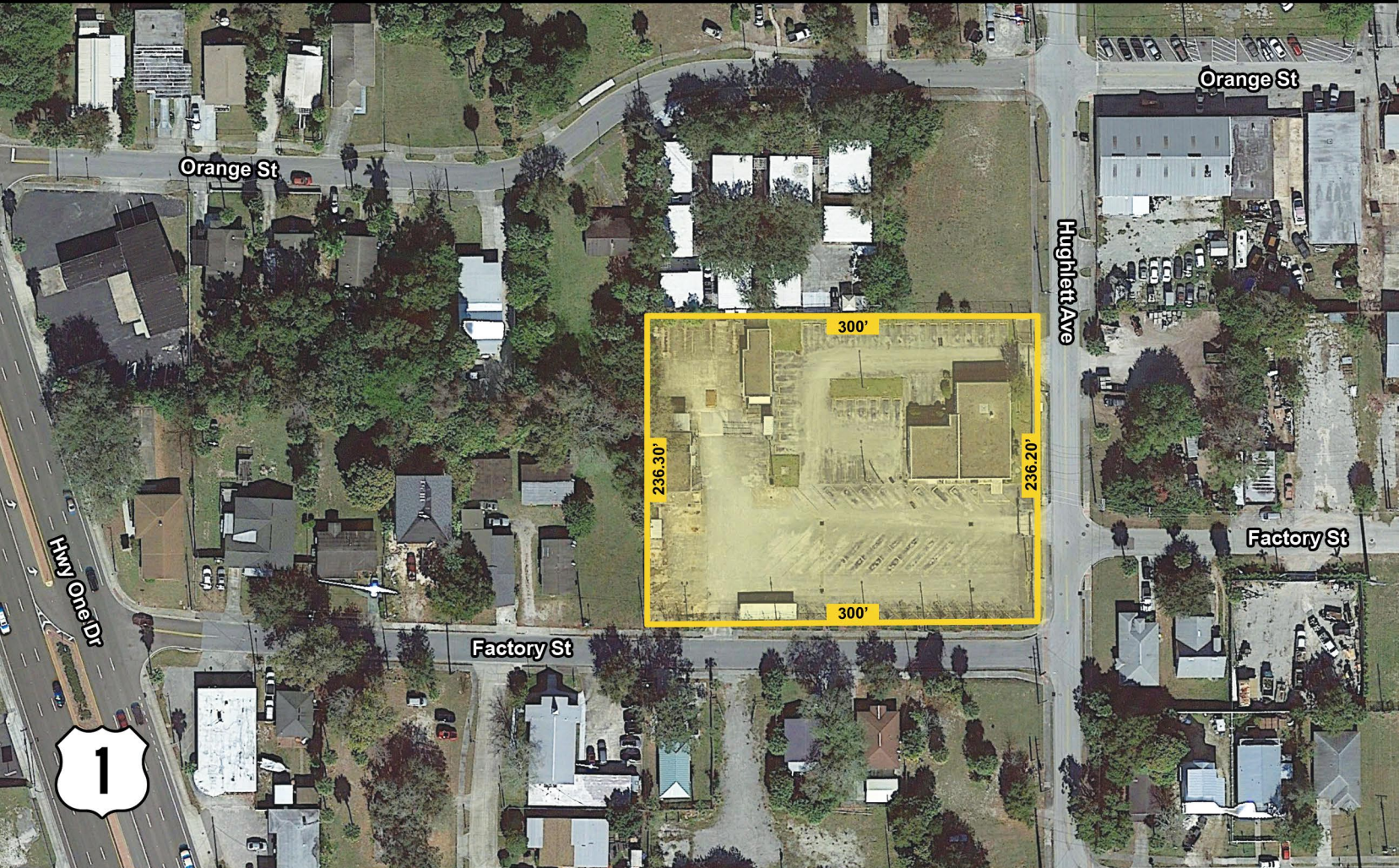


FOR SALE
1.63 ACRES
517 HUGHLETT AVE. COCOA, FL 32922



Residential Land located in Cocoa Village. Cocoa is rich in history and offers many unique experiences. The historic downtown shopping district boasts a variety of stores and restaurants with waterfront views. The City of Cocoa is ideally located in Central Brevard County, accessible by I-95, State Roads 528, 520 and 524 and within minutes of Port Canaveral, Kennedy Space Center and beautiful beaches. Cocoa is a short drive from Orlando Intl Airport and area attractions. Landmarks such as the Historic Cocoa Village Playhouse, Porcher House, Derby Street Chapel, and the Moore Center.

- Proposed: 4 - 4 Unit Townhomes (16 Units Total)
- Easily accessible to US-1 and SR520
- Just few miles from Cocoa Riverfront Park, Merritt Island and Port Canaveral
- Close to Cocoa City Hall, Restaurants, Retails and more...

