Phone: 1-321-768-1999 Fax: 1-888-717-4755 mike@derrickrealestate.com

PROPER TY MANAGEMENT CONSULTING ASSET MANAGEMENT DERRICK Real Estate Group, Inc. LICENSED REAL ESTATE BROKER POST OFFICE BOX 33342 • INDIALANTIC, FLORIDA 32903

COMMERCIAL RESIDENTIAL MULTI-FAMILY

### MIMS VACANT AGRICULTURAL/RESIDENTIAL 78.93 AC-MOL



LOCATION:	Highway 46 Mims, Florida 32754
	Approx. 1.2 miles from the I-95 Overpass at Highway 46
	Almost a Quarter of Mile MOL of Road Frontage on Highway 46

- <u>PROPERTY:</u> The site is 78.93 MOL acres located on the South side of Highway 46 There is approx. 1345 feet MOL of frontage on Highway 46 There is approx. 2550 feet MOL of depth to the property
- UTILITIES: Brevard County-6 inch Water Main on North Side of Highway 46 and Septic Sewer

ZONING: AU-Agricultural/Residential Classification Brevard County Zoning

ACCOUNT/PARCEL ID: 2100501/21-34-14-00-500

PRICE: \$800,000. Asking Price

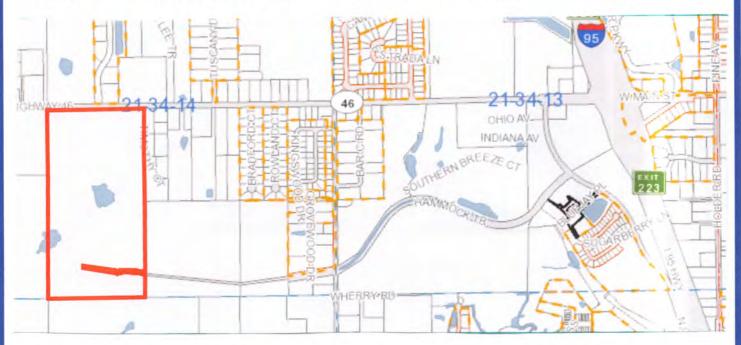
CONTACT: Mike or Natalie Derrick-321.768.1999 mike@derrickrealestate.com

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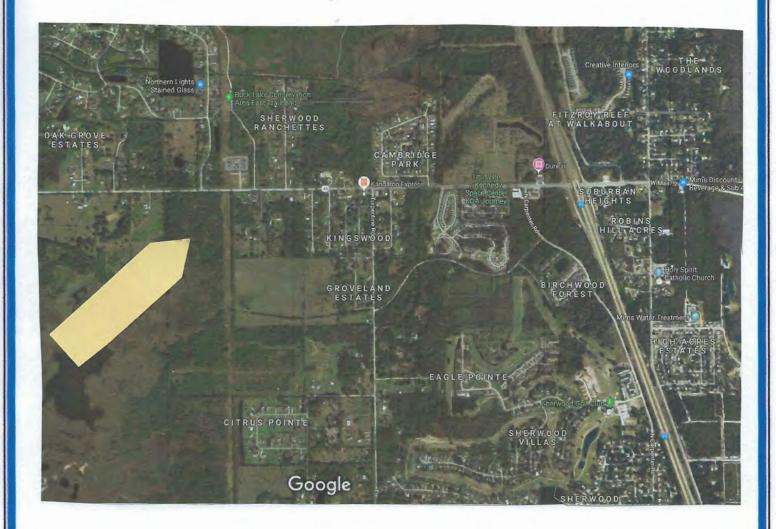
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> COMMERCIAL RESIDENTIAL MULTI-FAMILY

### GOOGLE MAPS -78.93 Acres MOL on Highway 46 Mims, Florida 32754-



PROPER TY MANAGEMENT

ASSET MANAGEMENT

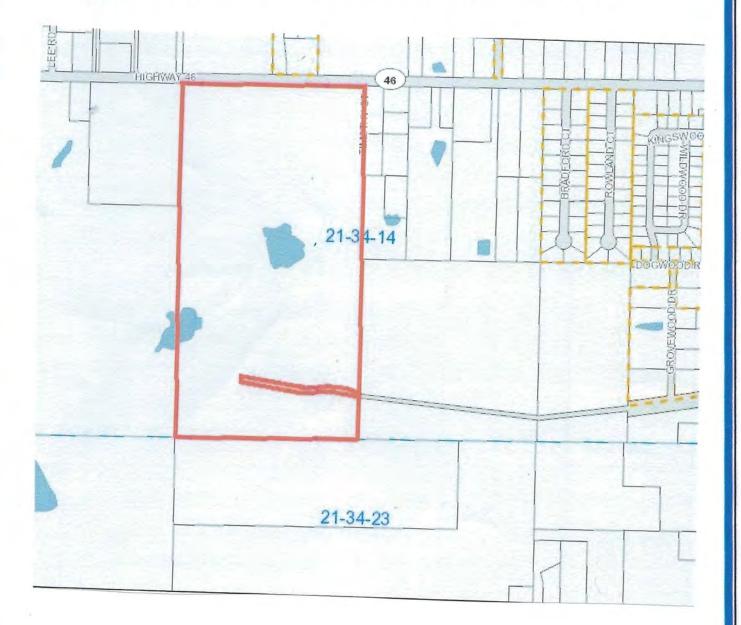
CONSULTING



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BREVARD COUNTY PROPERTY APPRAISER -78.93 Acres MOL on Highway 46 Mims, Florida 32754-



