

Commercial Development Site Near Proposed BRIGHTLINE TRAIN STATION, FLORIDA STATE COLLEGE & 340+ RESIDENTIAL UNITS



Dreyer & Associates Real Estate Group - Commercial Division

University Boulevard, Cocoa, FL 32922

"Commercial Development (CG) Zoned Land in Opportunity Zone"



Contact:



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Dreyer & Associates Real Estate Group
1924 South Patrick Drive
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University Boulevard, Cocoa, FL 32922

FOR SALE



OFFERING SUMMARY

Sale Price: \$312,000

Price / Acre: \$354,545

Lot Size: 0.88 Acres

Zoning: C-G General
Commercial City of
Cocoa

Utilities: Water and Sewer

Traffic Count: 19,960

PROPERTY HIGHLIGHTS

- Exceptional opportunity to acquire 0.88 acres of General Commercial (CG) zoned land in one of Cocoa's emerging growth corridors.
- Strategically located on University Boulevard with visibility from Clearlake Road, the property occupies a highly desirable position within an established residential area and close to several significant growth drivers.
- The site directly adjoins 340+ Residential Units located along University Lane and the surrounding neighborhood providing a substantial local customer base for the future commercial uses.
- Florida State College is situated directly across Clearlake Road, generating consistent daily traffic from students, faculty and visitors. The property's proximity to the college makes it well suited for a variety of commercial uses including food service, convenience retail, professional offices, medical services and other businesses that benefit from strong daytime population levels.
- Adding to the long-term investment potential, the property is positioned close to the proposed Brightline Cocoa Station development. Conceptual plans indicate an access point from Michigan Avenue approximately 750 meters from the site. Clearlake Road is expected to serve as one of the principal routes to the future station, giving the property exposure to a major transportation corridor and the potential to benefit from increased traffic, investment and commercial activity as the area develops.
- 0.88 Acres Commercial Land and General Commercial (CG) Zoning
- Utilities Available and No Wetlands
- Adjacent to 340+ Residential Units
- Visible From Clearlake Road (19,000 vehicles per day passing)
- Florida State College Located Across Clearlake Road
- Approximately 750 Meters From Proposed Brightline Station Access
- Located Along a Key Route to Future Transportation Infrastructure
- Strong Commercial Development and Investment Potential
- **BRIGHTLINE TRAIN STATION COMING SOON** -<https://shorturl.at/FGBdn>



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PROPERTY HIGHLIGHTS

- The property consists of .88 acres vacant commercial land immediately adjacent to a 7.64+- acre recently completed 90 unit Multi-Family affordable housing project .
- Traffic counts are healthy on nearby Clearlake Road 19,960 cars passing daily.
- This parcel is located in an identified Opportunity Zone. These zones are designed to spur economic development and job creation in communities throughout the country by providing tax benefits to investors who invest eligible capital into these communities. Taxpayers may defer tax on eligible capital gains by making an appropriate investment in a Qualified Opportunity Fund and meeting other requirements. For further information on Opportunity Zones, please visit <https://www.cdfifund.gov/Pages/Opportunity-Zones.aspx>
- The property is located near several points of interest in the immediate area. Among those are Eastern Florida State College - Cocoa Campus, less than a half mile to the southwest of the property, historic Cocoa Village just over 3 miles to the southeast, and the Walmart Supercenter immediately to the north. Easy access to State Road 528 makes this property a quick commute to the Orlando attractions and the Orlando International Airport (37.6 miles) and just 25 miles to the Orlando-Melbourne International Airport to the south. The Port Canaveral Cruise Port is located just across Highway A1A to the east for 11.5 miles.
- **Florida's Space Coast-One Small Step for your Giant Leap in to our Market**
- Kindly visit this link - <https://spacecoastedc.org/>
- **Zoning Codes:**
- **CG:** https://library.municode.com/fl/cocoa/codes/code_of_ordinances?nodeId=PTIICO_APXAZO_ARTXISCDIRE_S12DIIN-GGECODI
- **CW:** https://library.municode.com/fl/cocoa/codes/code_of_ordinances?nodeId=PTIICO_APXAZO_ARTXISCDIRE_S15DIIN-WWHCODI