PROPERTY HIGHLIGHTS

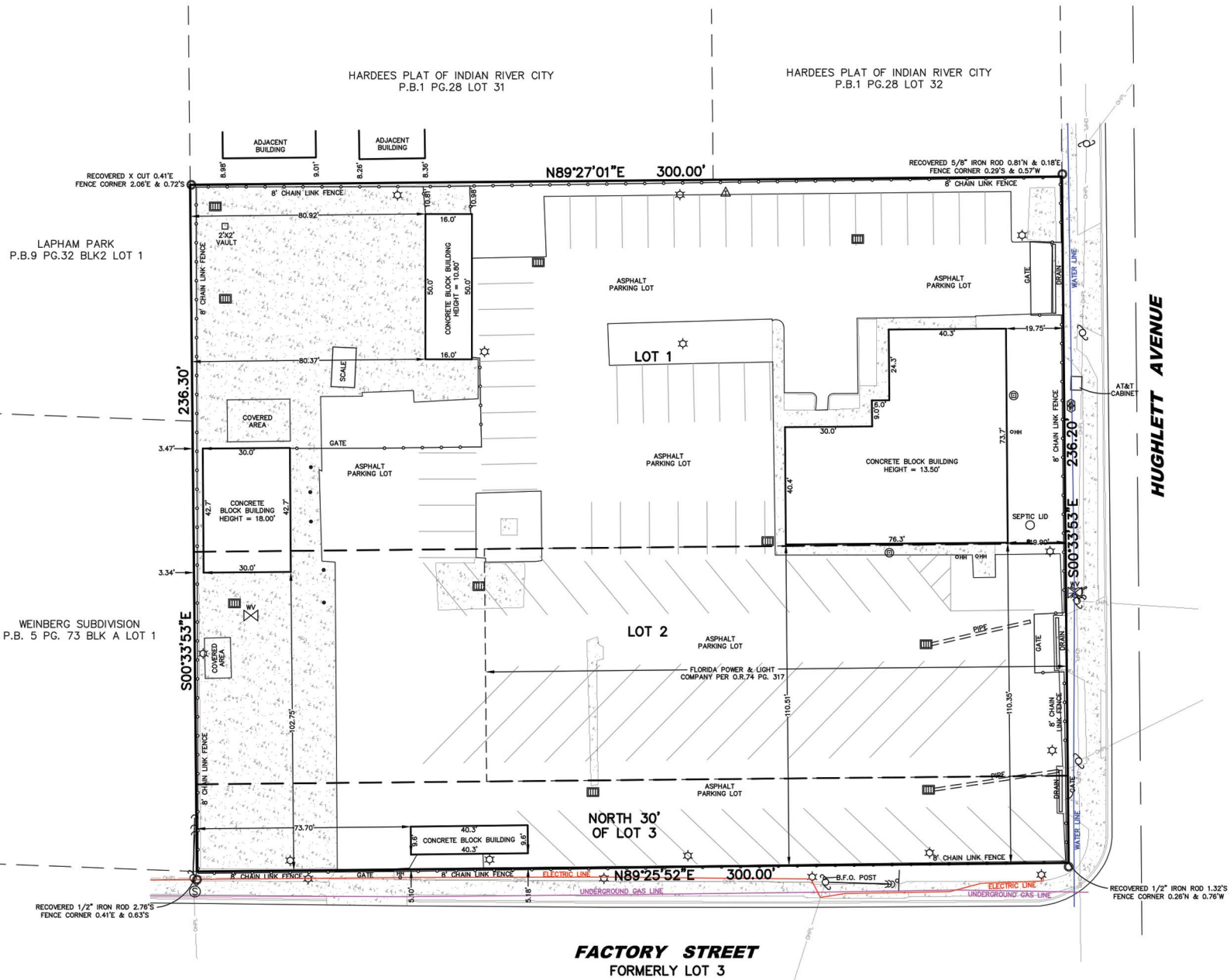
SIZE:
1.63 Acres

ZONING:
Residential

ADDRESS:
517 Hughlett Ave
Cocoa, FL 32922

COUNTY:
Brevard County

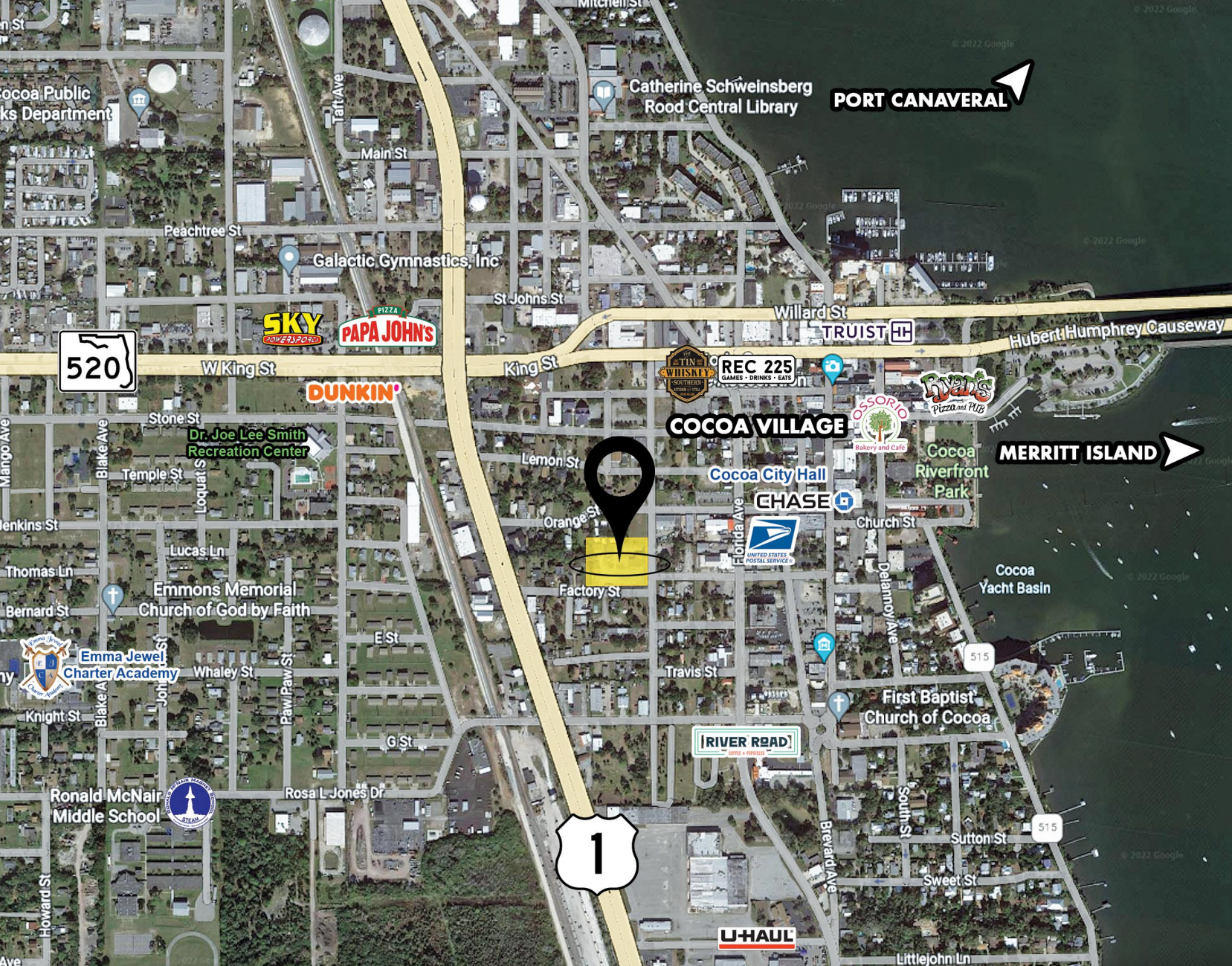
PRICE:
Please Call



DESCRIPTION: LOTS 1, 2, AND THE NORTH 30 FEET OF LOT 3, BLOCK 14 OF S. F. TRAVIS' ADDITION TO COCOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 71, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NOTES:

- BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF FACTORY STREET AS BEING N89°25'52"E.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- UNDERGROUND UTILITIES SHOWN BASED ON PAINT MARKS IN FIELD EXACT LOCATIONS NOT VERIFIED.