PROPER TY MANAGEMENT

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## BREVARD COUNTY PROPERTY APPRAISER -78.93 Acres MOL on Highway 46 Mims, Florida 32754-



PROPER TY MANAGEMENT

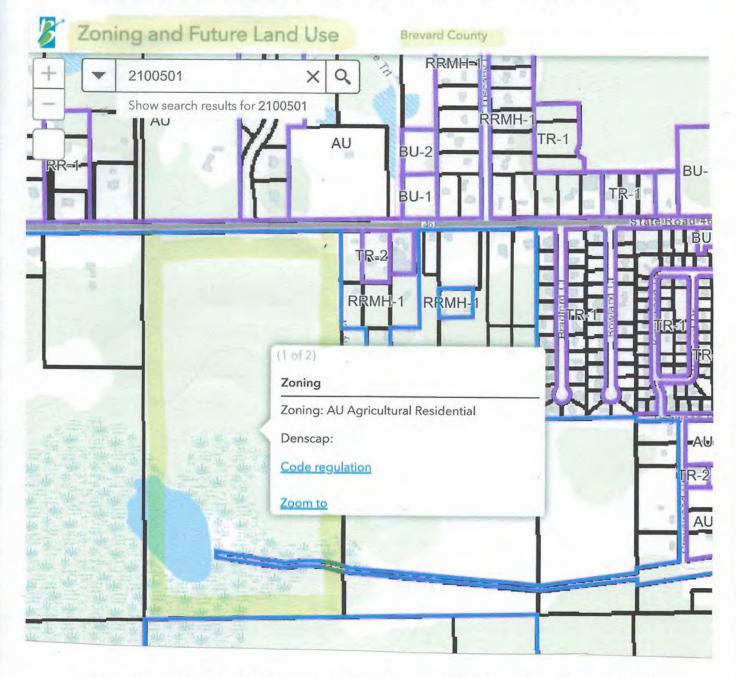
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> COMMERCIAL RESIDENTIAL MULTI-FAMILY

MIMS VACANT AGRICULTURAL/RESIDENTIAL ZONED AU -78.93 Acres MOL on Highway 46 Mims, Florida 32754-



PROPER TY MANAGEMENT

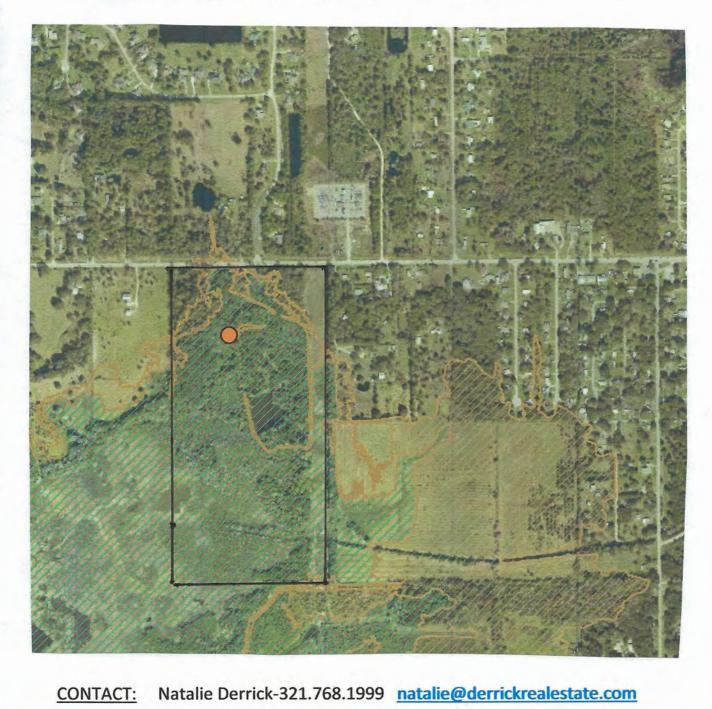
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MIMS VACANT AGRICULTURAL/RESIDENTIAL ZONED AU -78.93 Acres MOL on Highway 46 Mims, Florida 32754-



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PROPER TY MANAGEMENT

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-78.93 Acres MOL on Highway 46 Mims, Florida 32754-

**Identify Result** 

Zone: AE Elevation: Varies

Special Flood Hazard Area (SFHA): area subject to inundation by the 1-percentannual-chance flood event. Base Flood Elevation (BFE) is shown for isolated, estuarine and coastal floodplains. BFE is not shown for riverine floodplains or regulatory floodways; consult the FEMA Flood Insurance Study. Flood insurance is required by a lender to obtain financing.

Zoom to