

# OFFERING MEMORANDUM

Indian River

Merritt Island



## ***OPPORTUNITY IN COCOA, FL***

**.37 ACRES | VACANT LOT | RESIDENTIAL & COMMERCIAL ZONING**



# OFFERING SUMMARY

**Location:** 433 King St, Cocoa, FL 32922 (SR 520)

**County:** Brevard County

**Property Size:** 4 parcels totaling .37 acres

**Zoning:** P1) unknown, P2) Core Commercial (C-C),  
P3 & P4) Low Density Single/Multi Residential (RU-2-10 )

**Future Land Use (FLU):** Low Density Residential

**Frontage:** +/- 175' along SR520; 120' along Oleander St

**Flood Zone:** No (Zone X)

**Parcel ID(s):** 24-36-33-31-A-3 ; 24-36-33-30-\*-22;  
24-36-33-31-A-2 ; 24-36-33-31-A-2.01

**Tax Information:** \$1,410.54 (2024) - Total for 4 parcels

**OFFERED AT:**

**\$315,000**



## THE TEAM



**Cindy Rhoton**  
*Realtor®*



**Karen D'Alberto**  
*VP/Principal*



## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

**Cindy Rhoton** - [cindy@curriproperties.com](mailto:cindy@curriproperties.com) | 321-794-4817

**Karen D'Alberto** - [karen@curriproperties.com](mailto:karen@curriproperties.com) | 321-622-3196

**[WWW.CURRICOMMERCIAL.COM](http://WWW.CURRICOMMERCIAL.COM)**





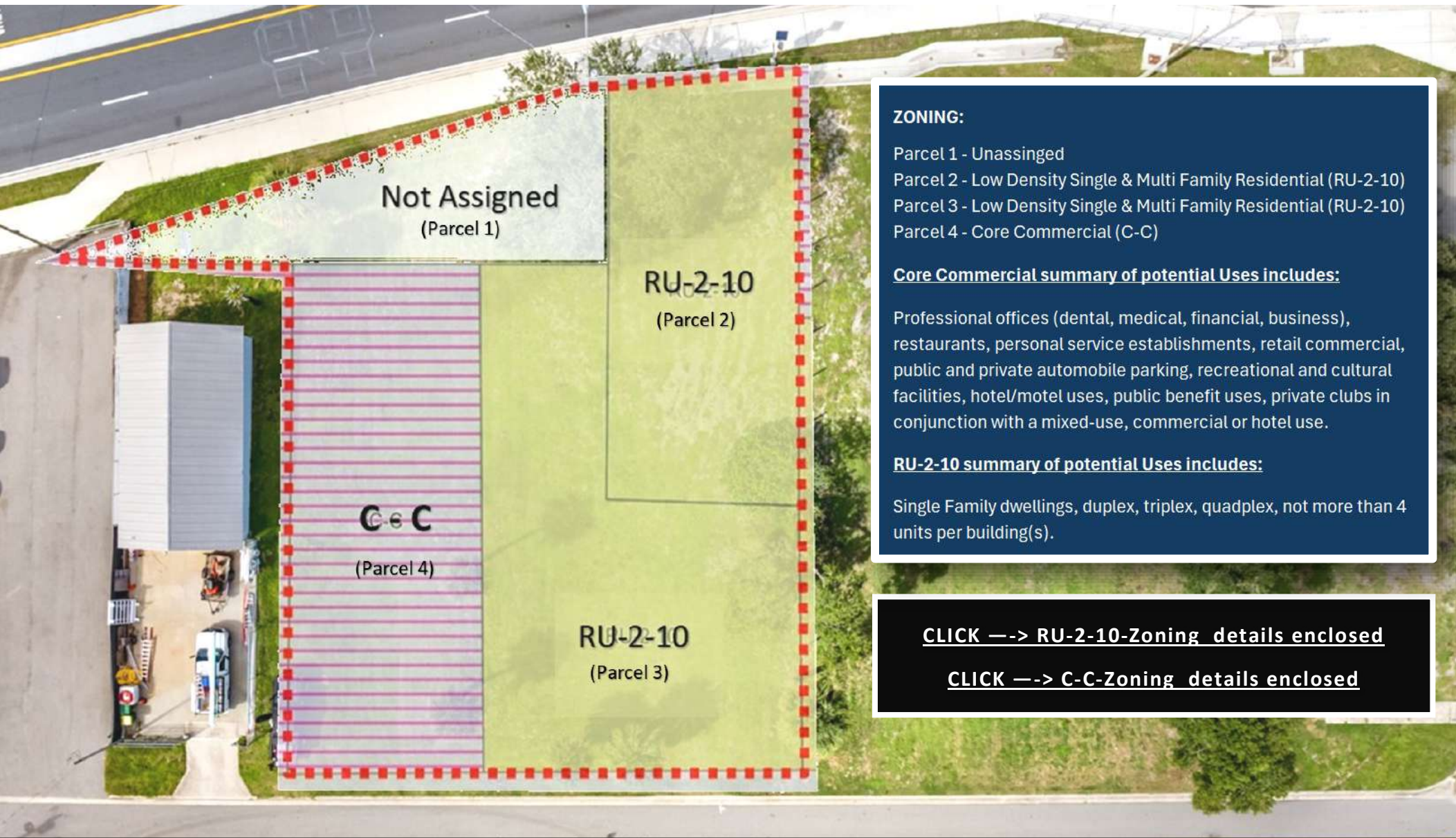
Curri Commercial, LLC is pleased to present this prime vacant lot site in Cocoa, Florida with excellent exposure on SR-520 (King St.) and secondary access via Oleander St., just 0.2 miles from US-1. SR-520 is a key east–west thoroughfare linking I-95, Merritt Island, and Cocoa Beach. The property is steps from Cocoa Village, a lively historic district with walkable streets, boutique shops, dining, nightlife, arts, and riverfront amenities that attract visitors countywide and beyond.

