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LAND FOR SALE

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# 5.87 Acre Vacant Land

Curtis Blvd. Cocoa, FL 32927

FOR SALE | \$293,500

presented by:

**JEFFERY T. ROBISON, CCIM**

Principal | Broker  
321.722.0707 X13  
jeff@teamlbr.com

# EXECUTIVE SUMMARY

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



## OFFERING SUMMARY

**Sale Price:** \$293,500

**Price / Acre:** \$50,000

**Lot Size:** 5.87 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

There are 4 parcels included in this sale: - \$50,000/acre:

Parcel ID: 23-35-13-01-0000A.0-0054.00 Lot #54

Parcel ID: 23-35-13-01-0000A.0-0055.00 Lot #55

Parcel ID: 23-35-13-01-0000A.0-0056.00 Lot #56

Parcel ID: 23-35-13-01-0000A.0-0057.00 Lot #57

FLU: CC

## LOCATION OVERVIEW

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

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# AERIAL MAP

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# LOCATION MAPS

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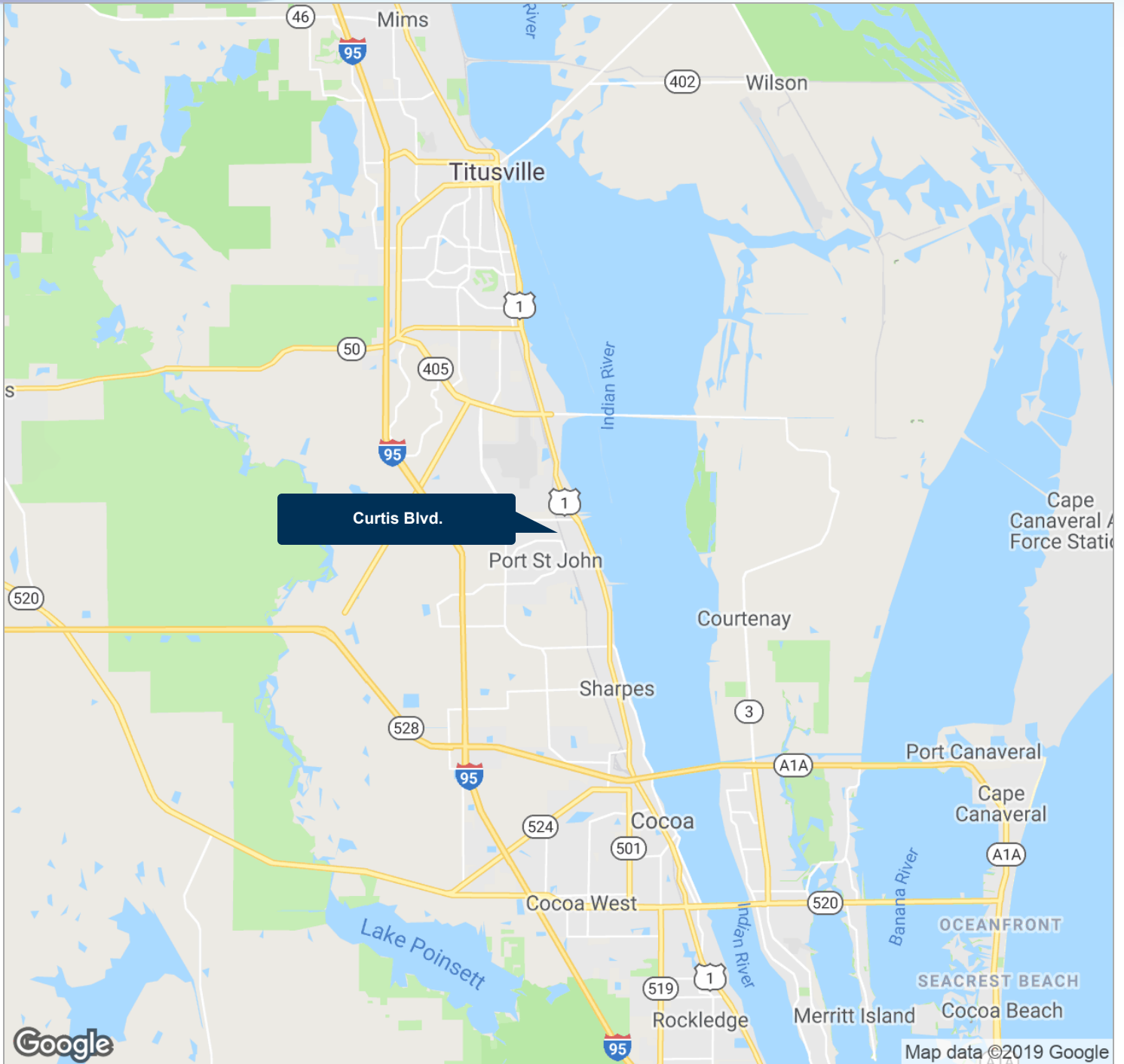
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# REGIONAL MAP

