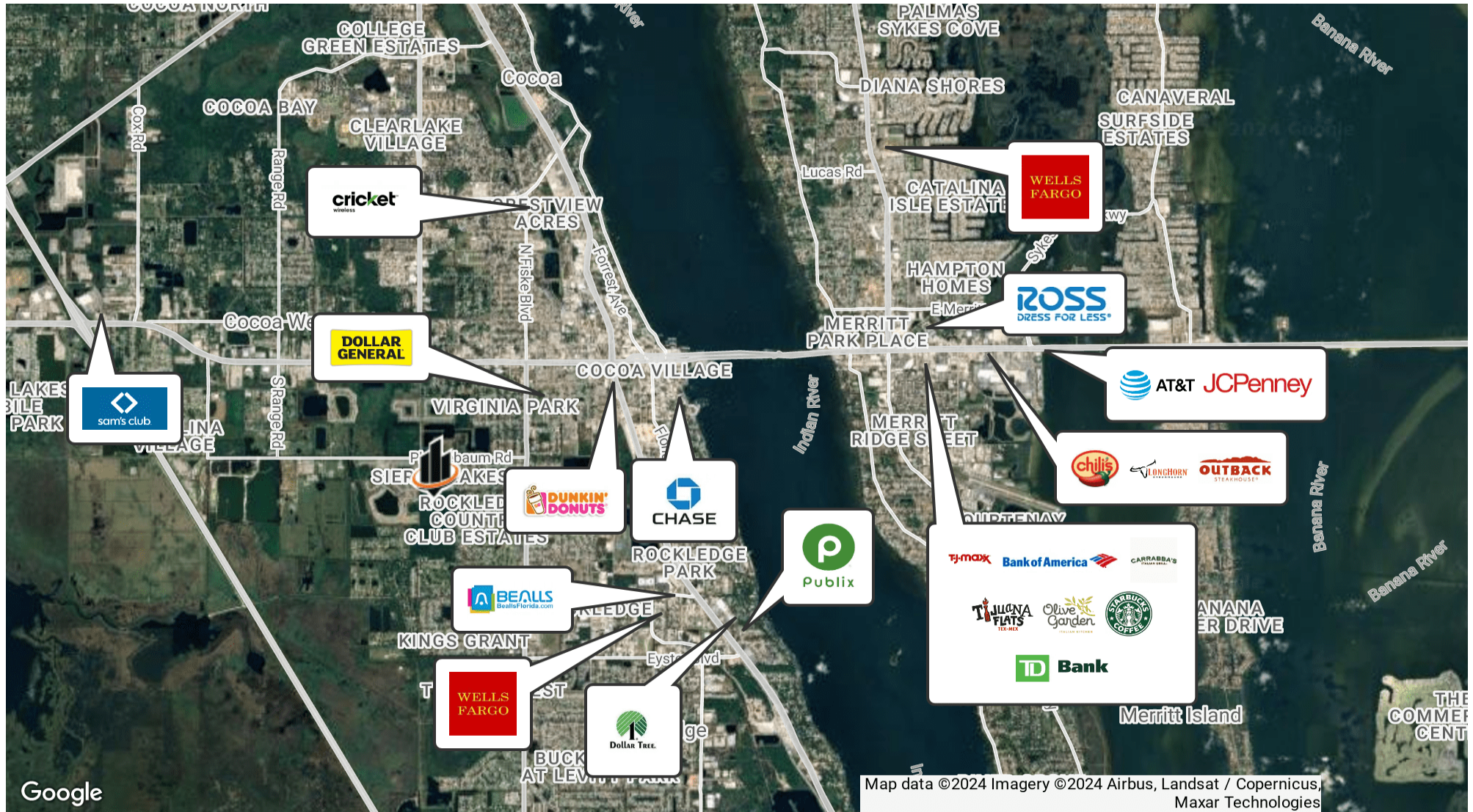
ADDITIONAL PHOTOS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

