Prime Commercial 3.02+- Acres With Existing Single Family Residence- “Mims-Space Coast Florida"

SELF-STORAGE MINI-WAREHOUSE- CONDITIONAL USE



Dreyer & Associates Real Estate Group - Commercial Division

2575 U.S. 1, Mims, FL 32754

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Contact:



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FOR SALE



OFFERING SUMMARY

Sale Price:	$795,000.00
Lot Size:	3.02+- acres with 3,040+- sq ft single family home with 232+- feet on HWY US 1 (According to Brevard County Tax Role)
Zoning:	BU-1 Commercial and A-U AGG
Utilities:	Well and two septic tanks

PROPERTY OVERVIEW

Positioned along the growing North Brevard County corridor, **2575 U.S. Highway 1** is an expansive 3.02-acre property featuring mature landscaping, a perimeter privacy fence, and multi-metered structures suited for diverse commercial or transitional uses. The site benefits from exceptional regional accessibility, sitting just **2 blocks north of the State Road 46 and US 1,** providing **commuters and logistics traffic with a rapid 3 to 5-minute connection to Interstate 95 via Exit 223.**

Future occupants or commercial patrons benefit from immediate proximity to national retail anchors and service providers along U.S. Highway 1: **Tractor Supply Co.** (2619 U.S. 1): 0.2 miles north (~1-minute drive); **O'Reilly Auto Parts** (2525 U.S. 1): 0.4 miles south (~2-minute drive); **Walgreens** (2475 U.S. 1): 0.6 miles south (~2-minute drive); **Dollar Tree** (2429 U.S. 1): 0.6 miles south (~2-minute drive). ***Note:*** Additional regional hardware needs (such as **Ace Hardware** locations on Garden Street or S. Washington Ave in nearby Titusville) are roughly 5 to 6 miles away

Surrounding Residential Growth & Market Context: The U.S. 1 corridor in Mims is experiencing sustained residential momentum, driven by proximity to master-planned golf communities such as **Indian River Preserve** (incorporating subdivisions like **The Dunes and Rymar Greens**). **Active Homebuilding: Major developers—including D.R. Horton** and affiliate brands like **Starlight Homes**—actively build out **single-family phases nearby, with floor plans typically scaling from 1,700 to over 2,700 square feet.** Corridor Dynamism: As local residential rooftops expand through North Brevard County, commercial gateway parcels like 2575 U.S. 1 occupy a vital position to service the surging local population and traffic counts along the corridor

Note: Self-storage mini-warehouses are a permitted use in the BU-1 or BU-2 zoning with condition per section 62-1837.5, see attached section 62-1837.5.
Additional improvement to the property includes; 1. Two new flat roofs; 2. New 4-ton air conditioning and heating unit; 3. New deep well placed on the property; 4. New combination screen and glass storm doors installed on the front and back porches

The AU zoned portion of the parcel at 2575 Highway US 1 Mims has Residential 4 (RES 4) FLU designation and would need to be change to Community Commercial (CC) along with rezoning the AU zoning to BU-1 or BU-2 for Commercial uses. Please see full details: https://shorturl.at/Zh9J3

Traffic Count : Current Traffic Count - 33, 284 from **Previous Traffic Count** - 31584 (5 Miles)

PROPERTY VIDEO : https://shorturl.at/Mke3e

US ! MIMS SURVEY: https://shorturl.at/VeebN



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BUSINESS DEVELOPMENTS AFFECTING BREVARD COUNTY AND FLORIDA'S SPACE COAST

Here are some of the most significant business developments affecting Brevard County and Florida's Space Coast over the past 30 days:

Top Business News (Last 30 Days)

1. Blue Origin Expands Manufacturing Presence

Blue Origin is moving forward with its "Project Horizon" expansion at Cape Canaveral Spaceport. The project includes an 830,000-square-foot manufacturing facility and a reported $600 million investment that is expected to create roughly 500 high-wage aerospace jobs, reinforcing Brevard's role as a major aerospace manufacturing hub.

2. Major Retail and Mixed-Use Development in West Melbourne

A new project called Landing at Space Coast was announced in West Melbourne. The 225-acre development is planned to include more than 77,000 square feet of retail space, restaurants, shops, and a grocery anchor. Developers expect it to attract workers from the aerospace, defense, and technology sectors while generating hundreds of jobs.

