Evans Butler Realty, Inc.

Columbia Lane with frontage on Interstate 95 and US 192 NWQ
$2,200,000

The property is a total of 14.4 acres

Located on the NW quadrant of Interstate 95 and U.S. 192 with access via Columbia Lane. The parcel has 1,550' fronting I-95 and 370' along Columbia Lane. The St. John's Heritage Parkway runs parallel to Columbia Lane and is open to the south of US 192 all the way south beyond Malabar Road. The parkway is under construction presently in Palm Bay southward and has already been extended north of US 192 to meet up with the Ellis Road I-95 interchange. US 192 is a major east-west artery for the South Brevard County Area and also extends west to the resorts in the Orlando Area. Traffic count on I-95 is 69,500 cars. US 192 west of I-95 is 6,200 and east of I-95 is 24,880.

The Space Coast Town Center project on 160 acres on the SW quadrant of I-95 and US 192 is being developed including a 300 unit apartment complex completed and with a single family subdivision site sold.

Adjacent to the property is a site purchased for a franchised John Deere Sales and Service facility. The new owner has site plan approval, which requires the paving of Columbia Lane along their road frontage, therefore the subject property will benefit from a paved, and curbed road in front of the site.

Please look at the survey which shows the Florida Power and Light easements where they need to maintain their aerial lines. Driveways and parking are both allowed in the easement but no structures can be there nor are they allowed atop the Natural Gas lines either.
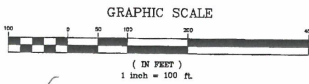
Contact Dan Evans for more information
Daniel Evans
Evans Butler Realty, Inc.
1698 West Hibiscus Blvd.
Suite A
Melbourne, FL 32901
Phone: (321) 727-1000
Cell: (321) 693-1293

Evans Butler Realty, Inc.

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

KANE SURVEYING
531 APOLLO BOULEVARD, SUITE 104
MELBOURNE, FLORIDA 32901
(321) 676—9427
FAX (321) 364—1448

Evans Butler Realty, Inc.

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(In blue)
Available
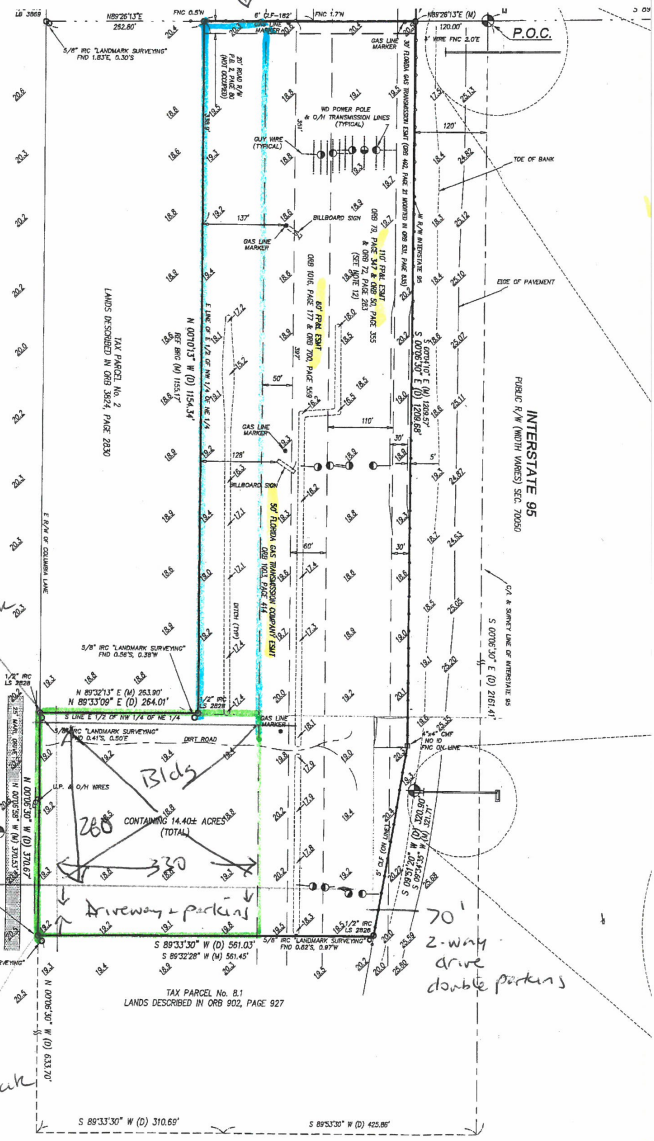Building Area
but impractical?