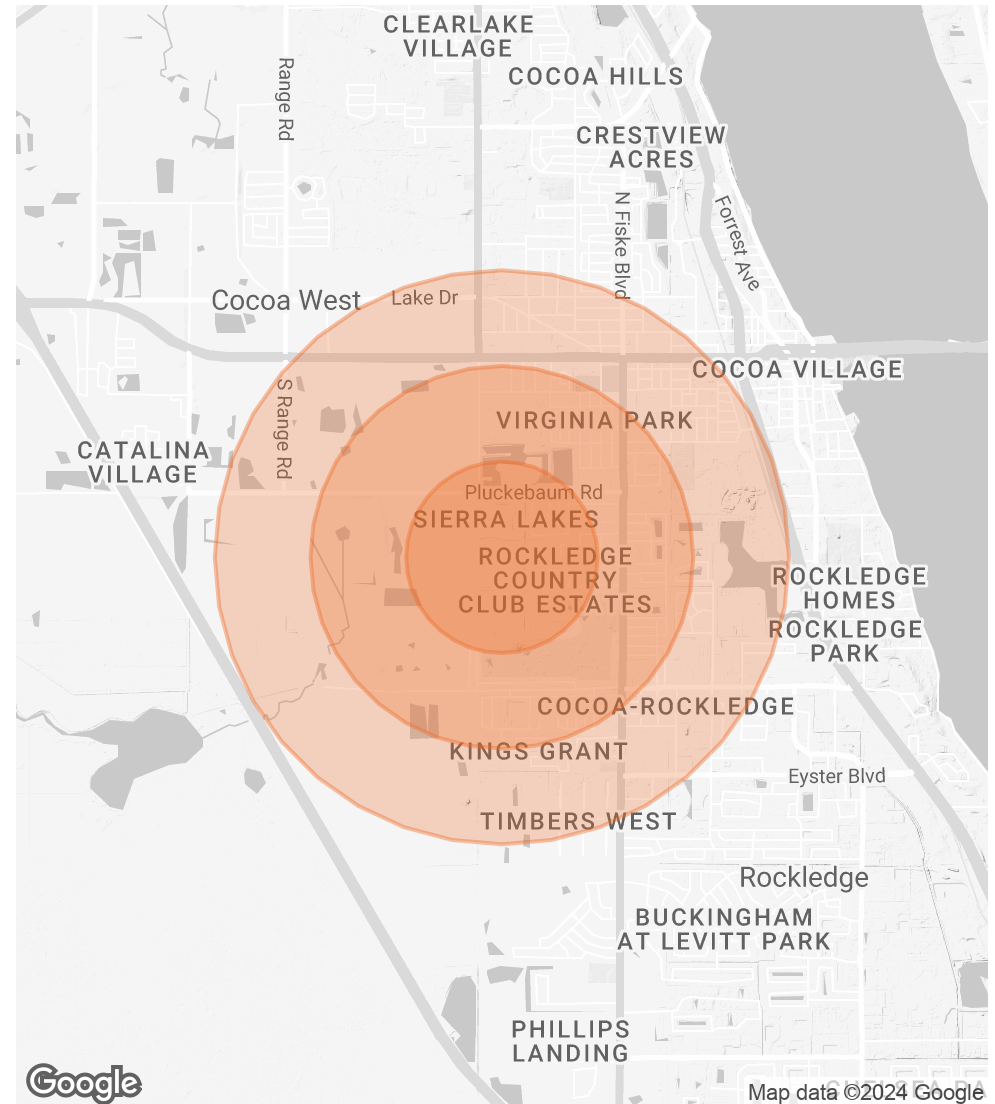
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,732	9,464	16,719
AVERAGE AGE	41.9	43.6	45.0
AVERAGE AGE (MALE)	40.9	41.2	42.3
AVERAGE AGE (FEMALE)	40.9	43.7	46.1

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,017	3,598	6,997
# OF PERSONS PER HH	2.7	2.6	2.4
AVERAGE HH INCOME	\$74,383	\$75,961	\$73,317
AVERAGE HOUSE VALUE	\$218,329	\$226,559	\$240,284

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



BARBARA COOMBER

Senior Advisor

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Cell: 813.220.7222

PROFESSIONAL BACKGROUND

Since Coomber obtained her Florida Real Estate License in 1978 and her broker's license in 1979, she continues to embrace the ethical standards of the profession. Large land tracts have predominantly been her focus throughout her four-decade career with countless clients who have various land use requirements. Coomber's continued real estate experience in both the private and public real estate sectors allowed her a myriad of encounters ranging from real estate marketing, sales, transaction management, property development and appraising, to environmental government acquisitions and funding.

Prior to joining SVN, Barbara Coomber was the President and founder of CCI Properties, Inc.

Current and previous memberships and training include Certified Commercial Investment Member (CCIM) classes from 1981, Realtors Land Institute (RLI), Volusia Forever Advisory Committee, International Council of Shopping Centers (ICSC), Public Land Acquisition and Management Partnership (PLAM), and Florida Earth Foundation, and the National Association of Realtors (NAR). In the Public Sector, Coomber acted as a Senior Land Acquisition Agent for the Southwest Florida Water Management District to acquire over \$50,000,000 of conservation lands, as well as, representing private landowners in their land sales to State, County and City government agencies.

Sales of large land tracts have been her focus since 2018 primarily in Multifamily Developments and Industrial properties.

Previous accomplishments in retail sales and leasing include companies such as Walmart, Bealls', Big Lots, T-Mobil, Firehouse Subs and GC Development, Inc. In addition, Coomber has experience in Assisted and Independent Living Facilities, Hotels, Mobile Home Parks. Her philosophy is to continue to incorporate her many years of knowledge while adjusting to the changing environment of the market demands allowing her to provide the best services for her clients in real time.

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ADVISOR BIO 2



KIMBERLY HARDEE

Associate Advisor

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PROFESSIONAL BACKGROUND

Kimberly Hardee offers a broad range of experience including 21 years as a licensed Real Estate Agent, 30 years as a licensed Florida Building Contractor and 14 years as a Project Manager. Her past and current work includes residential and commercial real estate and construction. Hardee has also assisted in the acquisition, leasing and demising of former big box stores into multiple users such as Big Lots, Bealls Outlet and Firehouse Subs.

As a Project Manager specializing in administering capital improvement projects in the hotel and hospitality industry, Hardee has worked on projects ranging from \$250,000 to \$48,000,000, working daily with owners, architects, engineers, contractors, government agencies as well as hotel general managers and staff.

Hardee has also worked as an Independent Land Acquisition Specialist for the Southwest Water Management District. As a land acquisition specialist, Hardee was tasked to research and identify properties of specific type, size and location as outlined by District engineers and hydrologists. Once identified, Hardee initiated negotiations with property owners for both land acquisition and ingress/egress easements. These sites form the backbone of the District's long-term aquifer monitoring networks and collection of critical data in order to maintain and protect Florida's water supply and quality.

Kim is experienced in working with municipalities in permitting, variance applications, as well as planning and zoning issues. In addition, as a former owner/operator of a marine construction company, she specialized in state and federal permitting where she worked closely with the Department of Environmental Protection, St Johns Water Management District and the US Army Corps of Engineers.

Hardee has been able to transfer her skills as a project manager, a building contractor and a land acquisition specialist into the private commercial real estate industry where she can offer clients a broad range of services.

Specialties:
Land Acquisition

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