3. $15 Million Airport Infrastructure Grant

The Space Coast Regional Airport received a $15 million infrastructure grant aimed at attracting additional aerospace companies and supporting future economic growth in North Brevard.

4. Artemis II Launch Delivers Tourism Windfall

The Artemis II launch generated a major economic boost for the Space Coast. Approximately 346,000 visitors came to northern Brevard County during launch week, producing an estimated $41 million in visitor spending. This represents one of the largest tourism impacts in recent Space Coast history.

5. Continued Growth of International Space Companies

The Economic Development Commission of Florida's Space Coast reports ongoing expansion and recruitment of aerospace manufacturers, including Italian satellite company Argotec and other aerospace suppliers establishing or expanding operations on the Space Coast.

Key Trends to Watch

Aerospace remains the dominant growth engine in Brevard County.
Commercial space activity continues attracting manufacturing and supply-chain investments.
Retail and housing development are accelerating in response to population growth.
Artemis-related tourism and future launches are creating substantial economic impacts.
Workforce development initiatives are expanding to support aerospace and advanced manufacturing hiring needs.

For investors and local business owners, the strongest sectors right now appear to be aerospace manufacturing, industrial real estate, retail development around growth corridors, and tourism tied to major launches.



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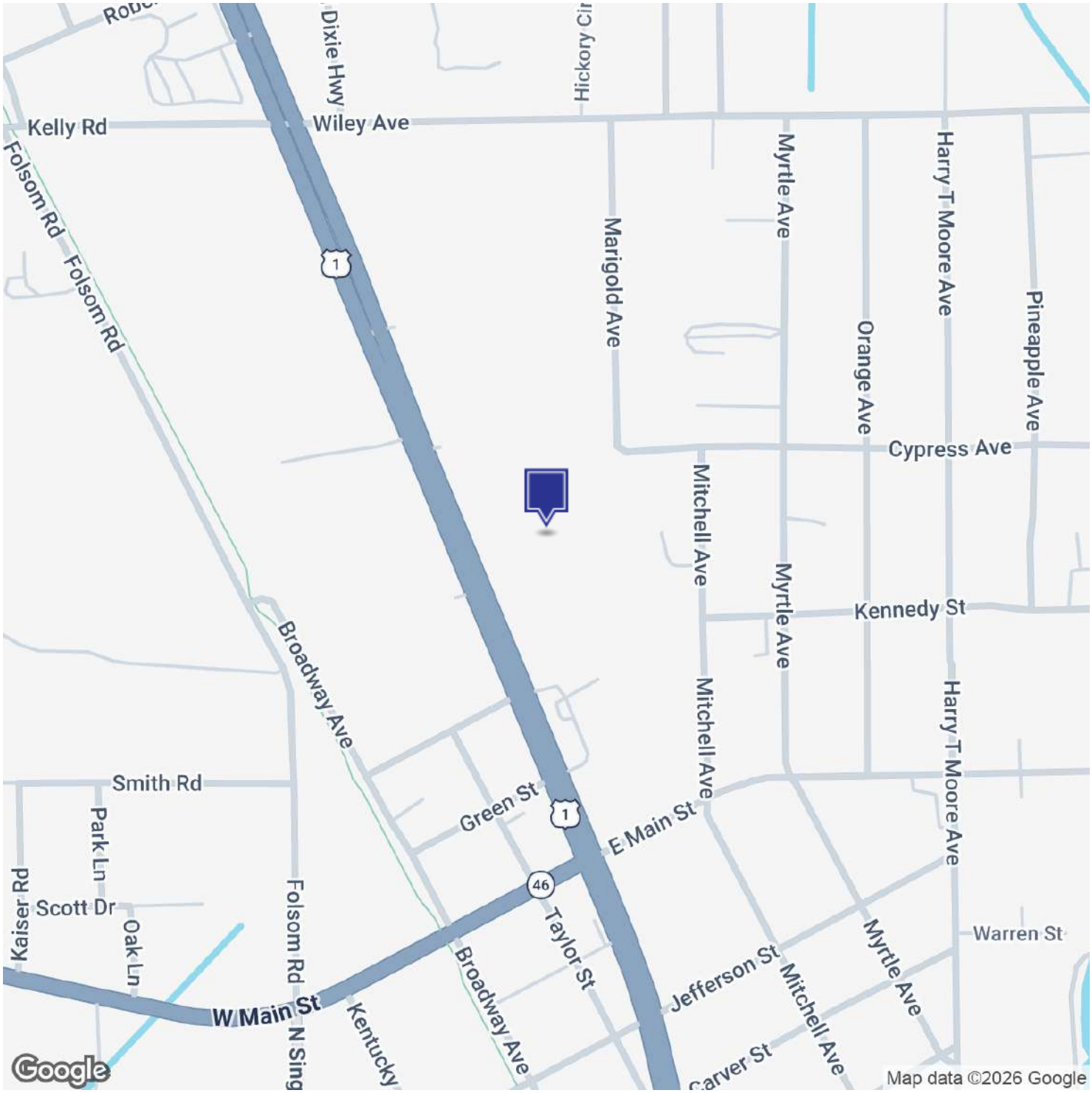
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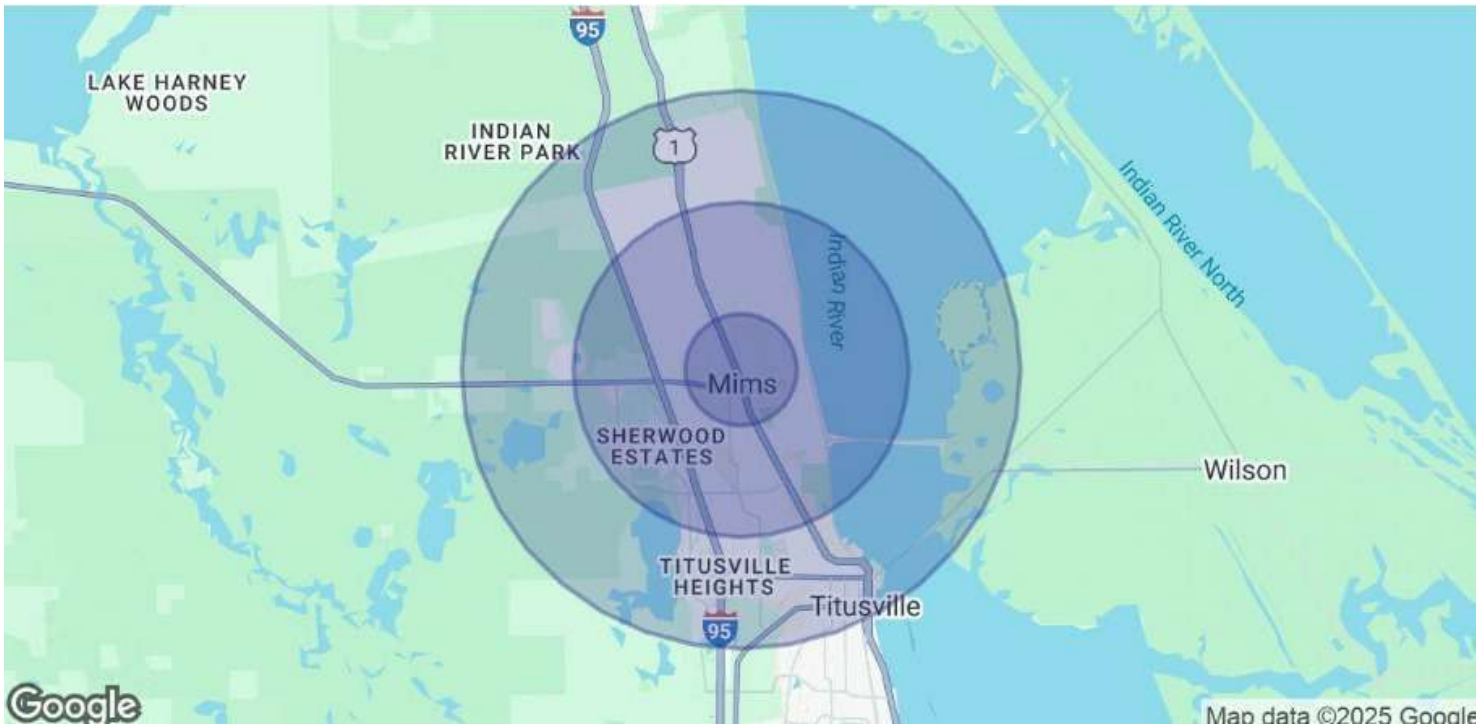
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View Chart | 2030 Forecast | National Avg. | Show Counts #

