

Industrial Land 2.09 Acres-Self-Storage-RV-Boat Storage For Sale



Dreyer & Associates Real Estate Group - Commercial Division

3810-3820 Curtis Blvd, Cocoa, FL 32927

Industrial Land 2.09 Acres-Self-Storage-RV-Boat Storage



Contact:



Michael Dreyer, CCIM, ALC

321.773.1480

michael.e.dreyer@gmail.com

Dreyer & Associates Real Estate Group
1924 South Patrick Drive
Indian Harbour Beach, FL 32937

3810-3820 Curtis Blvd, Cocoa, FL 32927

FOR SALE



OFFERING SUMMARY

Sale Price: \$499,999

Price / Acre: \$239,234

Lot Size: 2.09 Acres

Zoning: IU - Light Industrial

PROPERTY OVERVIEW

- This rectangular-shaped commercial parcel is located on Curtis Boulevard, directly across from a charter school and child care center.
- Brevard County Zoning for this parcel is IU - Industrial Light. Uses for this zoning designation include all uses permitted in the BU-1 and BU-2 classification, except single-family residences.
- Future Land Use: IND INDUSTRIAL
- There are 397 feet of direct frontage on Curtis Boulevard.
- Port St. John water and sewer.
- The traffic count on Fay Boulevard is 15,340.
- **BOUNDARY SURVEY:** <https://shorturl.at/aAlZY> **Note:** The Hatched Areas as shown above represent the portions of the Subject Parcel that are Scrub Oak
- **ENVIRONMENTAL REPORT:** <https://shorturl.at/D4mYx>
- **ZONING LINK:** <https://shorturl.at/qzJlI>
- **Florida's Space Coast-One Small Step for your Giant Leap in to our Market** Kindly visit this link - <https://spacecoastedc.org/>.



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LOCATION OVERVIEW

The subject property is a 2.09-acre land parcel in the unincorporated Port St. John area of Brevard County, Florida. Curtis Boulevard is a two-lane road that parallels the west side of the railroad tracks, north of Fay Boulevard, then curves to extend in a generally east-west direction through the central part of Port St. John. The site is located less than 1 mile from US Highway 1 via Fay Blvd to the east. Along Fay Boulevard to the west is access to both Grissom Parkway and just 5 miles to Interstate 95.



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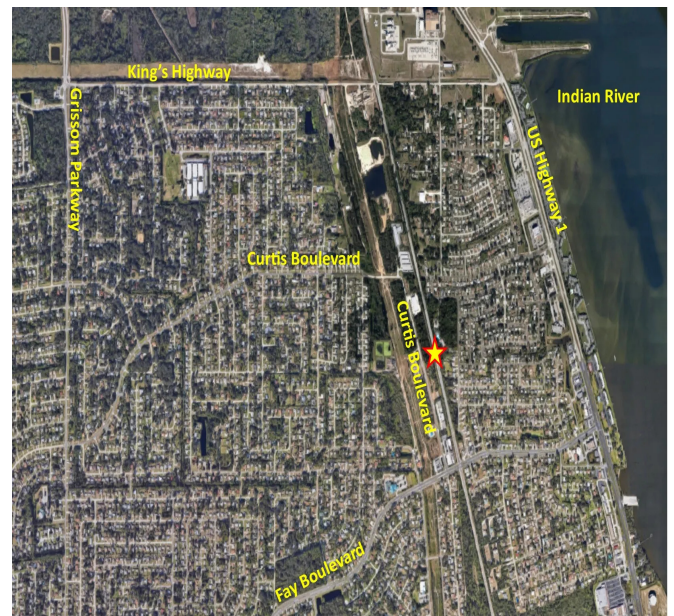
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PROPERTY HIGHLIGHTS

