



LAND FOR SALE

1.1 Acre Vacant Land

Curtis Blvd. Cocoa, FL 32927

FOR SALE | \$195,000

presented by:

JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

EXECUTIVE SUMMARY

1.1 Acre Vacant Land • Curtis Blvd. Cocoa, FL 32927



OFFERING SUMMARY

Sale Price: \$195,000

Price / Acre: \$177,273

Lot Size: 1.1 Acres

Zoning: BU-2

Market: Central Brevard

Submarket: Cocoa/Port St John

PROPERTY OVERVIEW

Vacant land on Curtis Blvd. located north from Fay Blvd. and minutes to US Hwy 1

Property is near retail, office and industrial uses.

Conveniently located

Parcel ID: 23-35-13-01-0000A.0-0050.00

FLU: CC

LOCATION OVERVIEW

Located north from Fay Blvd. minutes to US Hwy. 1

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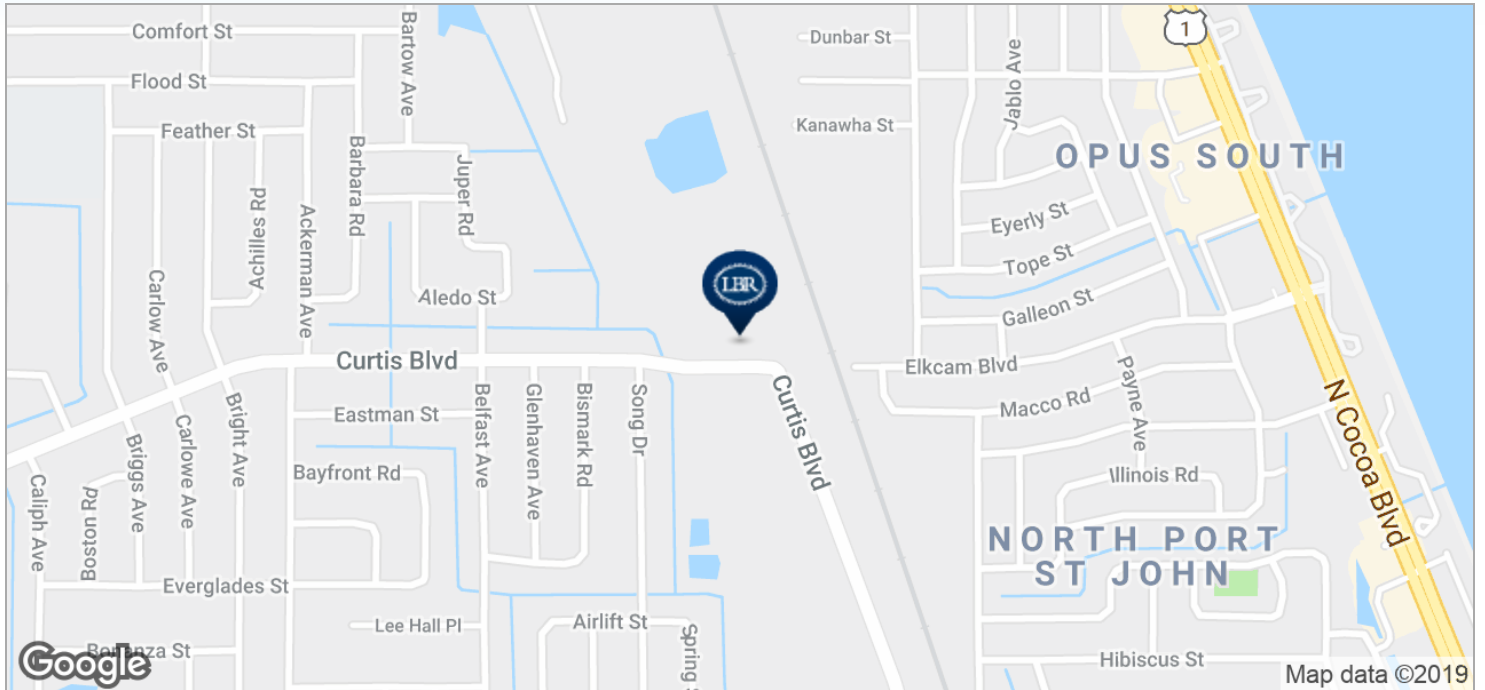
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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAPS

