

Prime Residential Property "With Commercial Potential" on Florida's Space Coast; Cocoa-Brevard County Florida

FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

4550 State Road 524, Cocoa, FL 32926

Prime Residential Property "With Commercial Potential" on Florida's Space Coast; Cocoa-Brevard County Florida



Contact:



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OFFERING SUMMARY

Sale Price: \$325,000**Price / Acre:** \$126,953

Lot Size: 2.56+- Acres:
 151'+-on 524
 425'+- East
 Boundary
 306.34'+- West
 Boundary
 270'+-North
 Boundary

Zoning: RR1

PROPERTY OVERVIEW

The subject property is approximately 2.56+-acres on the North Side of State Road 524 Cocoa, Brevard County Florida; just East of State Road I-95 and positioned in between Cox Road and Friday Road . The property has approximately 151+- ft on State Road 524. 452.2+- ft on the Eastern Boundary, 306+- ft on the Western Boundary, and 270.8+- ft on the Northern Boundary Line. No survey on file.

The site is zoned Rural Residential RR-1 with a future land use of R-1 residential; Brevard County Zoning District.

Possible Rezoning to commercial City of Cocoa.
 No survey on file.

Zoning: Brevard County Zoning District. RR-1 (One house per acre). Future Land Use R-1

Water: City of Cocoa Water: 36' PCCP Potable line on West Side of 524 in front of the property.

Sewer: Septic

Please click the Youtube link to view the property:
<https://youtu.be/Z5Q5GdYRfoM>



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LOCATION OVERVIEW

The subject is located in the City of Cocoa, an independent city of nearly 20,000+ residents. Cocoa is located on the west shore of the Indian River, directly across from Merritt Island. It is 15 miles southwest of the John F. Kennedy Space Center. The Atlantic Ocean and Port Canaveral lie approximately 9 miles to the east, and Orlando is approximately 50 miles to the northwest. Daytona Beach is 60 miles to the north.

Due to the property's central location in the county, it has developed a wide range of housing, commercial, industrial, and institutional development over the years, including Cocoa High School, Eastern Florida State College, and the University of Central Florida's

The property is conveniently located to Walmart Super Center, The Cocoa Post Office, Cocoa Commons Retail Center: Publix, Anytime Fitness, Beef O' Brady's, H&R Block, Pinch A Penny and UPS ; all approximately 3 miles to the East of the property. Flying J Travel Center and Restaurant and Interstate I-95 are approximately 1 mile west of the property.

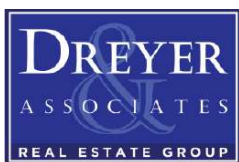
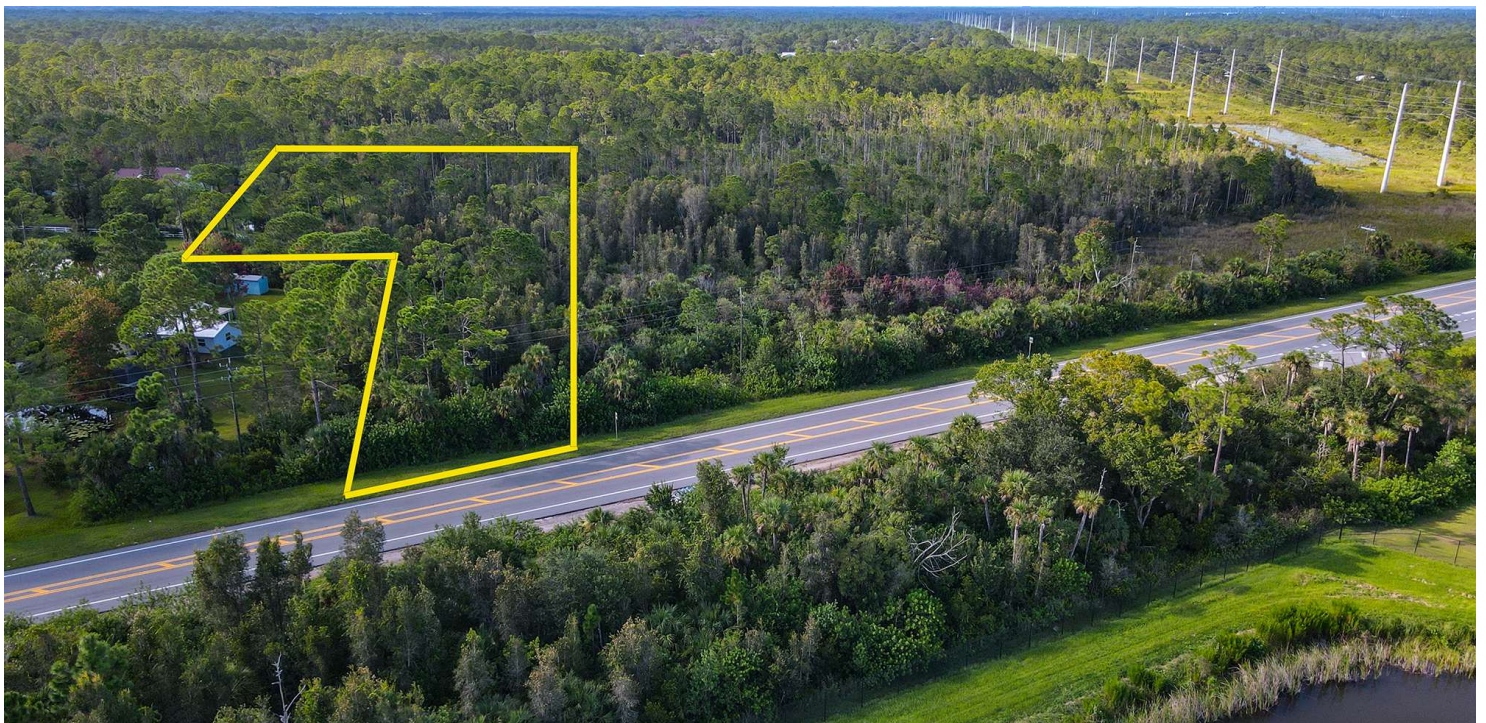