Positioned in the dynamic Cocoa–Rockledge corridor, the location benefits from surrounding Space Coast momentum, expanding on coastal tourism, and Brevard’s booming aerospace and tech industries. Strong traffic counts, favorable site conditions, and versatile zoning support a wide range of uses, including office, retail, restaurant, hotel, cultural, and residential (up to four units per building). Don’t miss this one!





# SUBJECT ZONING



## ZONING:

Parcel 1 - Unassigned

Parcel 2 - Low Density Single & Multi Family Residential (RU-2-10)

Parcel 3 - Low Density Single & Multi Family Residential (RU-2-10)

Parcel 4 - Core Commercial (C-C)

## Core Commercial summary of potential Uses includes:

Professional offices (dental, medical, financial, business), restaurants, personal service establishments, retail commercial, public and private automobile parking, recreational and cultural facilities, hotel/motel uses, public benefit uses, private clubs in conjunction with a mixed-use, commercial or hotel use.

## RU-2-10 summary of potential Uses includes:

Single Family dwellings, duplex, triplex, quadplex, not more than 4 units per building(s).

[CLICK --> RU-2-10-Zoning details enclosed](#)

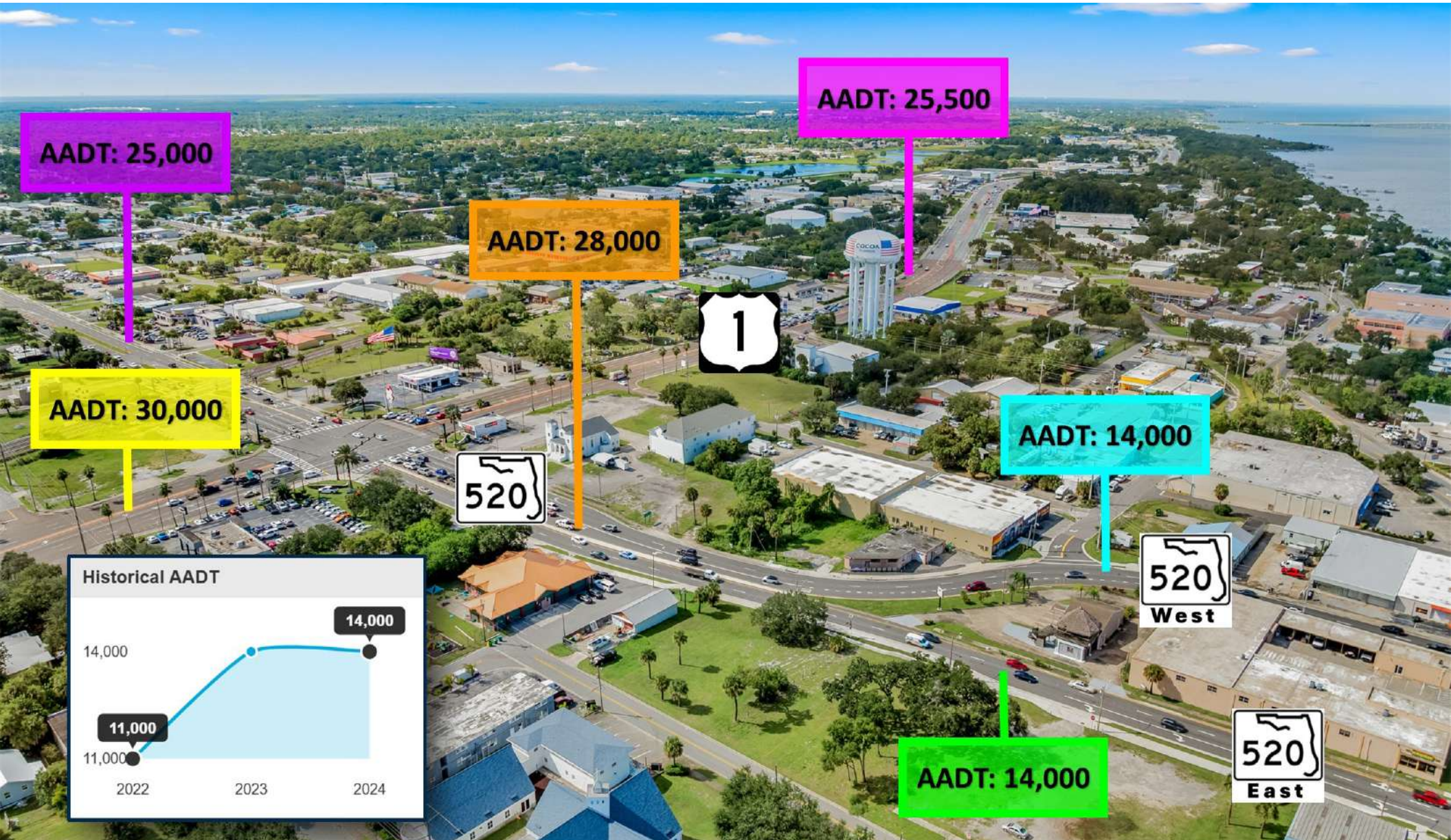
[CLICK --> C-C-Zoning details enclosed](#)



