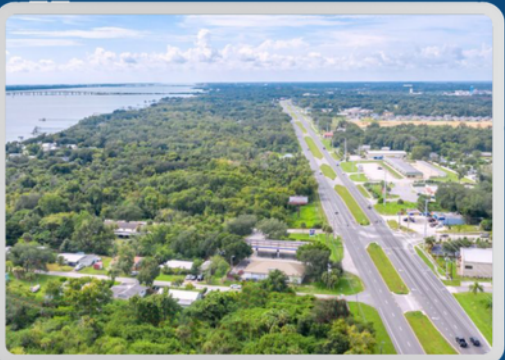
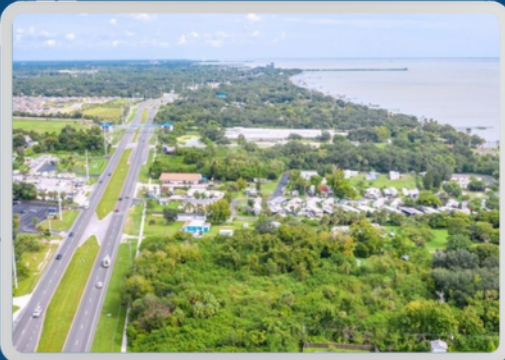




*Building Value in Partnership*

**North US Highway 1  
Cocoa, FL 32927**

**FOR SALE**



**EXCEPTIONAL  
OPPORTUNITY**

**3 ADJACENT  
PARCELS OF  
LAND**



*Building Value in Partnership*

**North US Highway 1  
Cocoa, FL 32927**

**FOR SALE**



## **Beautiful Neighborhood Commercial Site**

Many options available with this ideal US 1 frontage! Exceptional opportunity to have 3.63 acres when combined with the 2 adjacent lots for sale.





*Building Value in Partnership*

**North US Highway 1  
Cocoa, FL 32927**

**PARCEL 1**



## ***Features***

- .43 Acres
- 103 ft. of US Hwy 1 Road Frontage
- Zoned: BU-1 (Retail Commercial)
- Future Land Use: NC (Neighborhood Commercial)

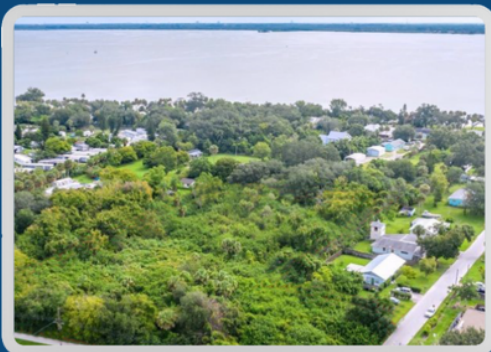
**\$125,000**



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**North US Highway 1  
Cocoa, FL 32927**

**PARCEL 2**



## ***Features***

- 2.52 Acres
- 355 ft. of US Hwy 1 Road Frontage
- Zoned: AU (Agriculture Residential)
- Future Land Use: NC (Neighborhood Commercial) on front half & R-1-1 (Residential) on back

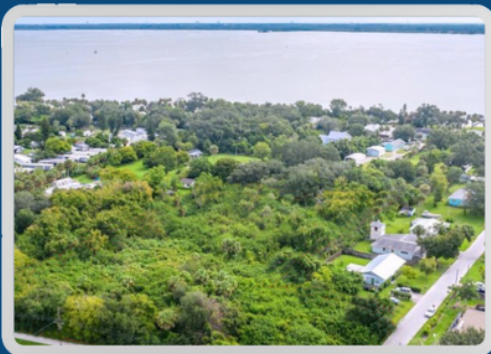
**\$300,000**



*Building Value in Partnership*

**North US Highway 1  
Cocoa, FL 32927**

**PARCEL 3**



## ***Features***

- .68 Acres
- 103 ft. of Road Frontage
- Zoned: NC  
(Neighborhood Commercial)
- Future Land Use: NC  
(Neighborhood Commercial)