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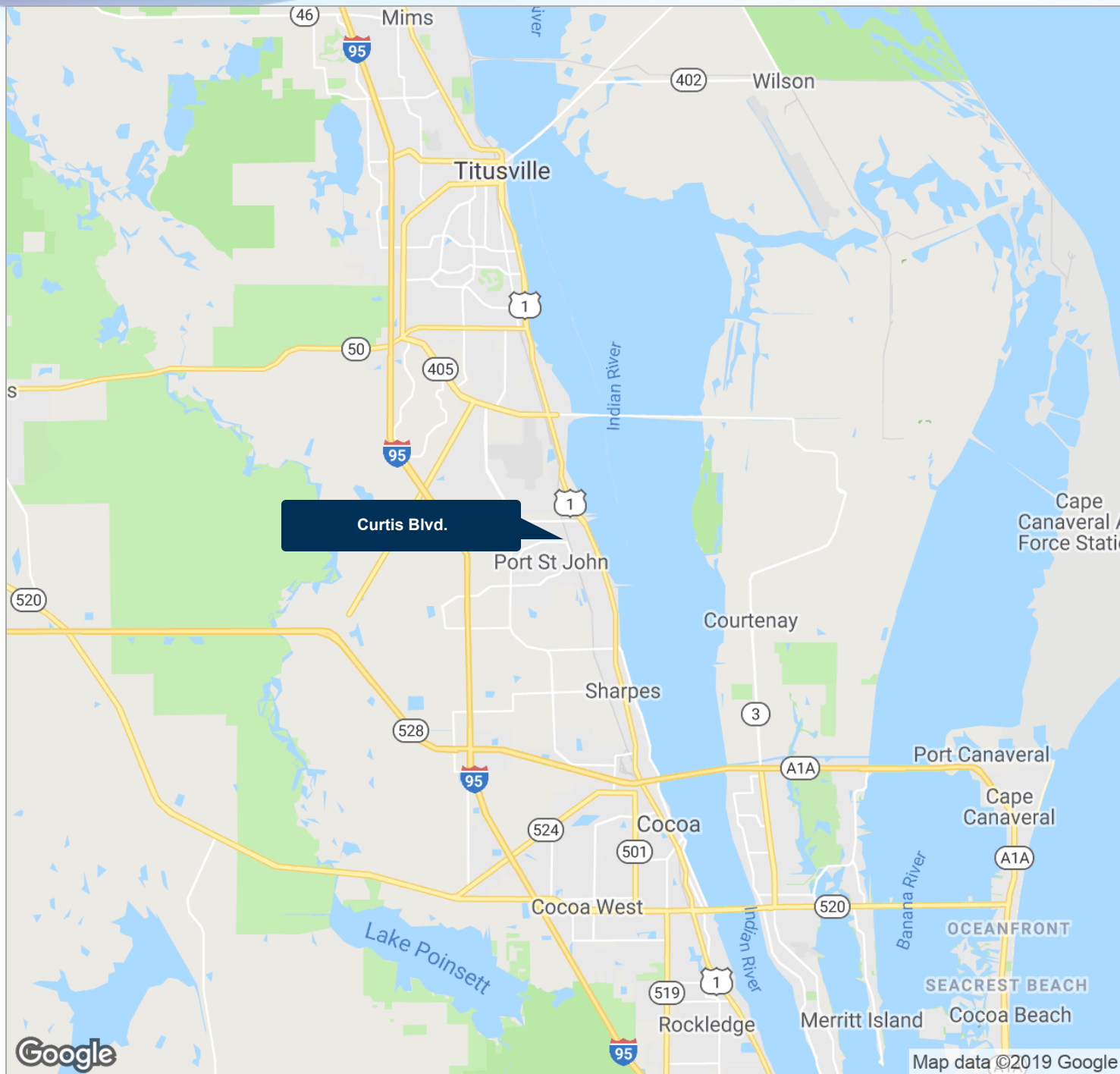
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REGIONAL MAP

