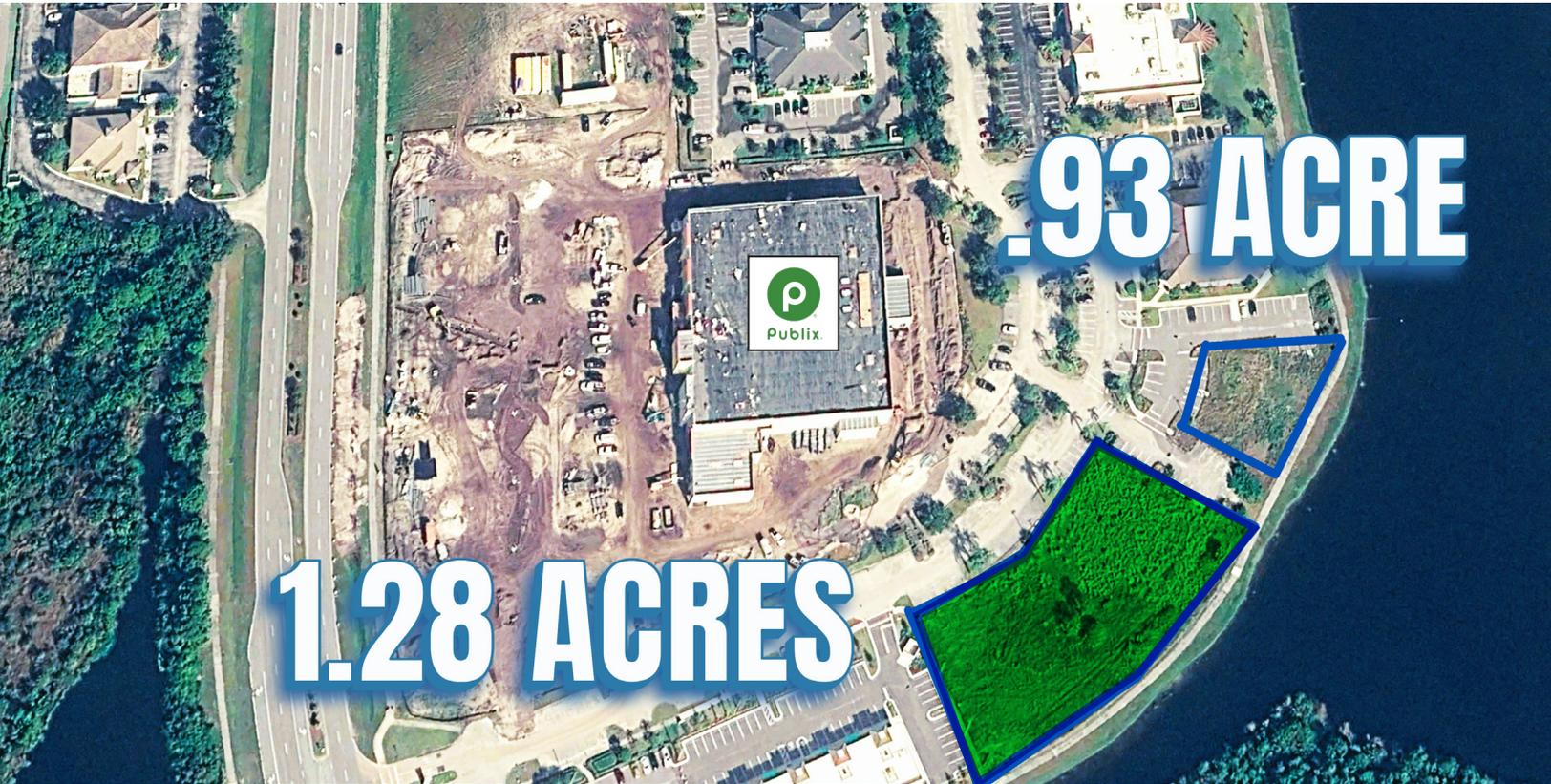


VACANT LAND / FULLY ENTITLED & PAD READY
FOR SALE | VIERA, FL



1.28 ACRES

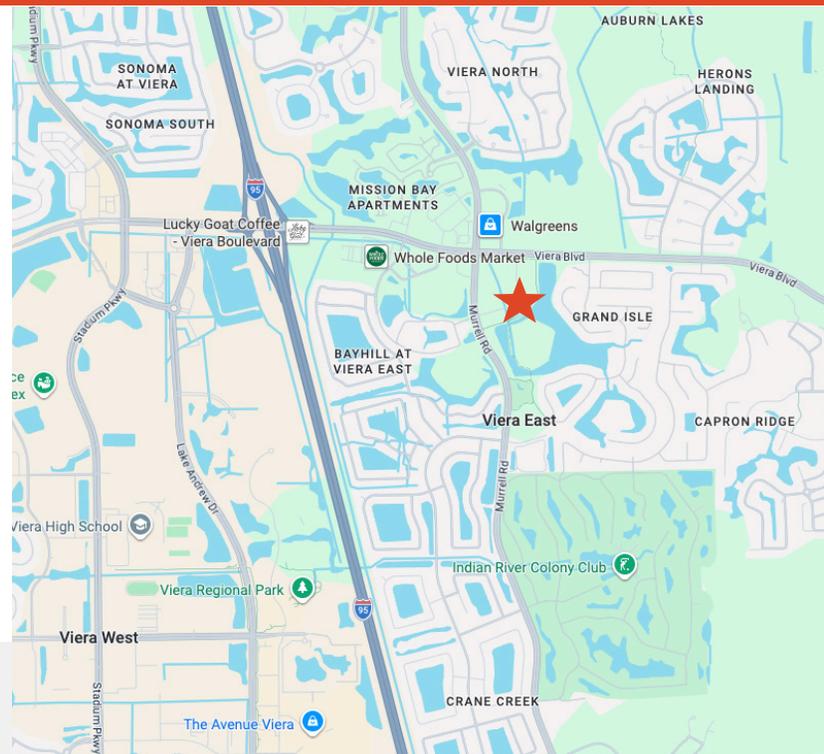
.93 ACRE

1.28 ACRES :: VIERA BLVD / MURRELL RD | VIERA, FL 32940

PRICE: \$1,280,000

PROPERTY HIGHLIGHTS

- Pad ready vacant land with completed parking lot and site work
- Space for 15,000 sf building
- Directly behind the new Publix shopping center in Viera
- BU-1 Zoning: Prime location for medical, dental, tech office and more