- This location is the largest platted, entitled commercial lots in PSJ. Furthermore, this location has the distinction of being the only PSJ commercial property with central sewer and reclaimed water west of the Railroad tracks.
- The following entitlements that bring added value to the property:
 1. Fully mitigated for scrub jays and tortoises
 2. Master designed for storm water (rear of lots) giving more usable area for building.
 3. High percolation rate for soil (minimizing storm drainage area required.)
 4. Recorded deed restrictions including architectural and engineering review to ensure reasonable control and quality development.
 5. Utilities and utility company providers set during plat, City of Cocoa water, Brevard County reclaimed water (inexpensive for irrigating) central sewer, FPL for power and Brighthouse for internet service.
- The following projects are were recently completed: Lot 1B, Blk A - +/-6,500 freestanding Beef O Brady's Restaurant / Lot 52-54 (Horizon Mini Storage) expanding existing site by adding 40,000 SF of new climate controlled storage with an area for outdoor RV and Boat parking.
- The following are entitled with permits pending commencement of construction: Lot 5, Blk A - Victory Baptist Church of Titusville, 16,000 SF campus
- The following national chain names are open and operating in the immediate vicinity: Shell Gas, Dunkin Donuts, True Value Hardware, Beef O Bradys
- Utilities: Port St. John Sewer and Cocoa Water / Parcel ID: 23-35-13-RT-B-4 / TAX ID: 2322556