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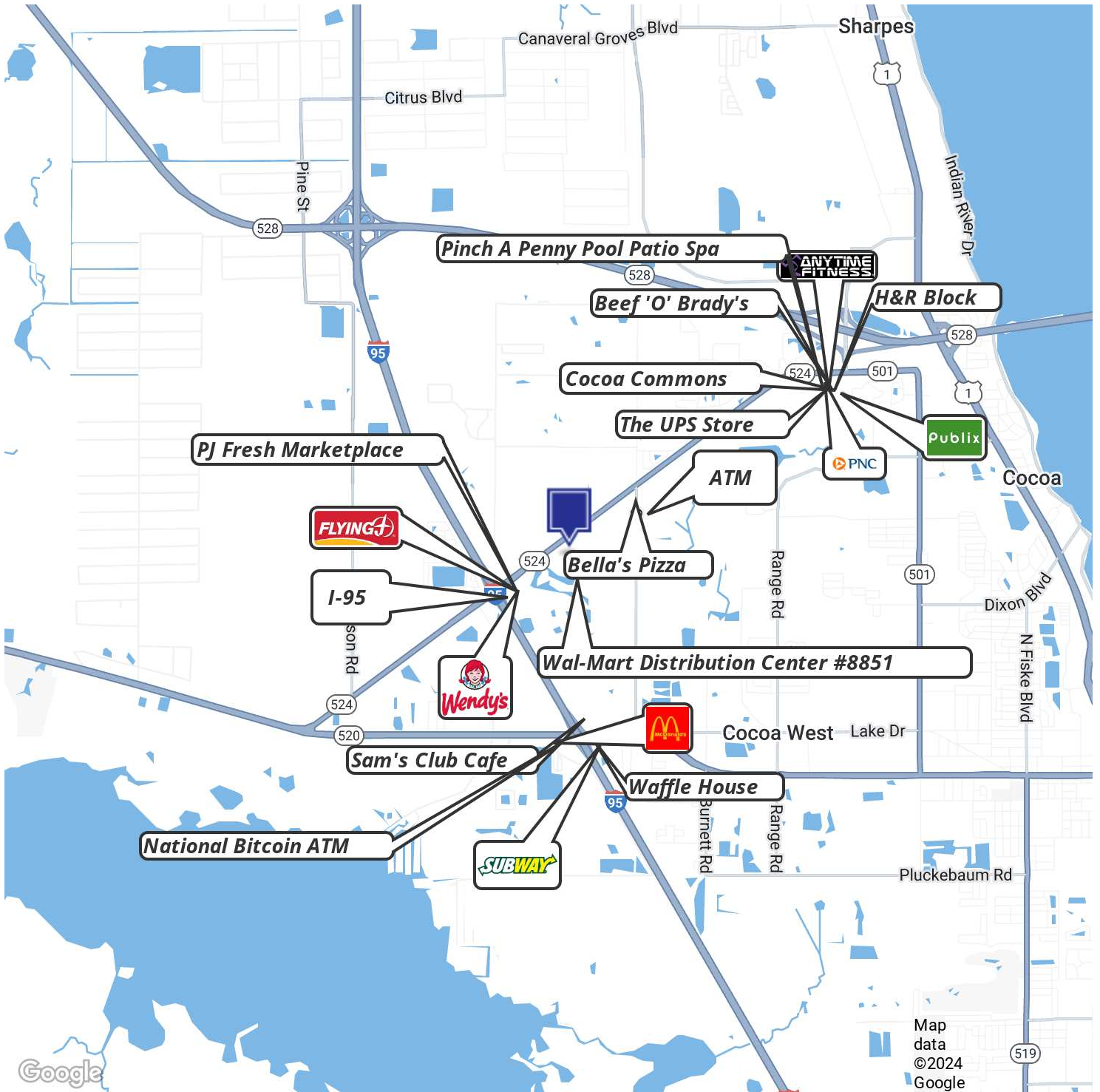