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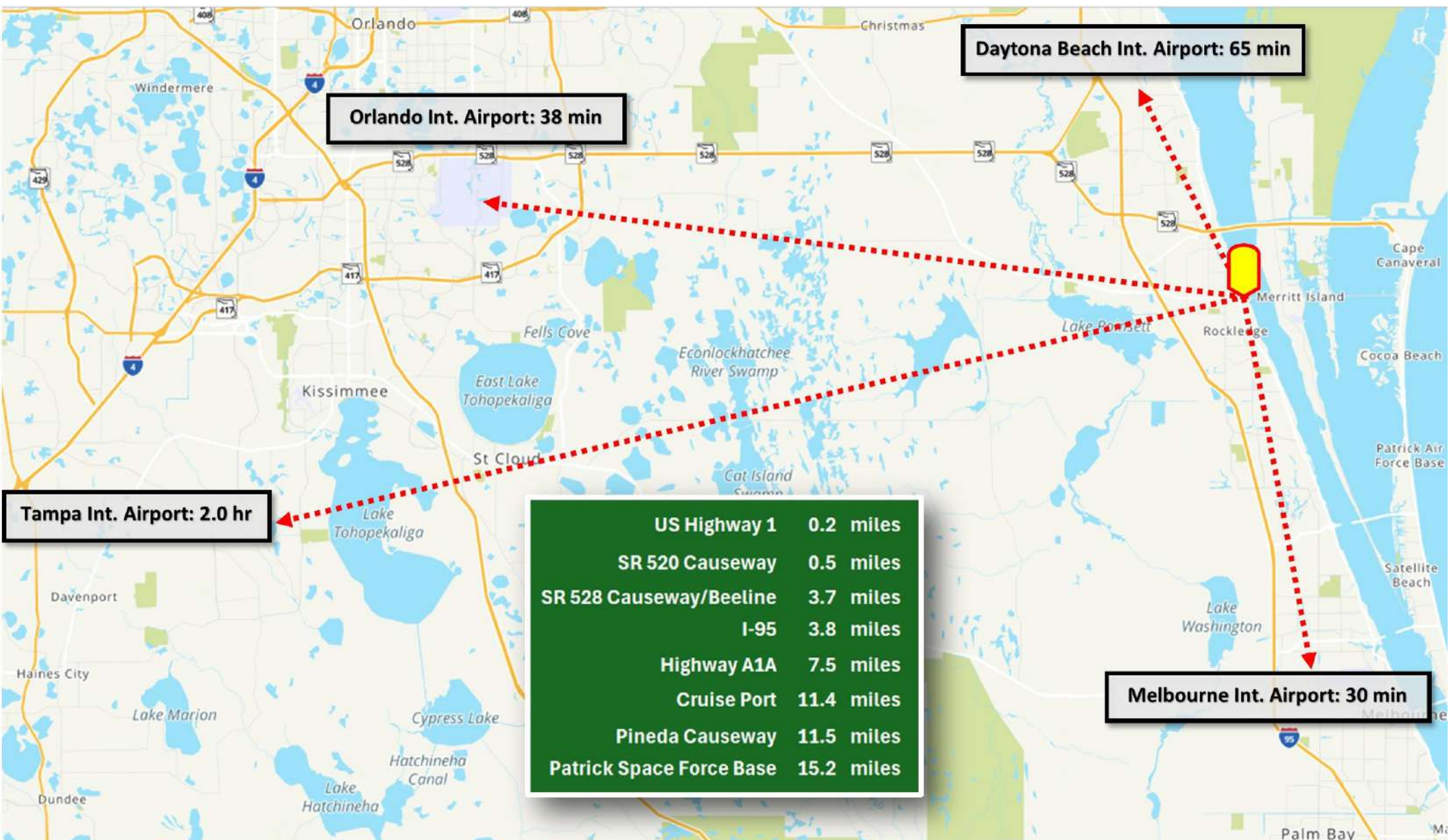


