

Commercial Development Opportunity near Potential High-Speed Rail Hub

Land For Sale



Dreyer & Associates Real Estate Group - Commercial Division

Clearlake Road - 1.98 AC, Cocoa, FL 32922

Commercial Development Opportunity! 1.98 ACRES



Contact:



Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

Dreyer & Associates
1924 South Patrick Drive
Indian Harbour Beach, FL 32937
www.dreyercommercial.com

Clearlake Road - 1.98 AC, Cocoa, FL 32922

FOR SALE



OFFERING SUMMARY

Sale Price: \$525,000**Price / Acre:** \$265,152**Lot Size:** 1.98 Acres**Zoning:** RU-2-15 a Multiple-Family Dwelling District and C-N a Neighborhood Commercial District**Traffic Count:** 16,319 AAD

PROPERTY HIGHLIGHTS

- Designated future high-speed rail station directly north at Clearlake Road and State Road 524, pending final TPO approval.
- 1.98-acre parcel nestled in the middle of a dynamic market with 550,000 Sq Ft. of retail within 1/2 mile.
- Parcel 2413503 is zoned RU-2-15 a Multiple-Family Dwelling District and the approximately south 100 feet of the parcel is zoned C-N a Neighborhood Commercial District.
- Zoned Neighborhood Commercial - permitted uses to include (but are not limited to:) hotel/motel, community center, child care facility, office/financial institutions, art studio, veterinary facility.
- 332' of frontage on Clearlake (SR 524), 277' deep to the north, and 176' deep on the south side.
- City of Cocoa utilities, electric available, multiple broadband and fiber option available
- Tax ID#:2413503 / RE Taxes: \$1729.08 /Parcel ID: 24-36-17-00-514
- **Florida's Space Coast-One Small Step for your Giant Leap in to our Market**

LOCATION OVERVIEW

This 1.98-Acre Subject parcel is located on Clearlake Road (route 501/SR 524), a north-south artery that runs parallel to route 1 and Interstate 95, connecting to SR 528 to the immediate north, allowing easy access to Orlando to the west and the eastern coastline. Notable neighbors include a new Super Walmart and new Big-Box Publix within and a half mile and the University of Florida - Cocoa Campus to the south. Five miles to the west, the new Walmart Distribution Center has broken ground at the intersection of I-95 and SR 528.



Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

Dreyer & Associates
1924 South Patrick Drive
Indian Harbour Beach, FL 32937
www.dreyercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to change without notice. Dreyer & Associates Real Estate Group assumes no responsibility for any errors, omissions, or changes.

Clearlake Road - 1.98 AC, Cocoa, FL 32922

FOR SALE



Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

Dreyer & Associates
1924 South Patrick Drive
Indian Harbour Beach, FL 32937
www.dreyercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to change without notice. Dreyer & Associates Real Estate Group assumes no responsibility for any errors, omissions, or changes.

