



LIGHTLE
BECKNER
ROBISON

« INCORPORATED »

COMMERCIAL REAL ESTATE SERVICES

26.89 ACRES INDUSTRIAL LAND FOR SALE

FANTASTIC OPPORTUNITY

26.89 Acres Industrial Land For Development

100% Impervious Buildable Lots

Dr. Joe Lee Dr Rockledge, FL 32955

FOR SALE | ~~\$2,600,000~~

\$1,475,000
DRASTICALLY
REDUCED!

presented by:

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EXECUTIVE SUMMARY

Industrial Land For Development 100% Impervious Buildable Lots • Dr. Joe Lee Dr
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OFFERING SUMMARY

Sale Price:	\$2,600,000.00 \$1,475,000
Price / Acre:	\$96,690 \$54,854
Lot Size:	26.89 Acres
Zoning:	IP - Industrial Park
APN#:	25-36-10-00-527
Market:	Central Brevard
Submarket:	Rockledge

PROPERTY OVERVIEW

INCREDIBLE OPPORTUNITY FOR LOT DEVELOPMENT

ENGINEERING COMPLETED

Project Name Parcel 527 Stormwater Pond
St. Johns Water Management District Permit Number 118088-4
Soil Boring Results to 65' approximate yield +/- 700,000 Cubic Yards
High Grade Sand to Sell

Resulting Pond Creates Additional Value Potential to Develop or Sell Four Impervious Building Lots

Lot 1 1.5 Acres
Lot 2 2.3 Acres
Lot 3 3 Acres
Lot 4 3.2 Acres

LOCATION OVERVIEW

Located off a newly created road off Eyster Blvd. near US Hwy 1

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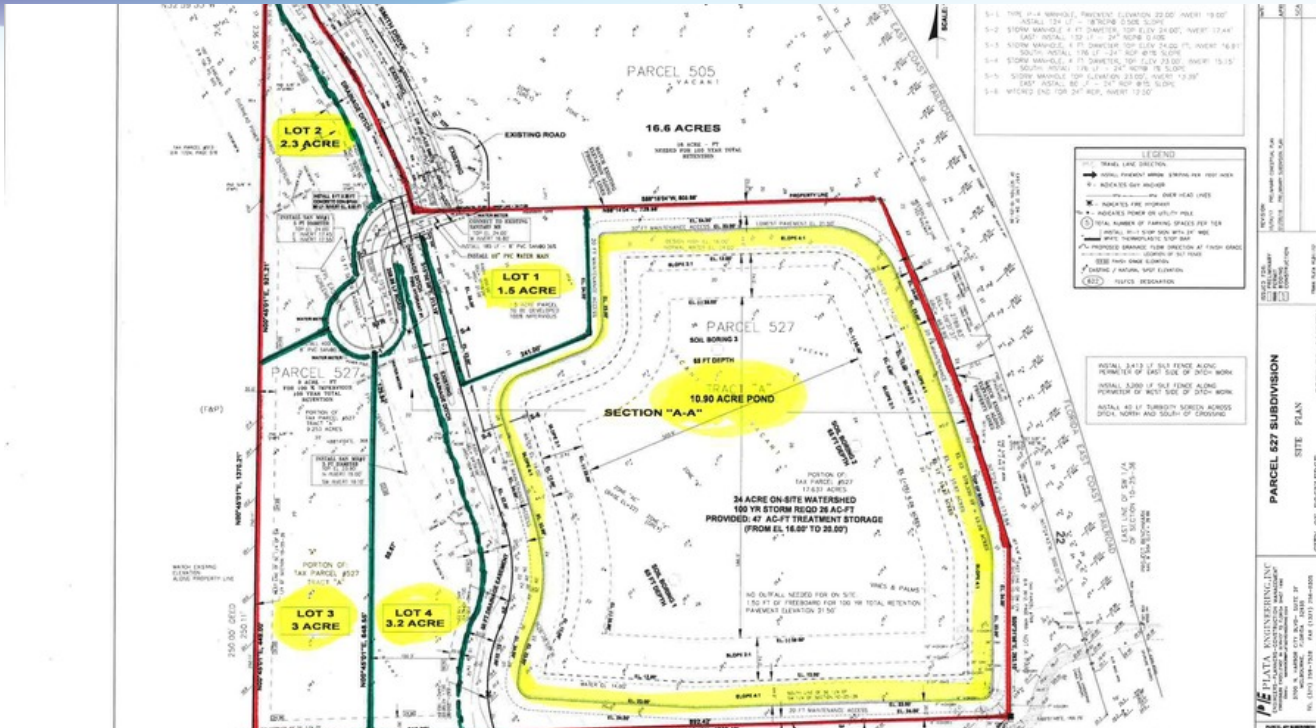
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ADDITIONAL PHOTOS