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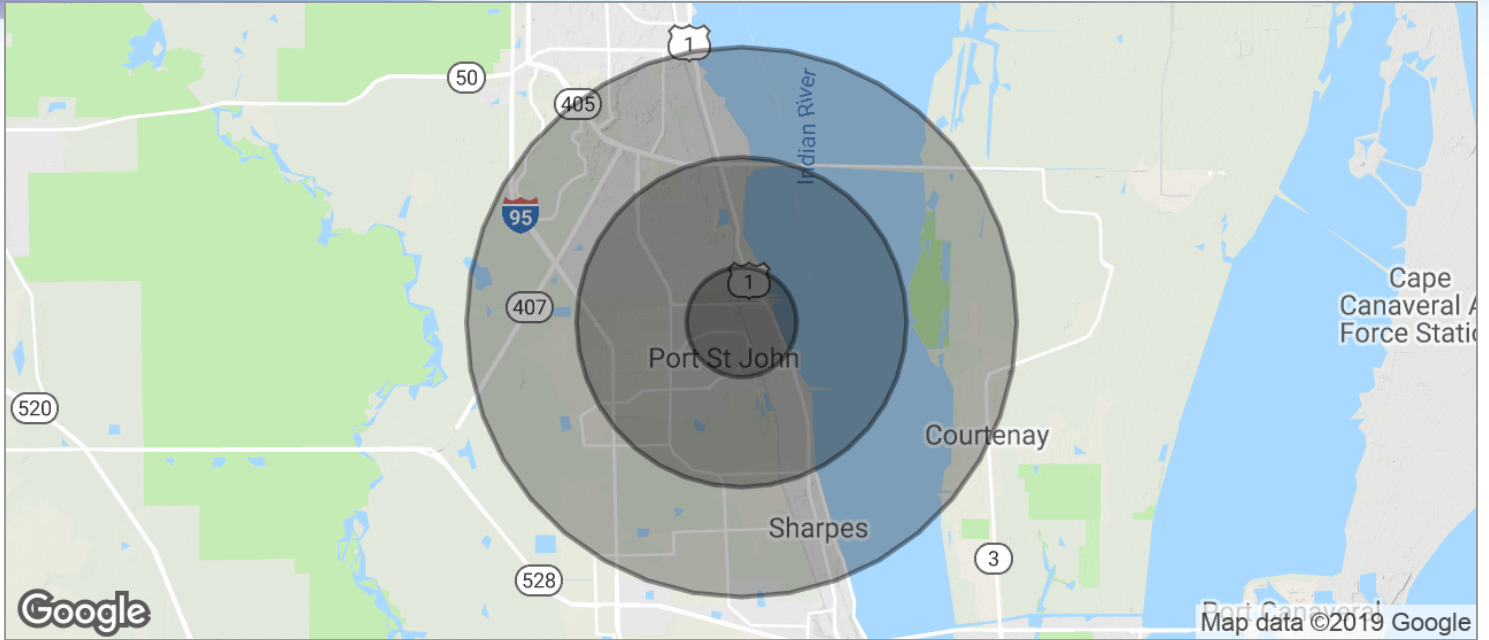
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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