

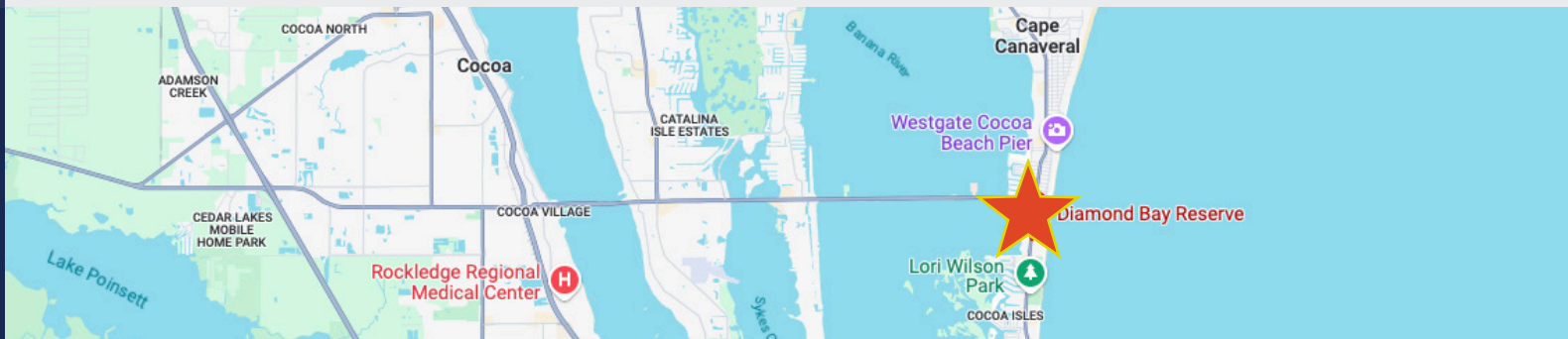


8240 Devereux Dr., 103B
 Melbourne, FL 32940
 407-848-1663
V3CommercialAdvisors.com

FOR SALE
\$4,495,000



3250 N. ATLANTIC AVE., COCOA BEACH, FL 32931
LUXURY RESIDENTIAL RIVERFRONT DEVELOPMENT PROJECT
FULLY-ENTITLED 3.2 ACRE WATERFRONT SITE



PROPERTY HIGHLIGHTS

- Site is 3.2 acres on the Banana River
- Entitlements in place for 3 buildings
- 5-story Condo building permitted with 20 units
- 2-story Townhouse bldg. permitted with 10 units
- One 1-story Restaurant building of +4,650
- Two (2) Auxiliary Parking Garages - 10 Spaces
- Community Pool, Banana River Frontage, Community Dock, Fitness Center

LOCATION

- 4 minutes to Cocoa Beach Pier
- 10 minutes to Port Canaveral
- 10 minutes to Patrick Space Force Station
- 30 minutes to Kennedy Space Center Visitor's Complex
- 35 minutes to Orlando-Melbourne International Airport
- 50 minutes to Orlando International Airport
- 60 minutes to Disney, Universal Studios, Sea World

For More Information:

Joe Poirier
 321-537-7996
Joe@v3capital.com

Charine Lewis
 321-508-9030
Charine@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.



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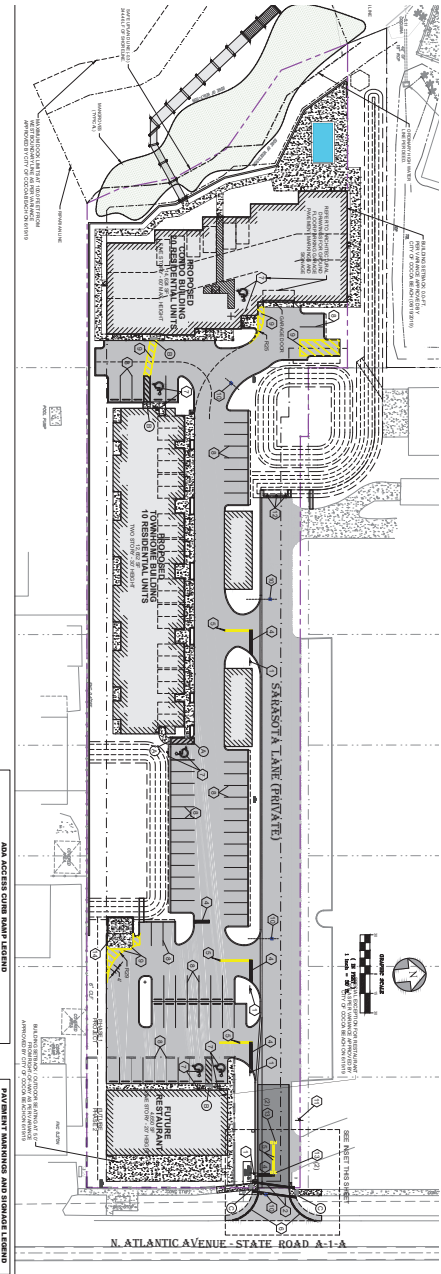
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These luxury residences located in the epicenter of World-Famous Cocoa Beach feature strong ties to nature and the outdoor lifestyle, with amazing Banana River views, convenient access to miles of beach, and walking distance to grocery shopping, restaurants, and retailers.