Clearlake Road - 1.98 AC, Cocoa, FL 32922

FOR SALE



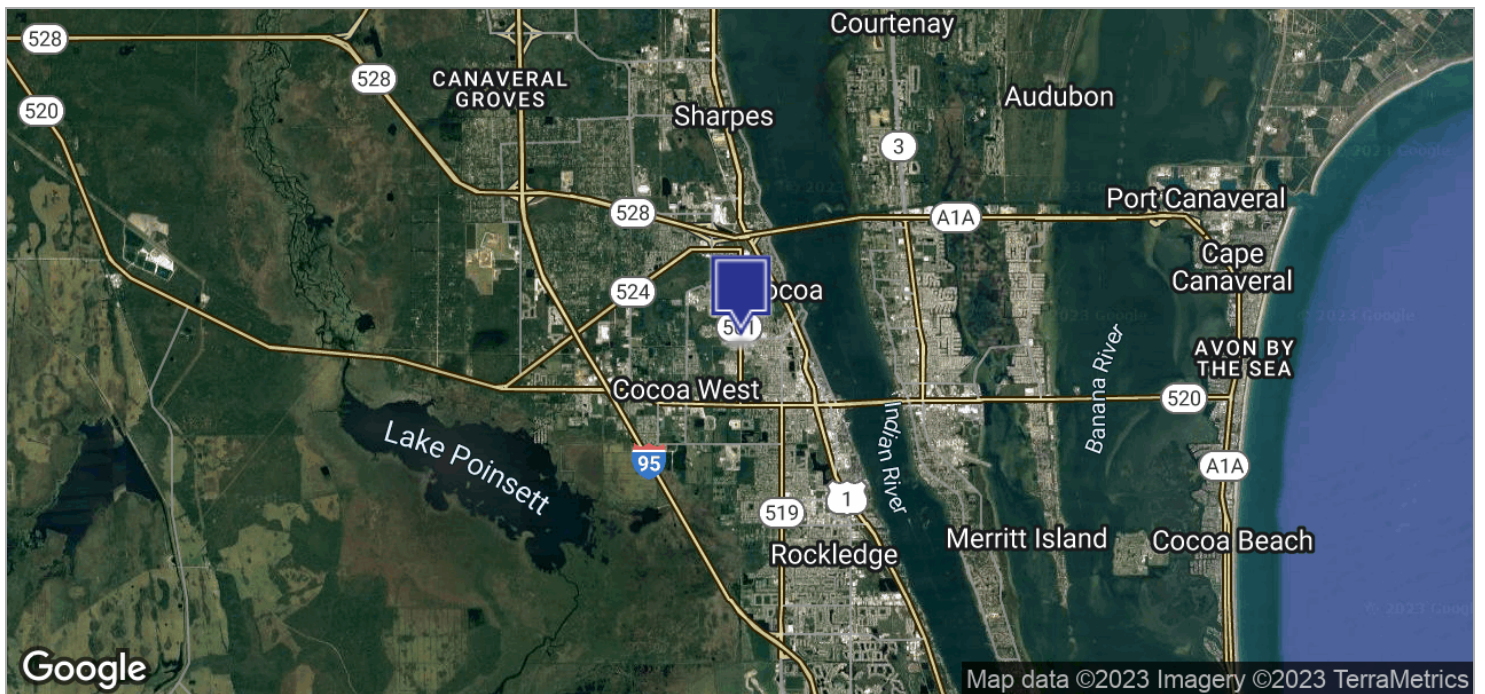
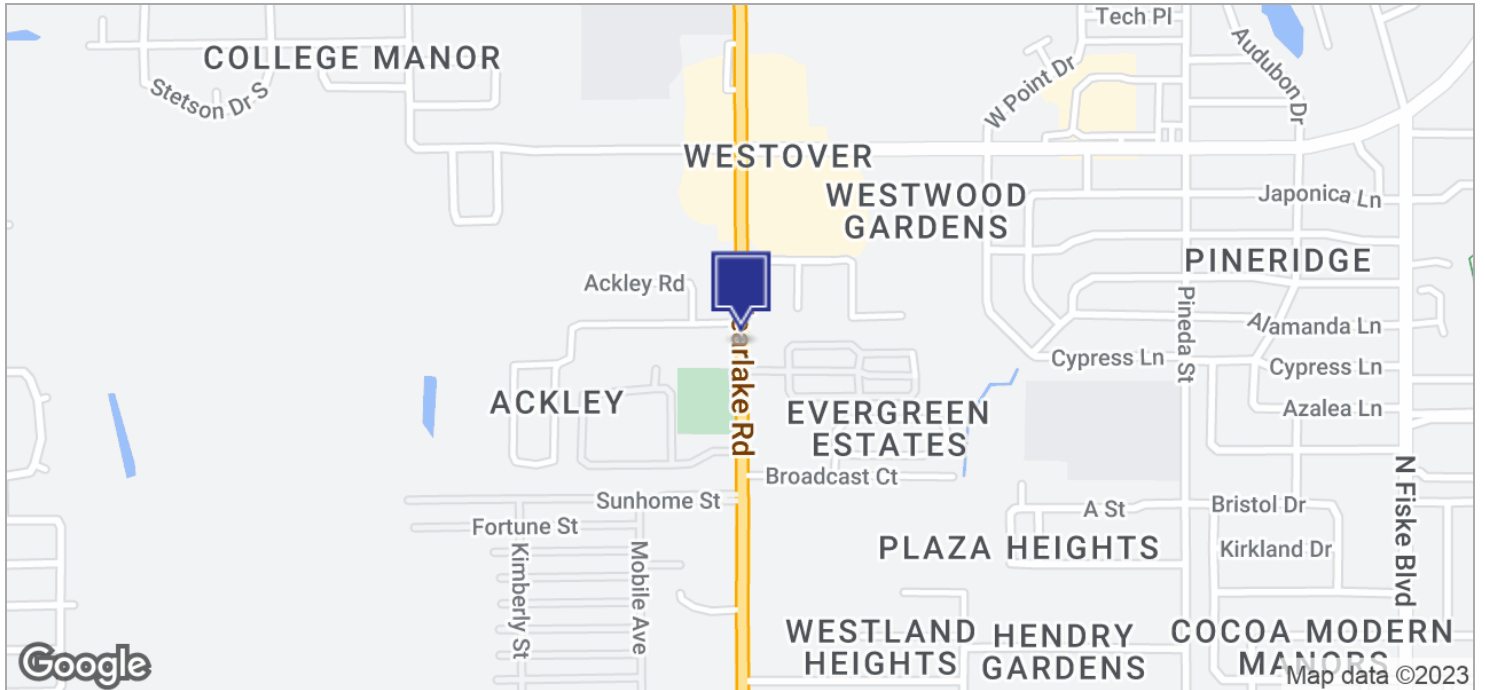
Michael Dreyer, CCIM, ALC
 321.773.1480
 michael.e.dreyer@gmail.com

Dreyer & Associates
 1924 South Patrick Drive
 Indian Harbour Beach, FL 32937
www.dreyercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to change without notice. Dreyer & Associates Real Estate Group assumes no responsibility for any errors, omissions, or changes.

