

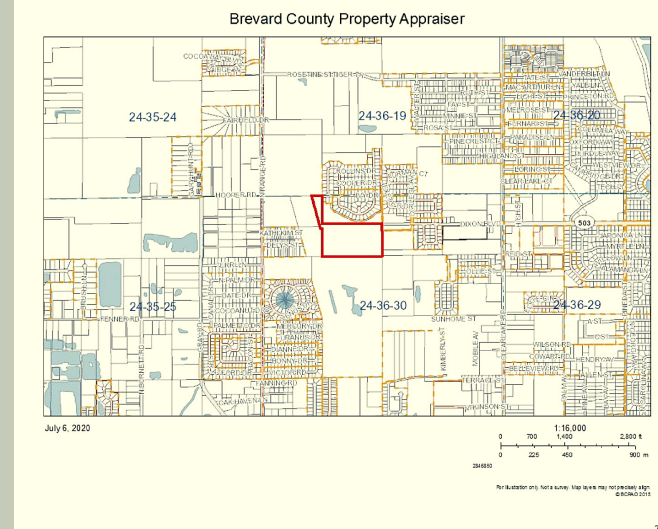


23.95 ACRES VACANT LAND - COCOA

\$47,500

23.95 acres of vacant land in the City of Cocoa. Currently zoned RU-17 (Single-Family Residential District), which allows for 7500 sf lots. Future land use classification is Low-Density Residential. At this time there appears to be a platted access to the property by extending Dixon Blvd.; however, it may be also be possible to extend Ivy Drive west from the College Manor subdivision off Dixon Blvd. Property is naturally vegetated and may have wetlands. Property could be used for a single-family residential subdivision, a secluded individual home site, recreational property or possibly wetland mitigation for other nearby development.

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