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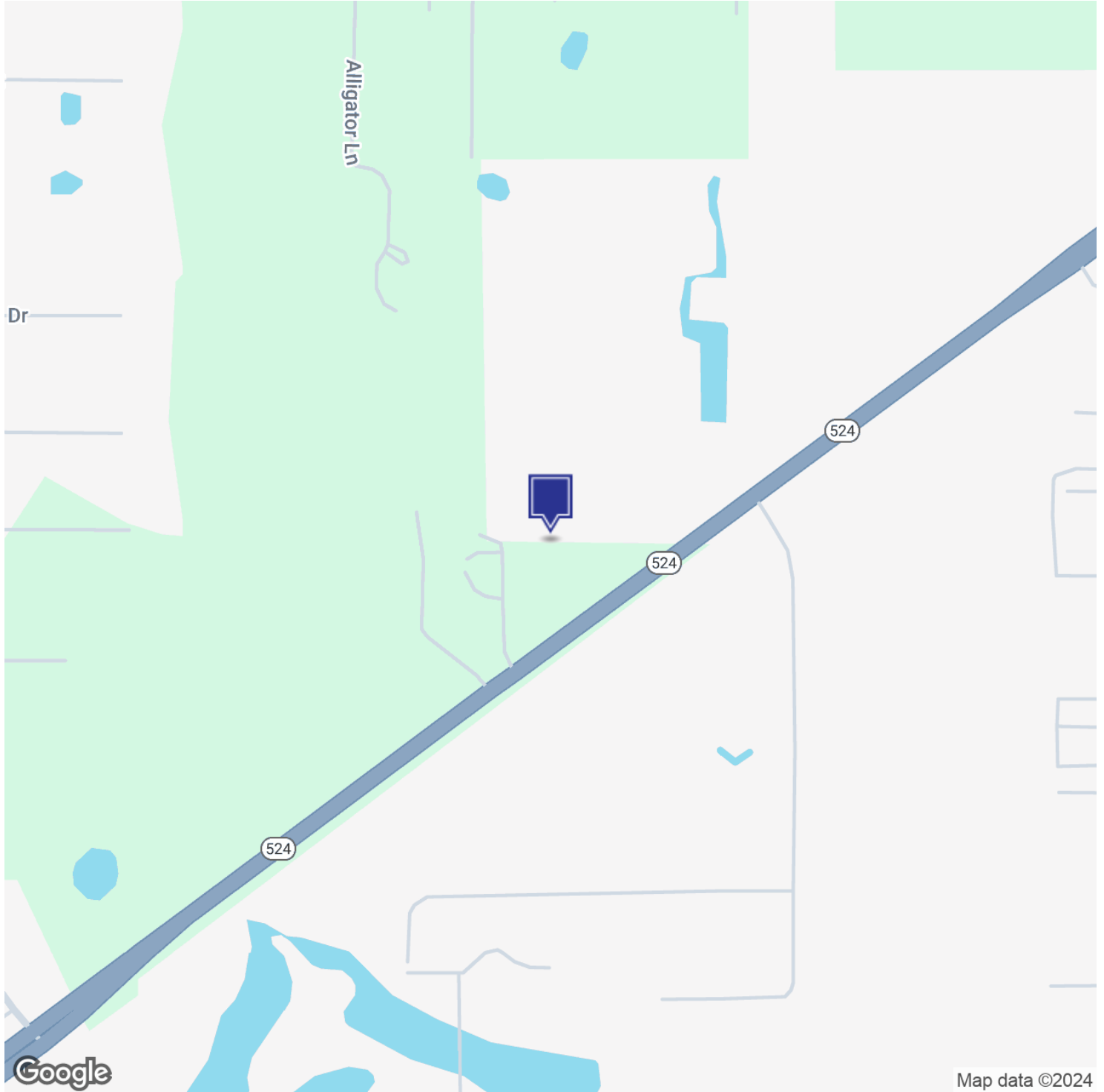