CHARINE LEWIS
321-508-9030
charine@v3capital.com

CHAD CABRERA
321-960-3249
chad@v3capital.com

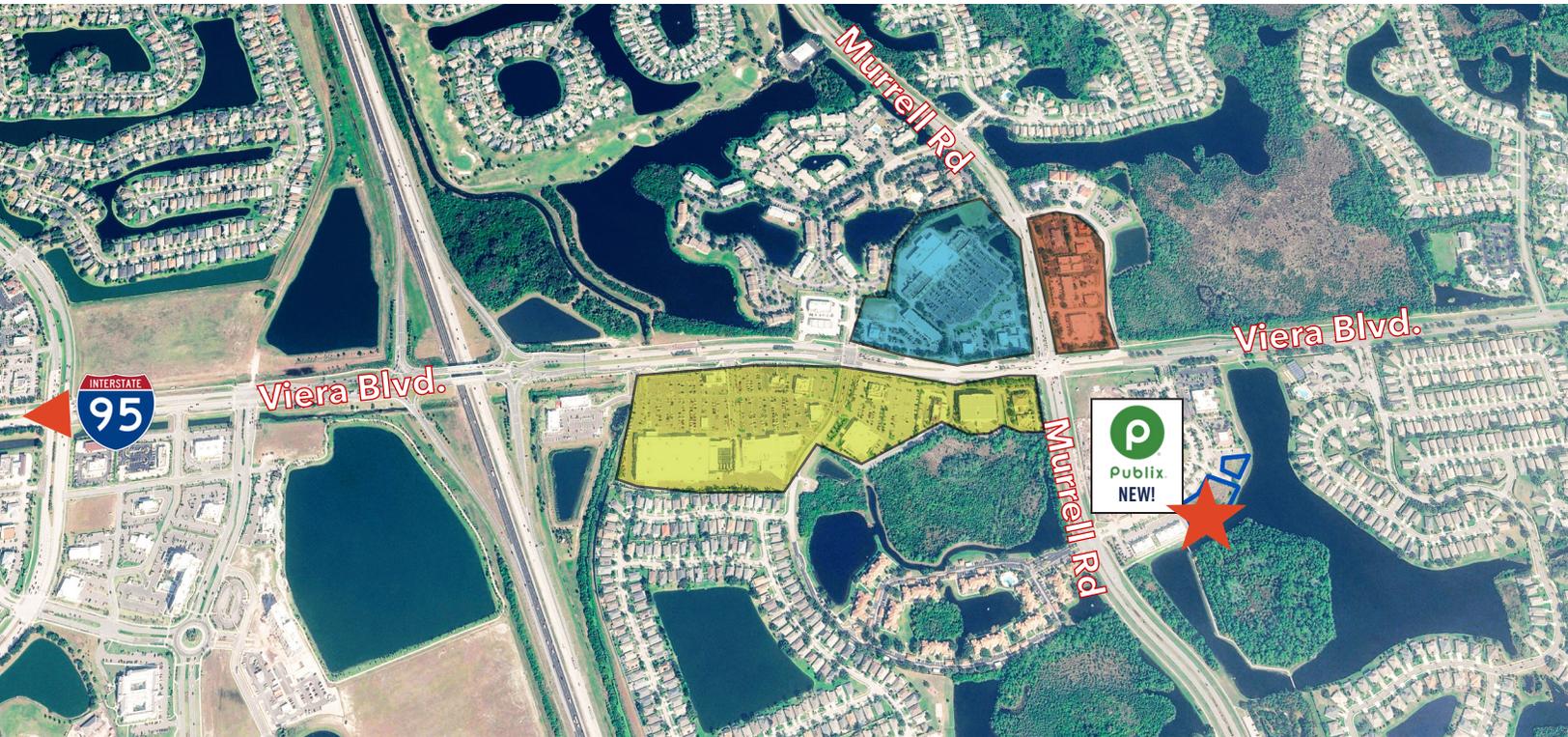
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
Apopka, FL 32703
407-848-1663
V3CommercialAdvisors.com

PROPERTY LOCATION

Prime 1.28-acre fully entitled commercial site in the heart of Viera, Florida—one of the state’s fastest-growing master-planned communities with immediate access to I-95 for excellent regional connectivity. This shovel-ready property features completed site work, installed storm drainage, a finished parking lot, and utilities already in place, including water, sewer, and power with transformers set. Zoned and prepared to accommodate an approximately 15,000 SF building, the site is ideal for medical, office, or service-oriented users seeking quick delivery in a high-growth, high-visibility corridor.



NW CORNER

- Winn-Dixie
- Brooklyn Pizza
- Beef O’Brady’s
- 7 Brew Coffee
- 7-11
- Dental Care of Viera East
- Long Doggers
- Cumberland Farms

NE CORNER

- Walgreens
- The Exchange Resale
- Rois Medical Group
- Smile Design & Wellness
- Viera East Veterinary Center

SW CORNER

- CubeSmart
- Physicians Optical Lab
- Mister Car Wash
- Texas Roadhouse
- Goodwill Viera
- Miller’s Ale House
- Chicken Salad Chick
- Whole Foods
- Panda Express
- Home Depot
- Wahlburgers