APPROVED SITE PLAN



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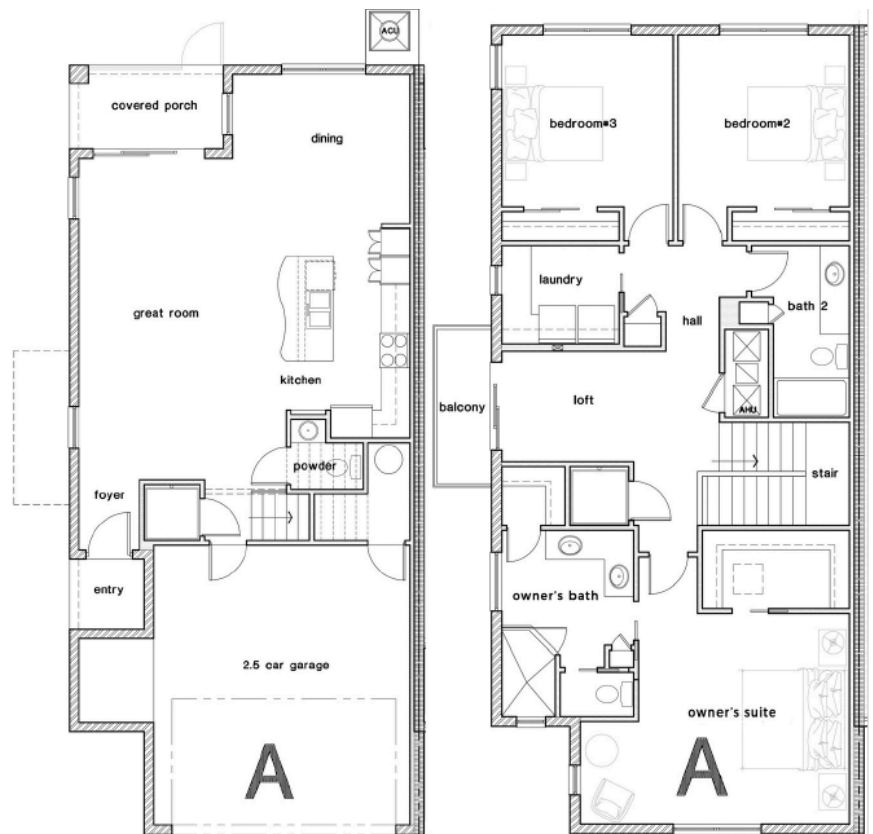
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CONDO FLOOR PLAN



TOWNHOUSE FLOOR PLAN



CONDO BUILDING

5-Stories on the River
+/- 72,261 sf

- 20 Condo Units
- Concrete Block & Steel Construction
- Engineered for 160 mph winds
- Secured Community Garage
- Secured Storage Space
- Fitness Room

TOWNHOUSE BUILDING

2-Stories
+/- 26,444 sf

- 10 Units
- Concrete Block & Steel Construction
- Engineered for 160 mph winds
- Two-Car Garage
- Optional Feature: Private Elevator

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Permitting Status Report

Project # / Name: **18-1070 DIAMOND BAY**

Permit Required	Permit Number	Initial Submit Date	Approval Date	Expiration Date	Notes
COCOA BEACH	PRE APP	N/A	N/A	6/5/2020	N/A
	SPECIAL EXCEPTION FOR RESTURAUNT	19-1567	5/20/2019	6/20/2019	5/4/2025
	VARIANCE 1 - 5 FT SETBACK	19-1567-V1	5/20/2019	6/20/2019	5/4/2025
	VARIANCE 2 - NORTH SIDE SET BACK 0 FEET	19-1567-V2	5/20/2019	6/20/2019	5/4/2025
	VARIANCE 3 - MAX DEPTH INTO WATER 100 FT FROM PROPERTY LINE	19-1567-V3	5/20/2019	6/20/2019	5/4/2025
	VARIANCE 4 - BULDING HEIGHT OF 60 FT	PZ-21-50	10/7/2021	12/3/2021	5/4/2025
	SITE PLAN	PZ 21-28	5/20/2021	5/4/2023	5/4/2025
	CONCURRENCY	N/A	5/20/2021	5/28/2023	N/A
SJRW	ERP	171001-2	6/8/2021	12/13/2024	12/13/2029
FDEP	WATER	0124889-1191 DSGP	3/11/2024	3/20/2024	3/19/2029
	WASTEWATER	0446369-001-DWC/CM	3/11/2024	3/26/2024	3/19/2029
	NOI	FLR20HC10-001	3/11/2024	3/22/2024	3/24/2029
FDOT	DRIVEWAY	2021-A-590-00037	5/20/2021	5/26/2023	EXTENDED TO 5-24-2025
	DRAINAGE	2023-D-590-00001	5/20/2021	5/24/2023	EXTENDED TO 5-24-2025
	UTILITY	2021-H-590-00187	5/20/2021	5/28/2021	NO EXPIRATION
COCOA	COCOA WATER APPROVAL	CB2024020	5/24/2021	3/18/2024	3/18/2025
	WATER ACCOUNT SET UP	NA	APPLICATION SENT TO RHONDA - 3/12/2024		
BREVARD COUNTY SCHOOL CONCURRENCY (FINAL)		SCADL-2023-03	3/14/2023	3/16/2023	3/16/2025
ARMY CORP OF ENGINEERS (DOCK)		SAJ-2024-02387	UNKNOWN	9/11/2024	3/28/2028

1/24/2025