- THE RECORDED LEGAL DESCRIPTION OF THE PROPERTY AS DESCRIBED IN "SCHEDULE A" OF THE COMMITMENT AND ON THE DESCRIPTION ON THE SURVEY AND THE LAND SURVEYED ARE IN FACT ONE AND THE SAME PARCEL OF LAND.
- LOTS 1, 2 AND 3 AND THE WEST RIGHT OF WAY LINE OF HUGHLETT AVENUE ARE CONTIGUOUS TO EACH OTHER ALONG THEIR COMMON BOUNDARIES WITHOUT ANY GAPS OR GORES.
- AFTER A CAREFUL REVIEW, THE FENCE ENCOMPASSES THE SUBJECT PROPERTY ON 4 SIDES AND APPEARS TO BE OWNED BY THE SUBJECT PROPERTY. HOWEVER, IT IS OUTSIDE THE SCOPE OF EXPERTISE OF THE UNDERSIGNED TO DETERMINE FENCE OWNERSHIP.



BOBBY LUTHRA

Licensed Real Estate Associate

407-468-0099

bobluthra@pibland.com

OFFICE LOCATION:

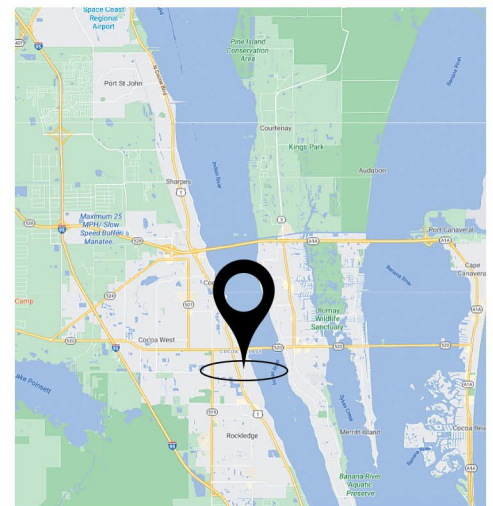
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