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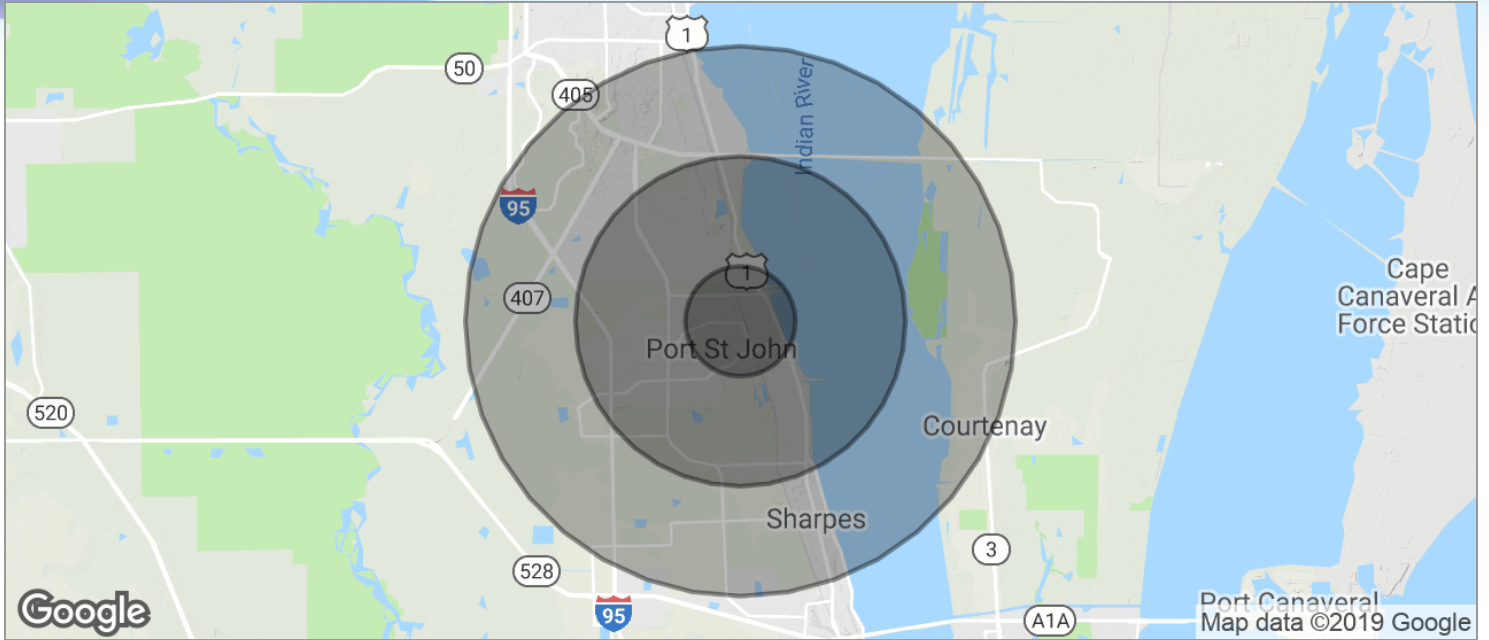
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,134	25,418	44,006
MEDIAN AGE	39.3	38.5	40.0
MEDIAN AGE (MALE)	38.0	36.3	38.1
MEDIAN AGE (FEMALE)	41.3	41.6	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,207	8,788	16,174
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$63,192	\$64,972	\$66,200
AVERAGE HOUSE VALUE	\$174,848	\$187,577	\$199,418

* Demographic data derived from 2010 US Census

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