# GROWING DAILY TRAFFIC



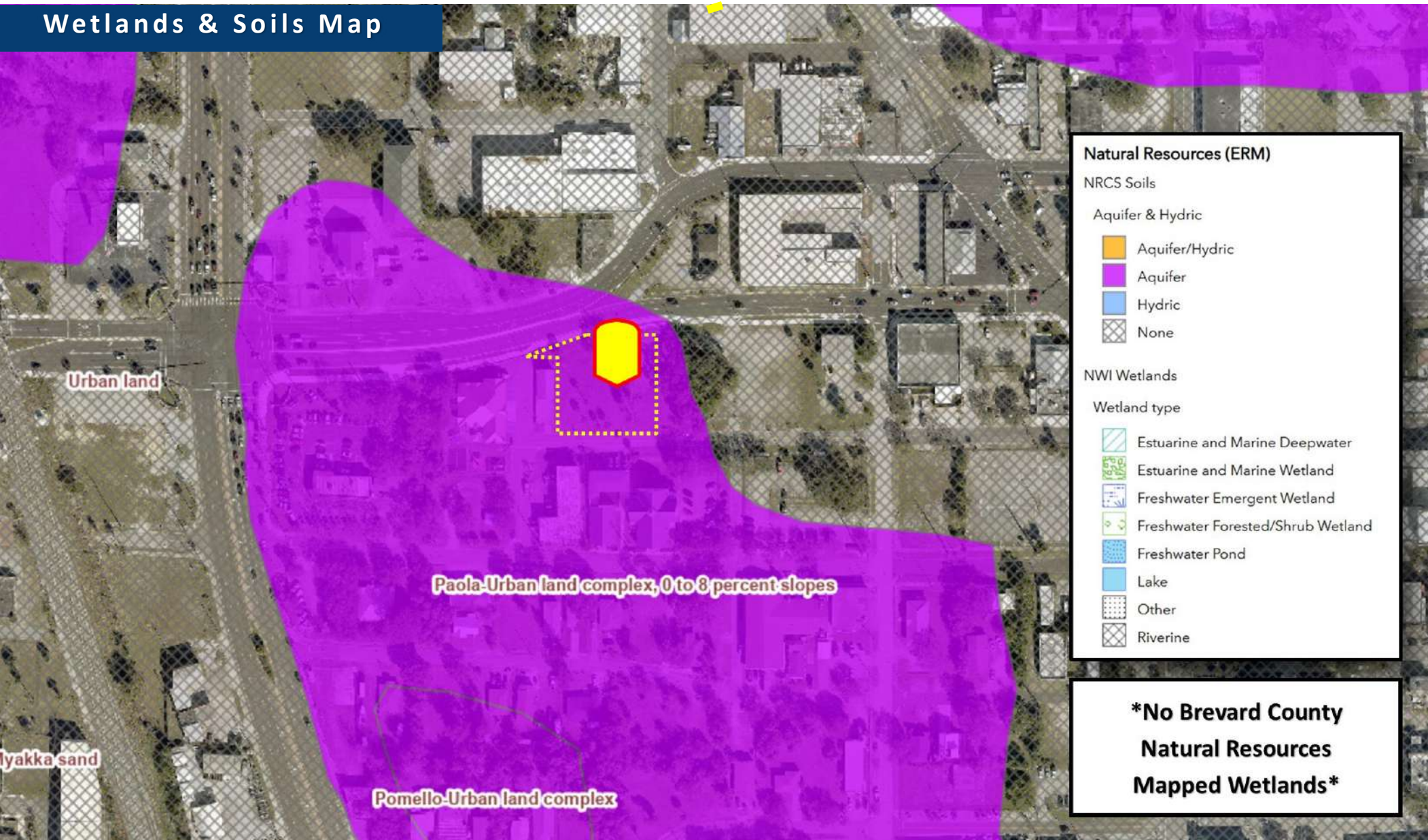


# EXCELLENT HIGHWAY LOCATION





## Wetlands & Soils Map





## OUTSTANDING LOCATION & CONNECTIVITY

This property has exceptional visibility and potential access, situated on a prominent parcel with direct frontage on SR-520 (King St) and secondary access via Oleander St to the south. King St. connects .2 miles West to US-1, a key US highway linking North and South parts of Brevard County. Additionally, SR-520 is a major east-west artery that connects I-95 to Merritt Island and world-famous Cocoa Beach.

The property is located just steps to Cocoa Village and a true development benefit is the proximity to this vibrant historic downtown district, which features pedestrian-friendly streets, boutique shopping, art galleries, restaurants, bars, live music venues, cultural events, a performing arts playhouse, river-front park, and amphitheater. Cocoa Village draws visitors from across Brevard County and Central Florida.

This location sits within the flourishing Cocoa-Rockledge corridor, which enjoys spillover economic growth from the broader Space Coast, including nearby beaches, rapidly expanding Viera (a top-10 nationally ranked master-planned community), and Brevard County's thriving tech and aerospace sectors.



# THRIVING CORRIDOR

The right place. The Right time.