LEGAL DESCRIPTION: FURNISHED BY CLIENT

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF I-95 WITH NORTH LINE SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SAID POINT LYING 584.20 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, AS MEASURED ALONG THE SAID NORTH LINE OF SECTION 3; THENCE S 00°06'30" E ALONG SAID CENTERLINE (SURVEY LINE) OF I-95, A DISTANCE OF 2161.41 FEET; THENCE S 89°53'30" W 425.86 FEET; THENCE S 89°33'30" W, 310.69 FEET TO THE EAST RIGHT OF WAY OF COLUMBIA LANE; THENCE N 00°06'30" W ALONG SAID RIGHT OF WAY 633.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°06'30" W ALONG SAID EAST RIGHT OF WAY OF COLUMBIA LANE 370.67 FEET TO THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST; THENCE N 89°33'09" E ALONG SAID SOUTH LINE 264.01 FEET; THENCE N 00°10'13" W ALONG THE EAST LINE OF THE EAST 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST 1154.34 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST; THENCE N 89°29'46" E ALONG SAID NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST 353.79 FEET TO THE WEST RIGHT-OF-WAY OF INTERSTATE 95; THENCE S 00°06'30" E ALONG SAID WEST RIGHT-OF-WAY 1209.68 FEET TO A STATE ROAD RIGHT OF WAY MONUMENT; THENCE S 09°51'20" W ALONG SAID WEST RIGHT-OF-WAY 320.90 FEET TO THE NORTH LINE OF OFFICIAL RECORDS BOOK 902, PAGE 927 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 89°33'30" W ALONG SAID NORTH LINE 561.03 FEET TO THE POINT OF BEGINNING. CONTAINING 14.40 ACRES MORE OR LESS.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

(In Green = Primary Bldg Area)
370' frontage on Columbia

reserve 70' on south for driveway

reserve 20' on north for

30' Front setback

20' Side Setback

POC

INTERSTATE 95
PUBLIC R/W (WITH VARIES) SEC. 70050

TAX PARCEL No. 2
LANDS DESCRIBED IN ORB 3024, PAGE 2830

Bldgs
CONTAINING 14.40± ACRES (TOTAL)

Driveway + parking

70' 2-way drive double parking

COLUMBIA LANE
60' PUBLIC R/W

P.O.B.
1/2" IRC
LS 2628

TAX PARCEL No. 8.1
LANDS DESCRIBED IN ORB 902, PAGE 927

S 89°33'30" W (D) 561.03'
S 89°32'28" W (M) 561.45'

S 89°33'30" W (D) 310.69'   S 89°53'30" W (D) 425.86'

CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE: 2/14/05

MICHAEL J. KANE PROFESSIONAL LAND SURVEYOR AND MAPPER
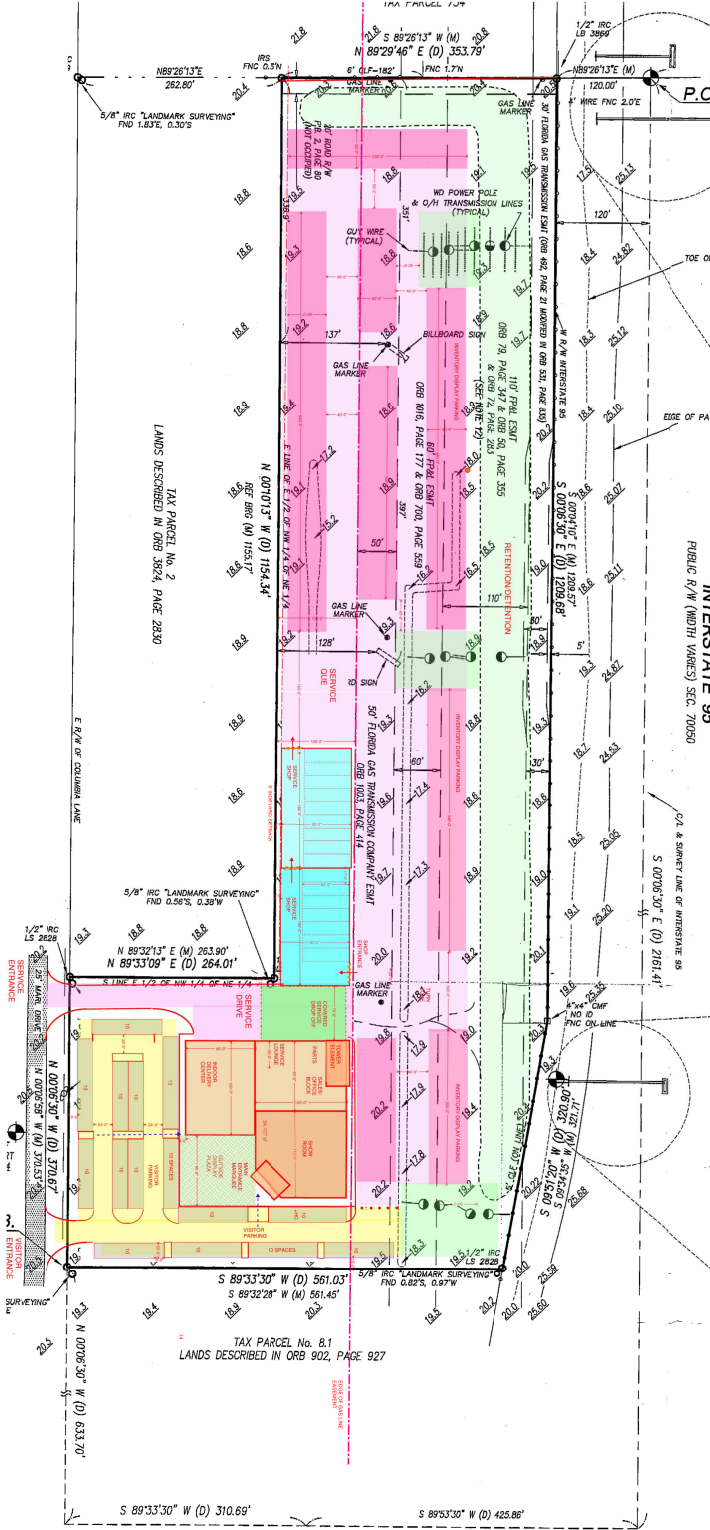STATE OF FLORIDA NO. LS 4029

DRAWN BY: MDS/JAS   SCALE 1 INCH =100 FEET
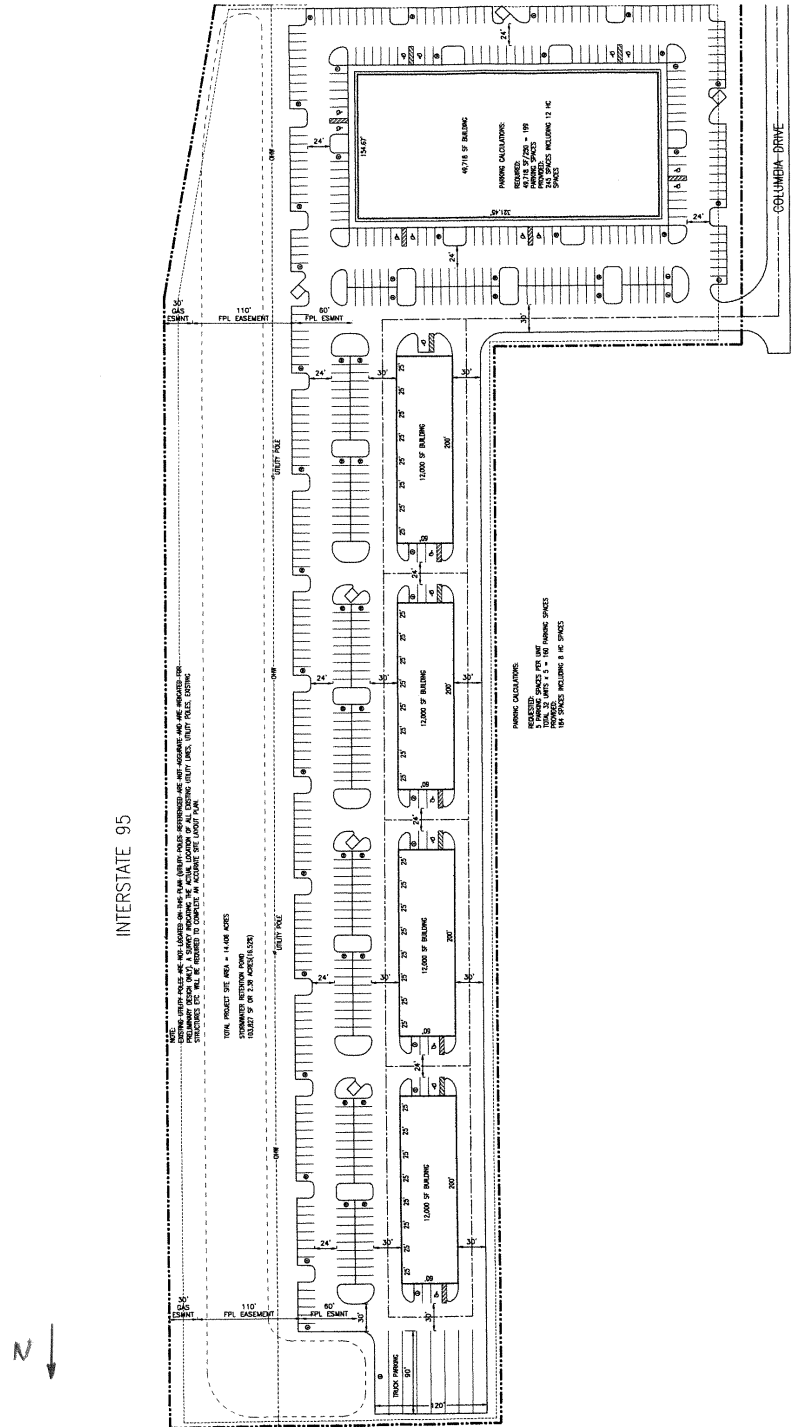
26-1