Clearlake Road - 1.98 AC, Cocoa, FL 32922

FOR SALE



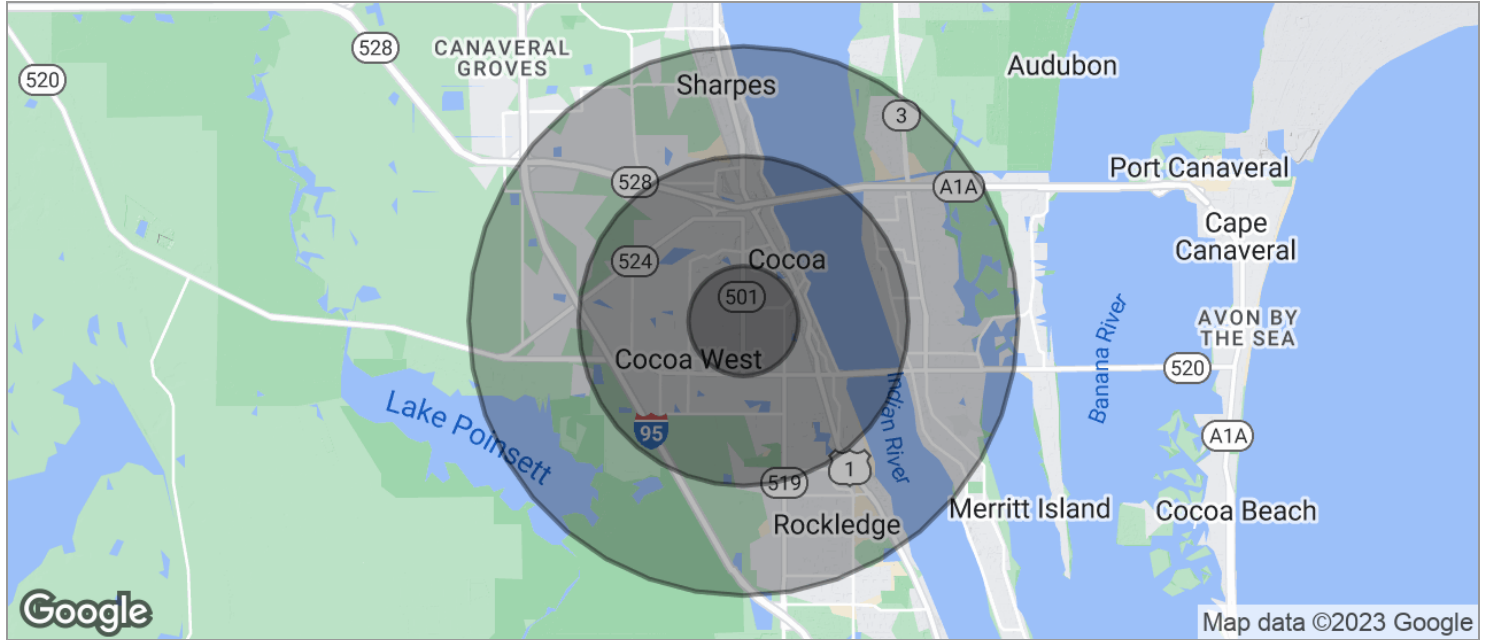
Michael Dreyer, CCIM, ALC
 321.773.1480
 michael.e.dreyer@gmail.com

Dreyer & Associates
 1924 South Patrick Drive
 Indian Harbour Beach, FL 32937
www.dreyercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to change without notice. Dreyer & Associates Real Estate Group assumes no responsibility for any errors, omissions, or changes.

Clearlake Road - 1.98 AC, Cocoa, FL 32922

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,193	37,407	81,238
MEDIAN AGE	37.6	40.6	42.5
MEDIAN AGE (MALE)	35.3	38.8	41.3
MEDIAN AGE (FEMALE)	38.3	42.2	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,702	15,958	33,385
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$41,068	\$49,606	\$60,080
AVERAGE HOUSE VALUE	\$191,616	\$183,762	\$221,011

* Demographic data derived from 2020 ACS - US Census



Michael Dreyer, CCIM, ALC
 321.773.1480
 michael.e.dreyer@gmail.com

Dreyer & Associates
 1924 South Patrick Drive
 Indian Harbour Beach, FL 32937
www.dreyercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to change without notice. Dreyer & Associates Real Estate Group assumes no responsibility for any errors, omissions, or changes.