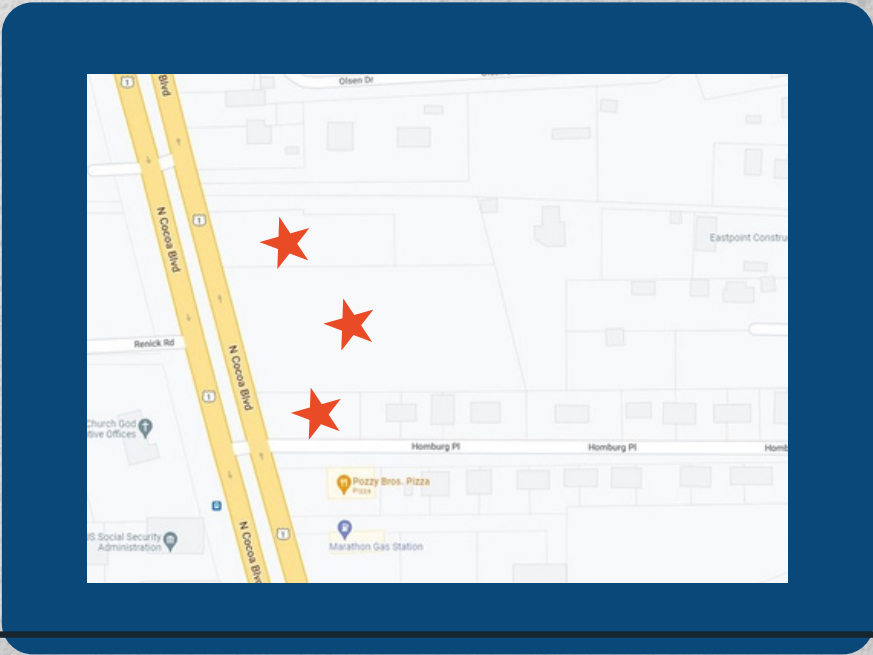
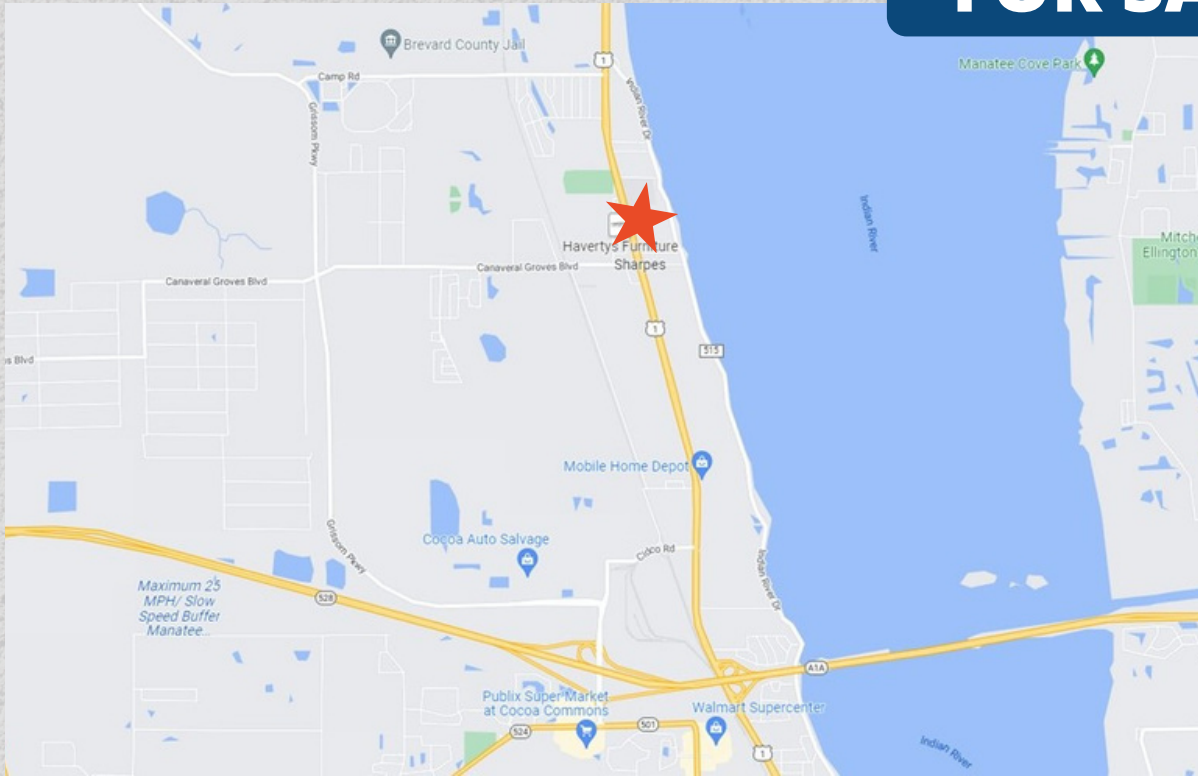
**\$105,000**



Building Value in Partnership

# North US Highway 1 Cocoa, FL 32927

## FOR SALE



Excellent Cocoa location just off US Highway 1 - .1 miles north of Canaveral Groves Blvd. and 3.1 miles north of SR 528 (Beachline)



*Building Value in Partnership*

# North US Highway 1 Cocoa, FL 32927

## FOR SALE



Gene Artusa  
Realtor®



321-720-5053

Gene@GeneArtusa.com

**When you're purchasing land, it's important to hire an agent who has extensive experience negotiating land deals.**

**Realty World Curri Commercial**  
1097 S. Patrick Drive  
Satellite Beach, FL 32937  
321-596-5006



**CURRICOMMERCIAL.COM**

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