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# PARCEL IMAGES







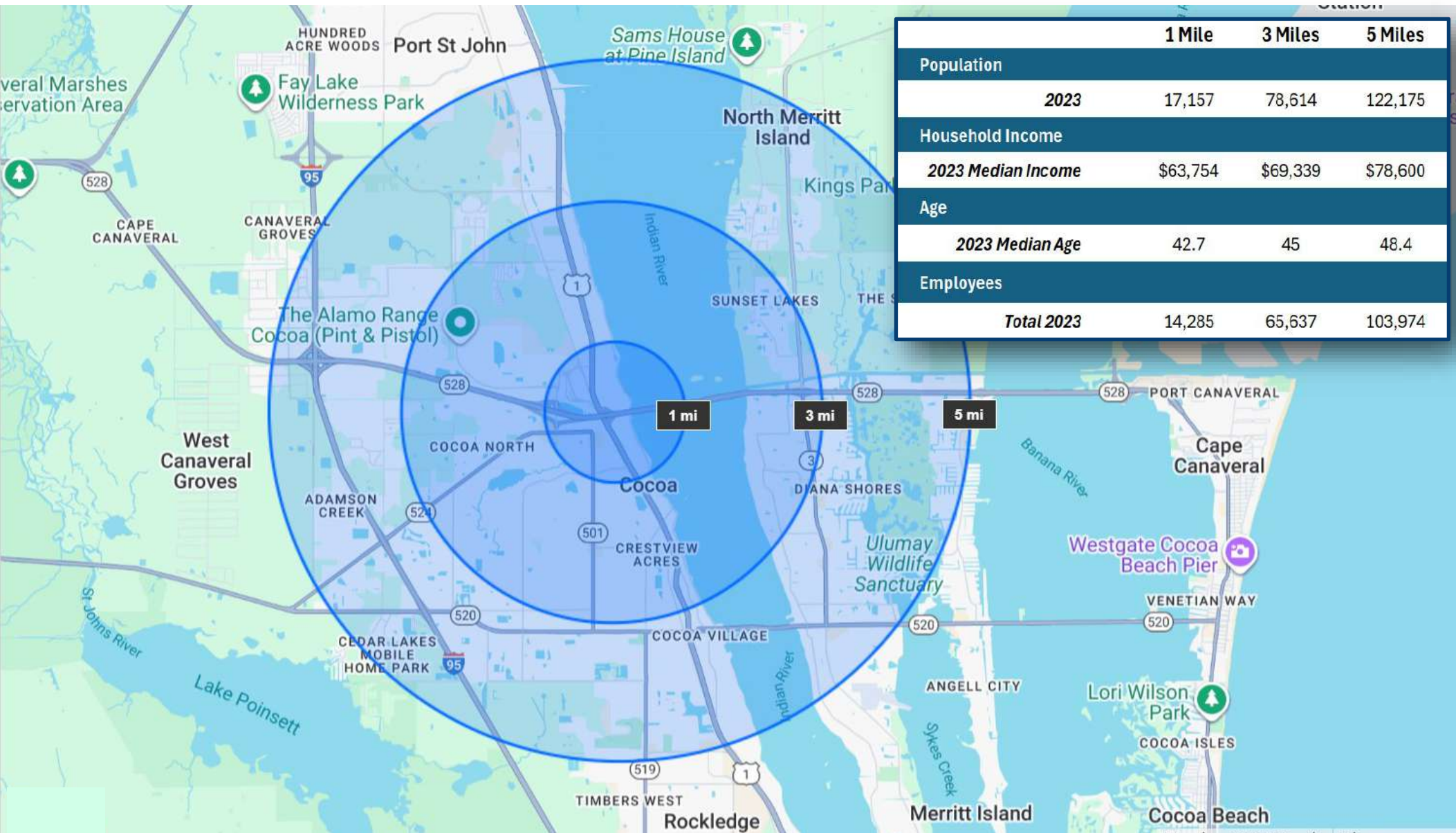


## ADDITIONAL IMAGES





# DEMOGRAPHICS





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.





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