	1 miles	3 miles	5 miles
Worked at Home	665	2,826	5,362
Walked	50	147	372
Bicycle	2	57	114
Carpooled	277	1,536	2,536
Drove Alone	2,429	18,496	33,284
Public Transport	28	142	236
Other	68	366	623



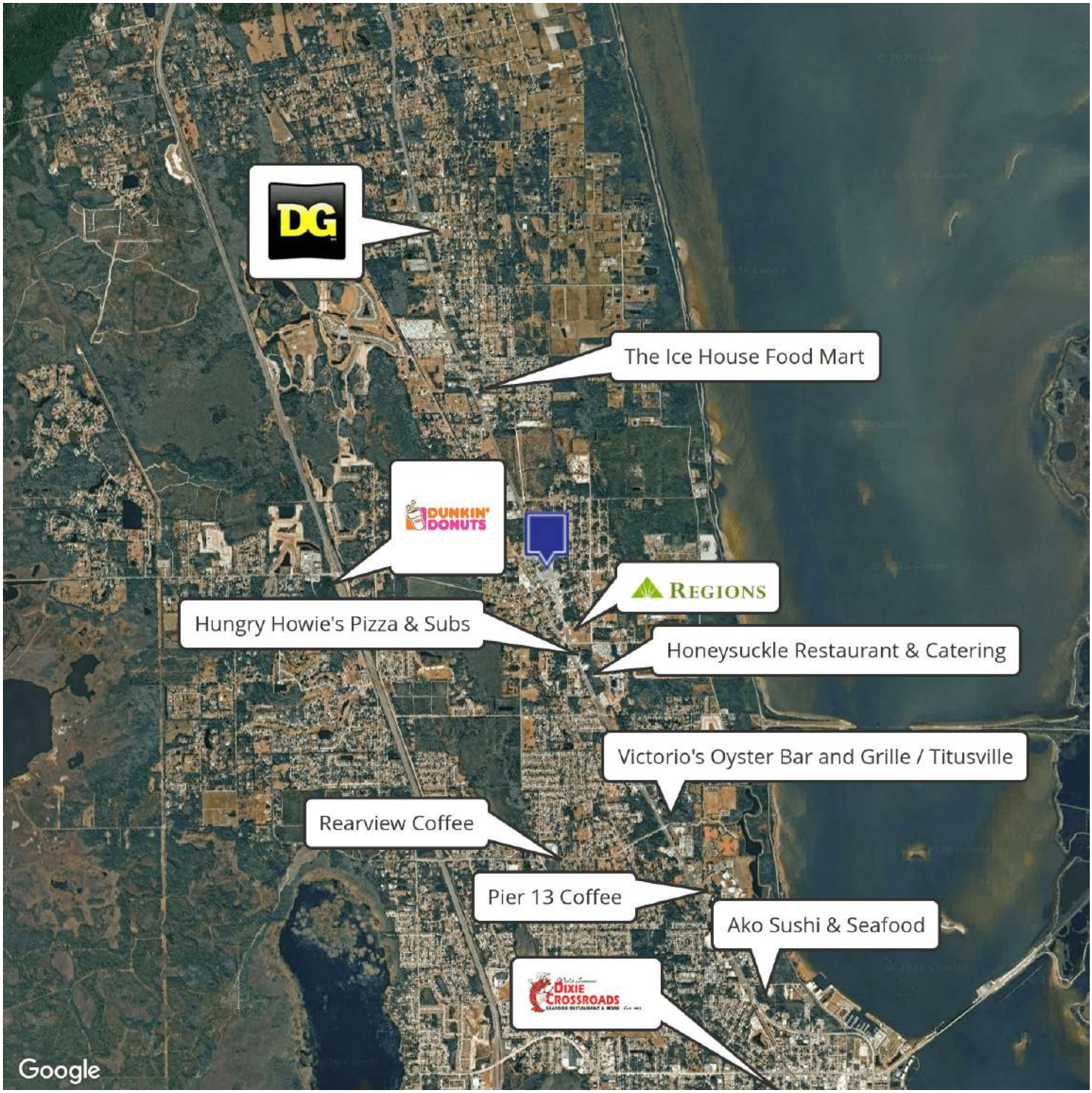
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ADVISOR BIO

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