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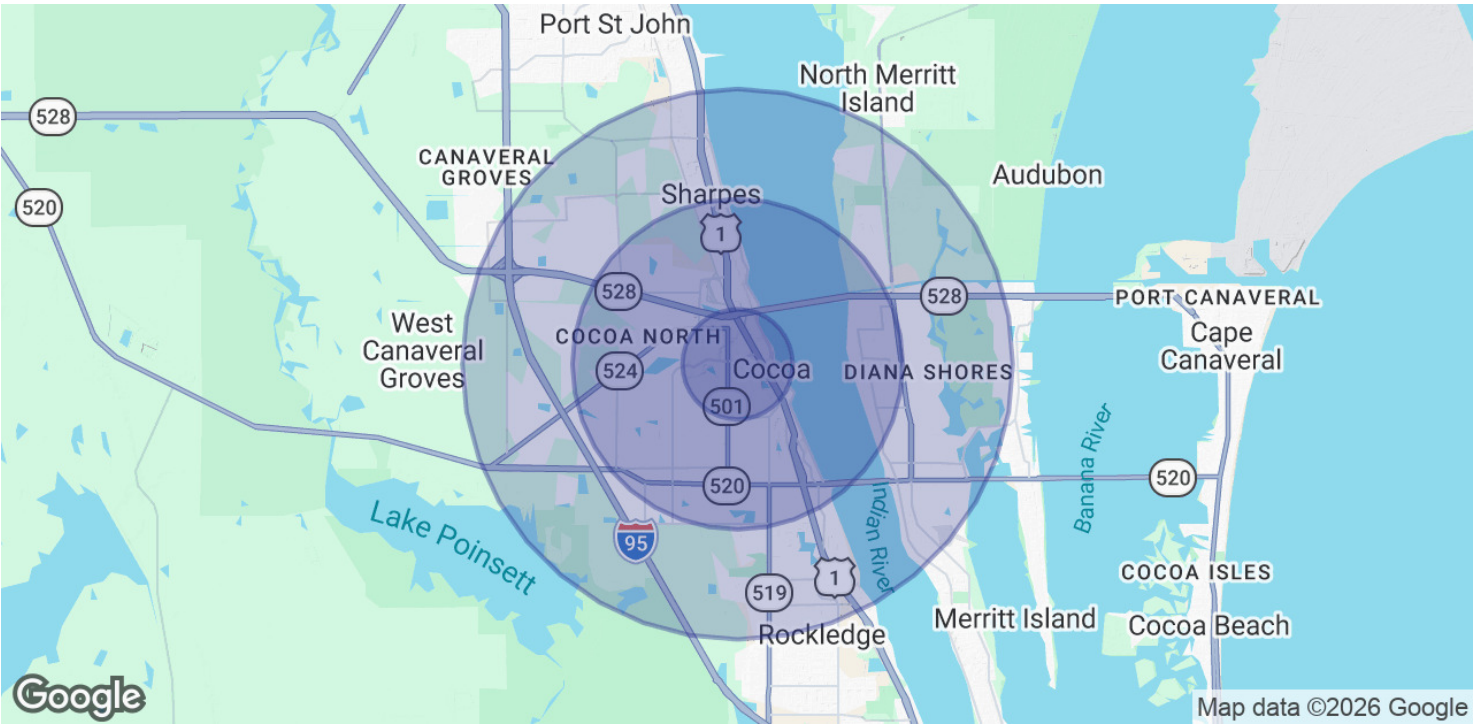
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,209	32,374	75,053
Average Age	33.6	39.1	41.5
Average Age (Male)	30.0	37.3	40.1
Average Age (Female)	35.6	41.1	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,550	13,644	30,508
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$37,854	\$46,713	\$57,720
Average House Value	\$135,644	\$166,730	\$205,049

