

HIGHLY VISIBLE 1.2-AC COMMERCIAL VACANT LAND FOR SALE



**00 S HIGHWAY 1
ROCKLEDGE, FL 32955**



... OFFERING MEMORANDUM ...



SCAN FOR LISTING WEBSITE

OFFERED AT:
\$279,000

\$/Acre: **\$232,500**

Zoning: **BU-1: General Retail Commercial**

Current Use: **Vacant Commercial Land**

FLU: **CC: Community Commercial**

Acres: **1.2 ac**

Sq ft: **52,272 sf**

Frontage: **290'**

Depth: **200'**

Daily Traffic: **39,000**

Cross Street: **Helmsman PL**



Superior Highway 1, Rockledge Location



1.2-acre vacant commercial parcel on US Highway 1 in Rockledge!

Features 39,000 passing vehicles each day.

290' of Highway frontage, approx. 200' deep, and mostly cleared.

BU-1 (General Retail Commercial) County zoning with one of the longest lists of potential uses in the County (see link to zoning ordinance on next page).

Utilities available—According to Brevard County, this parcel and surrounding areas are part of the Save Our Indian River Lagoon Project Plan (SOIRL), specifically Zone C which is an area funded for septic-to-sewer conversions currently in-progress.

BU-1 Zoning (General Retail Commercial - County)

Link to County zoning ordinance (copy & paste into browser):

https://library.municode.com/fl/brevard_county/codes/code_of_ordinances?nodeId=COORBRCOFLVOII_CH62LADERE_ARTVIZORE_DIV4RESPCL_SDVICO_S62-1482GERECO

CC Future Land Use (Community Commercial)

Link to County FLU Comprehensive Plan (copy & paste into browser):

https://gis.brevardfl.gov/docs/planning_development/FutureLandUseElement.pdf







Marketing information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of confidential nature. This OM has been prepared to provide summary information to prospective Buyers and to establish a preliminary level of interest. These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Information contained herein has been obtained through sources deemed reliable but not guaranteed. The information contained herein is not a substitute for a thorough due diligence investigation. Curri Commercial reserves the right to withdraw this solicitation at any time without prior notice. Statements contained herein which involve matters of opinion, whether or not identified to be that are not representations of fact. The price and terms of this offering may be subject to change at any time. Curri Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation.



SCAN FOR LISTING WEBSITE

EXCLUSIVELY LISTED BY:

KAREN D'ALBERTO **JOHN CURRI**
Realtor® Realtor®

VP/Principal
321.622.3196
flst.karen@gmail.com

Owner/CEO
321-961-4487
john@curriproperties.com