Evans Butler Realty, Inc.

EVANS BUTLER REALTY, INC.

RV ONE SUPERSTORE MELBOURNE

RV RETAILER LLC
COLUMBIA LANE
SITE CONCEPT PLAN A
OCTOBER 14, 2019

Colaci & Peterson
Architects Engineers Planners

TAX PARCEL 754
S 89°26'13" W (M) 353.79'
N 89°29'46" E (D) 353.79'

N89°26'13"E 262.80'

5/8" IRC "LANDMARK SURVEYING"
FND 1.83'E, 0.30'S

TAX PARCEL No. 2
LANDS DESCRIBED IN ORB 3824, PAGE 28.30

E R/W OF COLUMBIA LANE

N 00°01'13" W (D) 1154.34'
REF BRG (M) 1155.17'

N 89°32'13" E (M) 263.90'
N 89°33'09" E (D) 264.01'

S LINE E 1/3 OF NW 1/4 OF NE 1/4

5/8" IRC "LANDMARK SURVEYING"
FND 0.56'S, 0.38'W

SERVICE ENTRANCE
SERVICE DRIVE
VISITOR ENTRANCE
VISITOR PARKING
10 SPACES
INDOOR DELIVERY CENTER
SERVICE LOUNGE
PARTS
SALES OFFICE BLOCK
SHOW ROOM
TOWER ELEMENT

S 89°33'30" W (D) 561.03'
S 89°32'28" W (M) 561.45'

N 00°06'30" W (D) 370.67'
N 00°06'55" W (M) 370.53'

N 00°06'30" W (D) 633.70'

TAX PARCEL No. 8.1
LANDS DESCRIBED IN ORB 902, PAGE 927

S 89°33'30" W (D) 310.69'
S 89°53'30" W (D) 425.86'

ZONING : BREVARD COUNTY BU-1
FAR : 1.0
FRONT SETBACK : 25'
SIDE SETBACK : 5'
MAX HEIGHT : 60'

34,500 SQ FT/250±138 SPACES

INTERSTATE 95
PUBLIC R/W (WIDTH VARIES) SEC. 70050

30' FLORIDA GAS TRANSMISSION ESMT (ORB 402, PAGE 21 MODIFIED IN ORB 531, PAGE 430)
50' FLORIDA GAS TRANSMISSION COMPANY ESMT ORB 1003, PAGE 414

GAS LINE MARKER
BILLBOARD SIGN
WD POWER POLE & O/H TRANSMISSION LINES (TYPICAL)
GUY WIRE (TYPICAL)

S 00°16'30" E (D) 1209.08'
S 00°16'10" E (M) 1209.57'

S 00°05'30" E (D) 2161.41'

1/2" IRC LB 3866
N89°26'13"E (M) 120.00'
P.O
TOE OF
EDGE OF PAV
C/L & SURVEY LINE OF INTERSTATE 95