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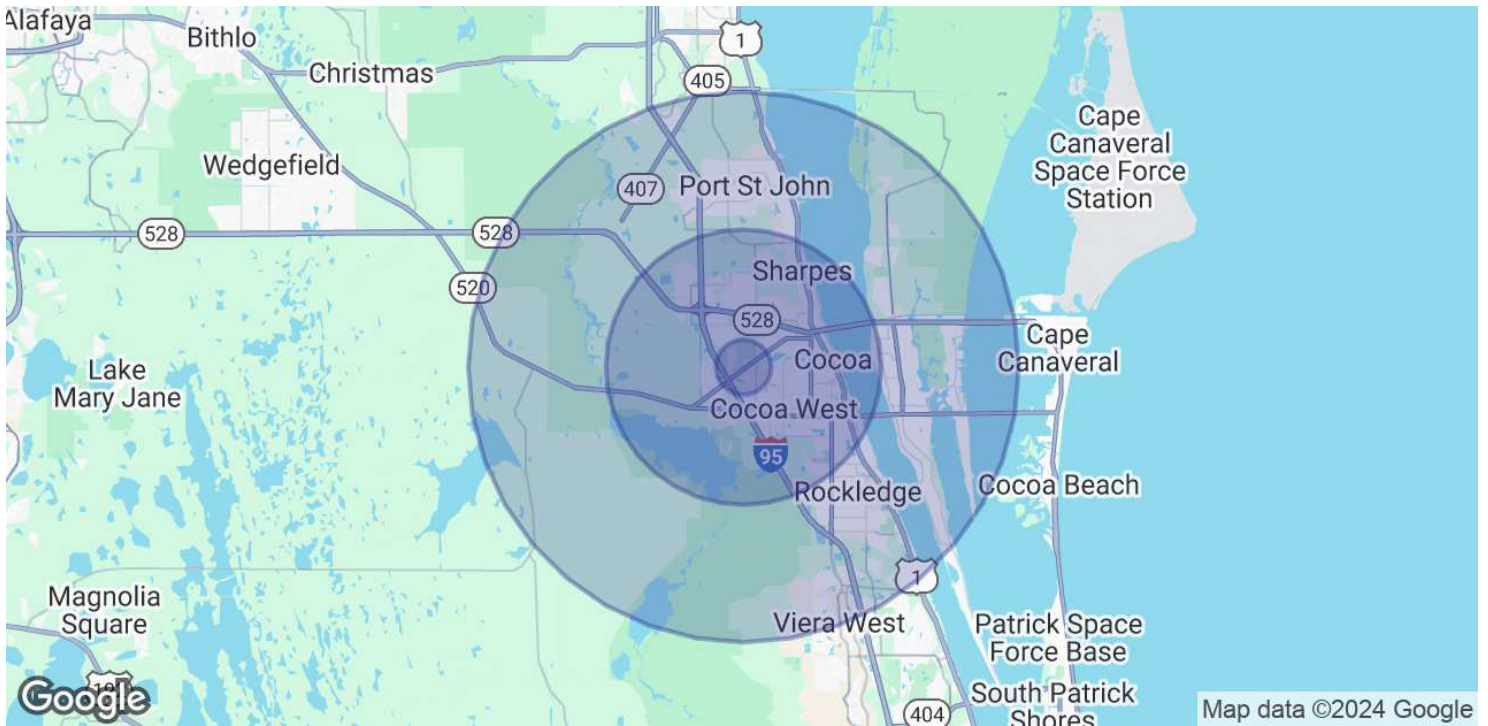


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,230	51,368	159,682
Average Age	47.0	43.4	46.0
Average Age (Male)	47.4	42.2	44.9
Average Age (Female)	47.3	45.1	46.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	928	23,809	74,680
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$62,851	\$55,221	\$70,286
Average House Value	\$172,589	\$176,697	\$241,415

2020 American Community Survey (ACS)



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