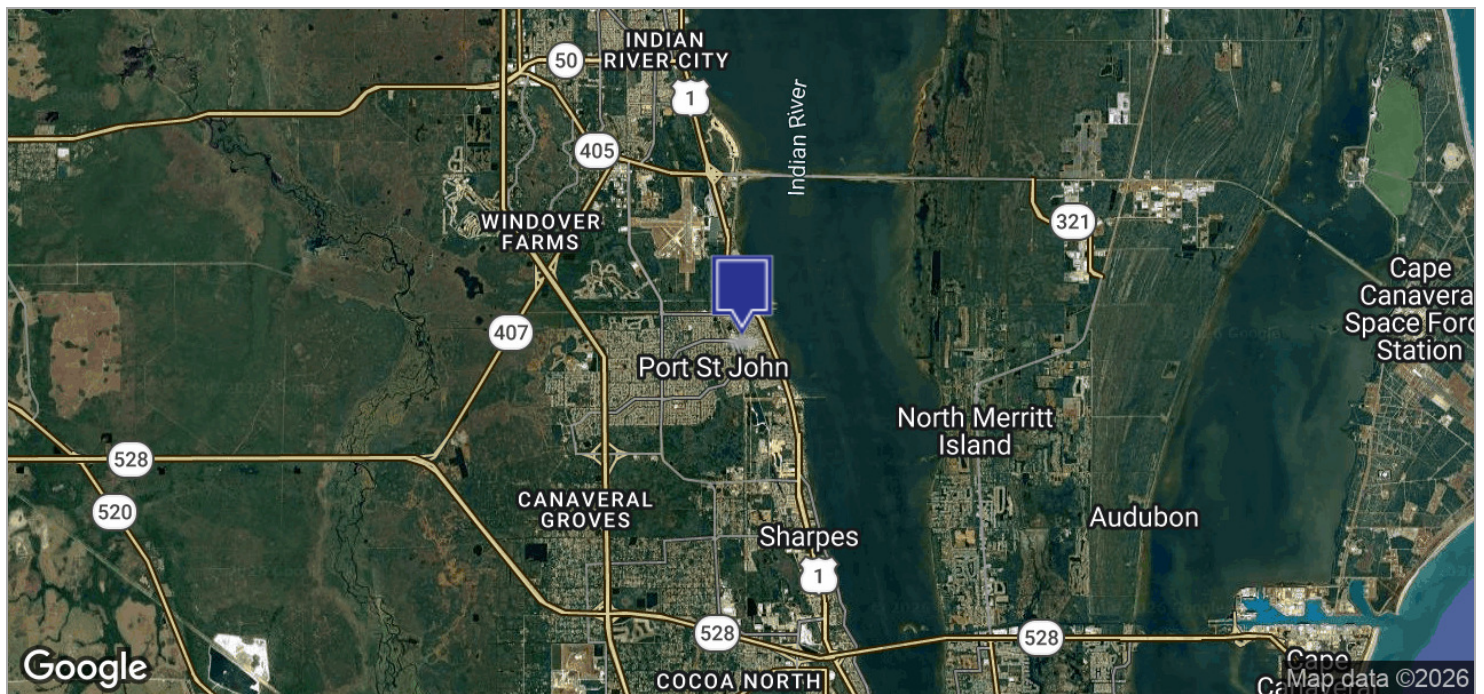
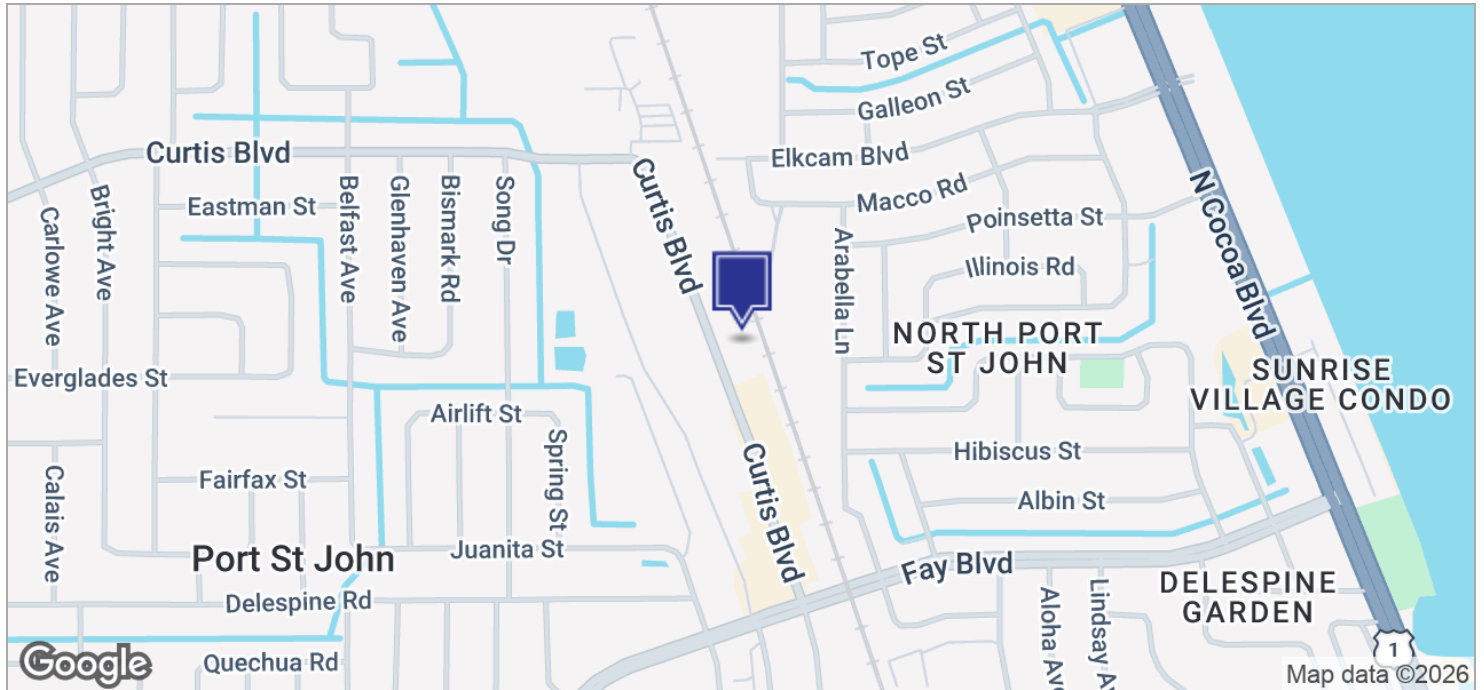