2020 American Community Survey (ACS)



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NON DISCLOSURE AGREEMENT

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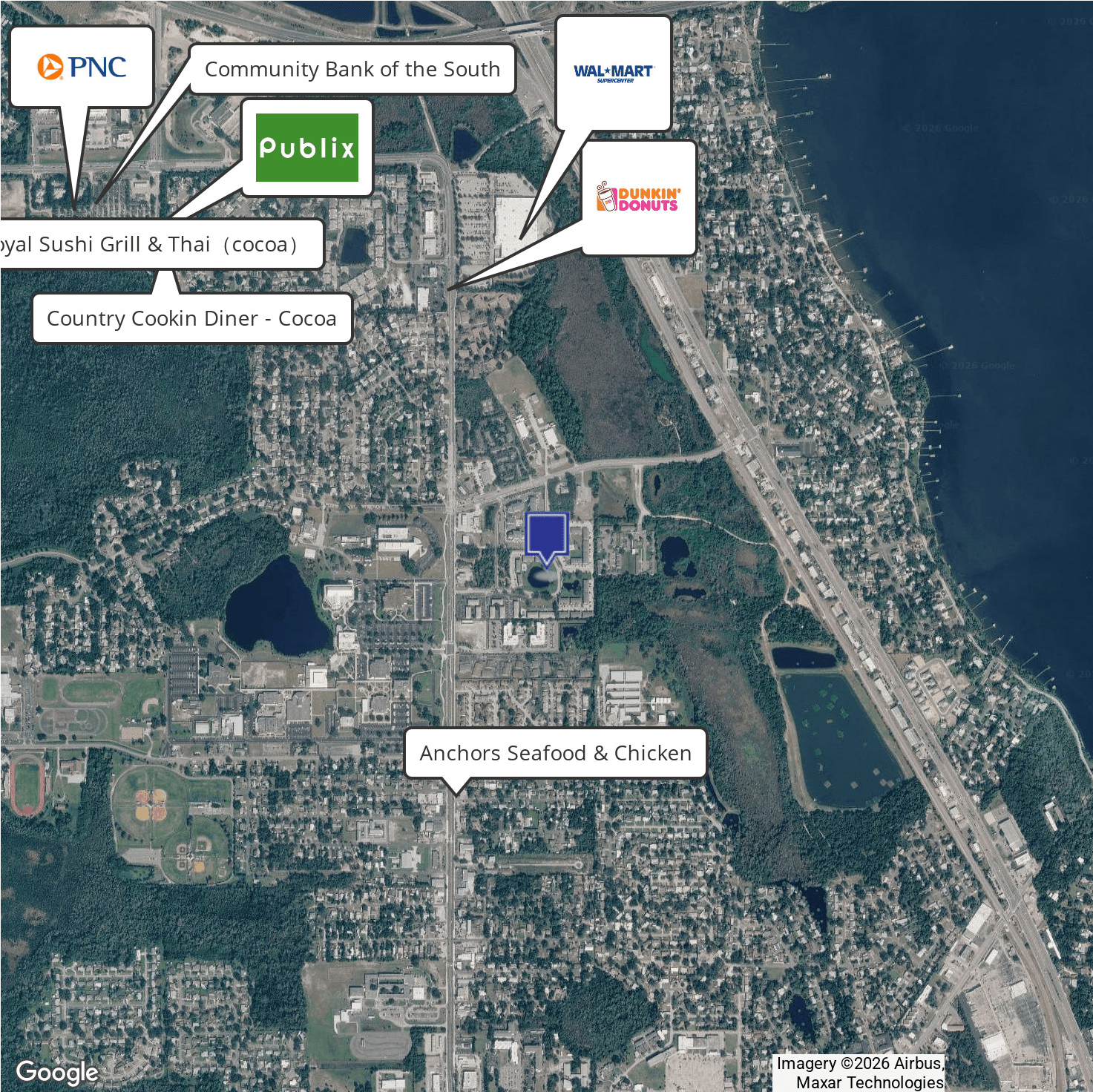
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