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LOCATION MAPS

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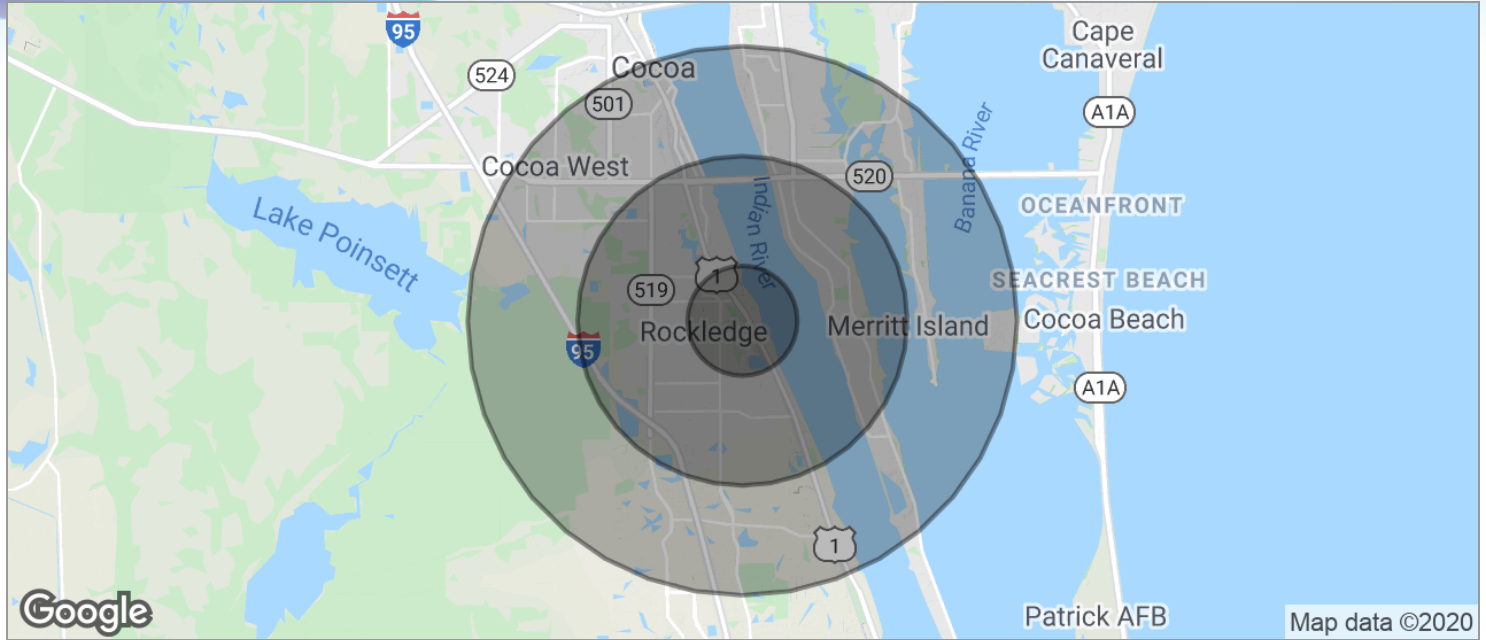
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DEMOGRAPHICS MAP

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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,441	34,365	83,676
MEDIAN AGE	45.1	44.2	43.4
MEDIAN AGE (MALE)	45.3	44.1	42.7
MEDIAN AGE (FEMALE)	44.7	44.1	43.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,636	13,438	34,226
# OF PERSONS PER HH	2.7	2.6	2.4
AVERAGE HH INCOME	\$77,155	\$74,839	\$67,262
AVERAGE HOUSE VALUE	\$222,597	\$259,537	\$258,597

* Demographic data derived from 2010 US Census

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