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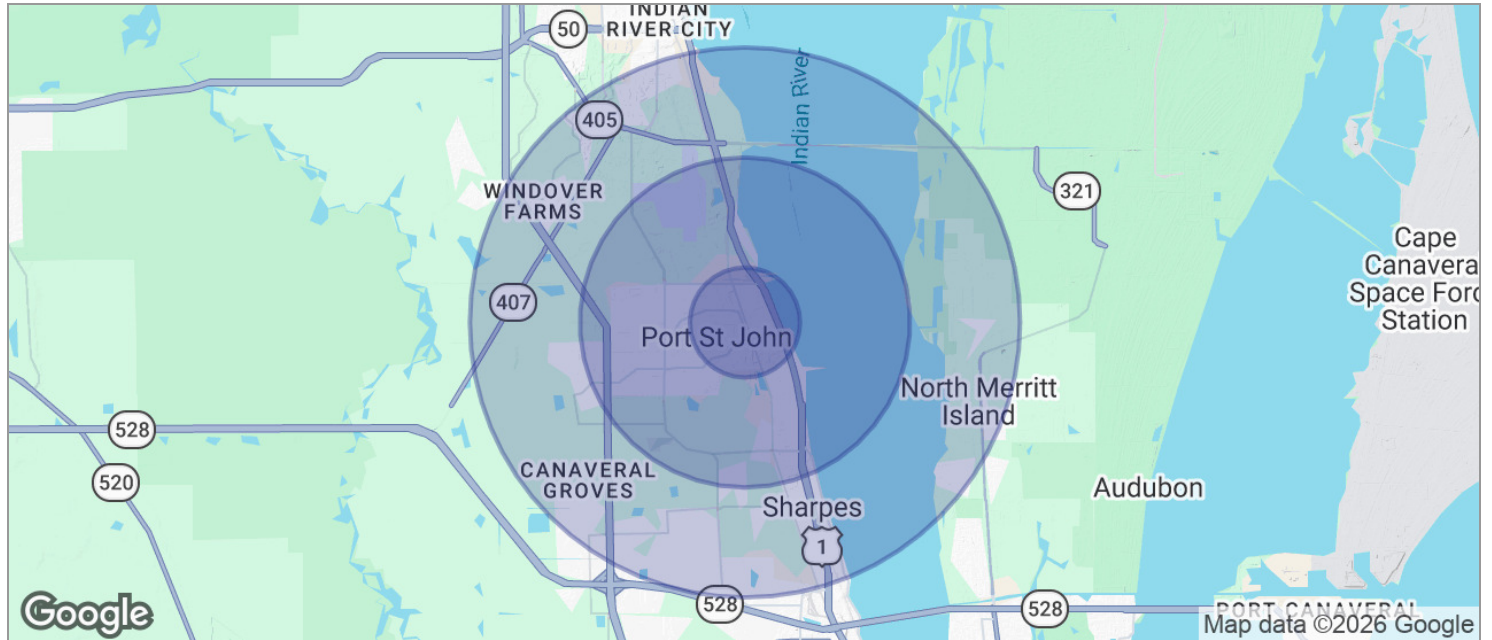
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,607	26,681	45,078
MEDIAN AGE	38.4	38.1	40.0
MEDIAN AGE (MALE)	37.9	35.9	38.1
MEDIAN AGE (FEMALE)	39.4	41.0	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,705	9,159	16,535
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$65,928	\$65,833	\$66,393
AVERAGE HOUSE VALUE	\$187,917	\$186,896	\$198,373

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO

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MICHAEL DREYER, CCIM, ALC

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Direct: 321.773.1480 | Cell:

NON DISCLOSURE AGREEMENT

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