Prime Commercial 1.87 +- Acres-Retail-Office/Medical/Hotel-Motel-Child Care-Gas and Convenience

FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

Eyster/Murrell, Rockledge, FL 32955

Corner Lot - Murrell/Eyster

Contact:

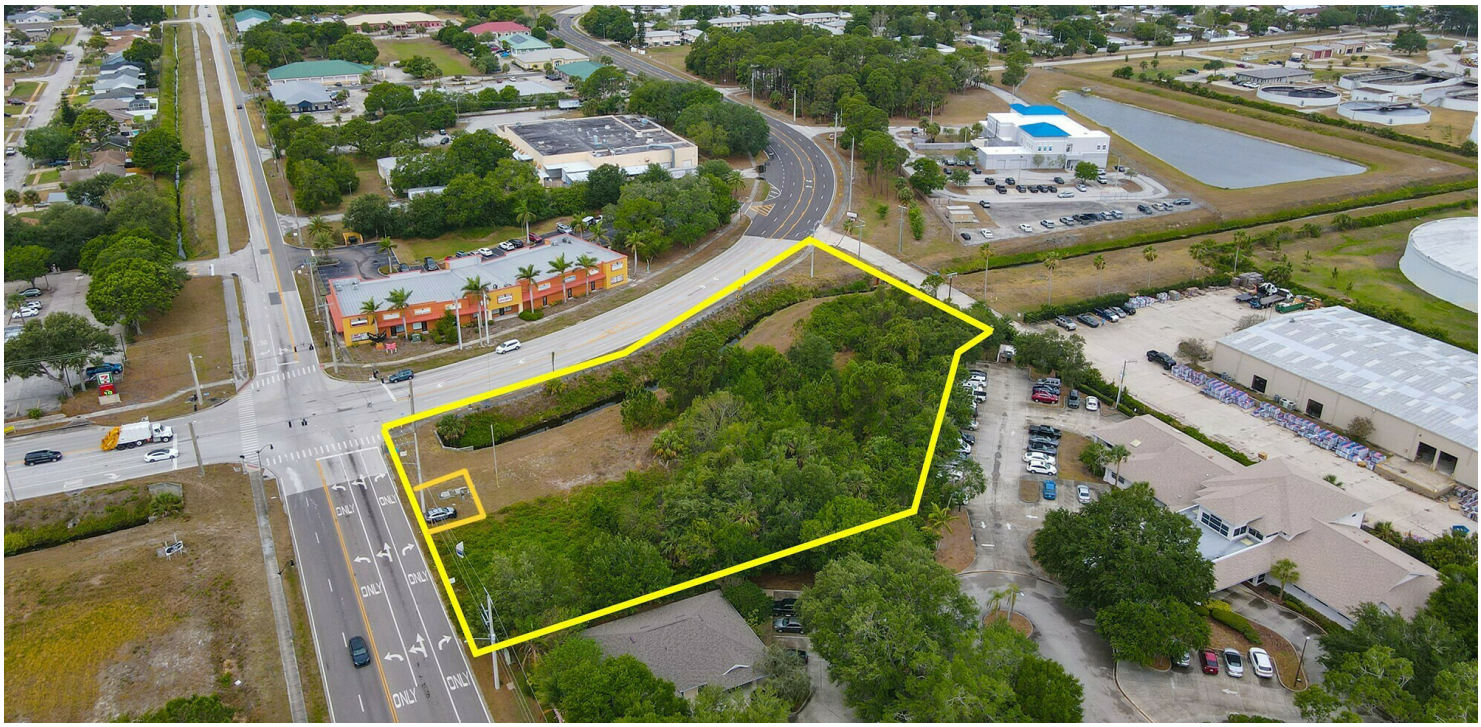


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OFFERING SUMMARY

Sale Price:	$590,000.00
Price / Acre:	$320,652
Lot Size:	1.87 +- Acres per latest Survey
Zoning:	C-2; General Commercial
Utilities	Cocoa Water and Sewer
Traffic Count	21,000

PROPERTY OVERVIEW

This Prime commercial corner sits on 1.87+- acres with 185+- feet of direct road frontage along Eyster Blvd and 445+- feet of direct road frontage along Murrell Blvd with an additional direct access point though a curb cut adjoining the medical office buildings/complexs on the N/E corner of the property which allow traffic to flow through South Woods Drive and directly back to Eyster Blvd; all providing overall superior access points to the property The property is zoned C-2 Commercial in the City of Rockledge which allows but limited to the following uses: Medical/Office professional, restaurant, service station, retail stores, hotel/motel, childcare and entertainment venues Tax Parcel ID (The Same) Real Estate Taxes (The Same) Conceptual Site Plan (Link Attached) Provides for 50 parking spaces and two buildings totaling appx 5,100 sq ft (2,400+- sq ft and 2,700+- sq ft each). It works the entrance around the existing lift station, provides stormwater treatment, works around the existing ditch and bank needed to maintain it, and is as the minimum setbacks

MURRELL
51.69+30+118.31= 200+- FRONTAGE TO INCLUDE OUT PARCEL
51.69+118.31= 170+- FRONTAGE NOT INCLUDING THE OUT PARCEL
Murrell: Road Frontage 118.31+-
Murrell:Road Frontage 170+- to include the 51.69+- water hydrant out parcel

EYSTER
132.28+433.63=565.91

BOUNDARY SURVEY: https://drive.google.com/file/d/1-rg8vO5kHuP4I3eqjlyUrV_mDhZemMps/view

PROPERTY VIDEO: https://youtu.be/2Lv0aqQJlPw

MURRELL EYSTER PRELIM SITE PLAN: https://shorturl.at/XthIx

C2—GENERAL COMMERCIAL DISTRICT LINK: https://shorturl.at/bM3AFS

Florida's Space Coast-One Small Step for your Giant Leap in to our Market
Kindly visit this link - https://spacecoastedc.org/

Traffic Count:
Murrell Rd: Eyster Blvd to Barton Blvd ~ **17,000**
Eyster Blvd: Murrell Rd to US-1 ~ **10,910**
Eyster Blvd: Huntington Ln to Murrell Rd~**7,050**



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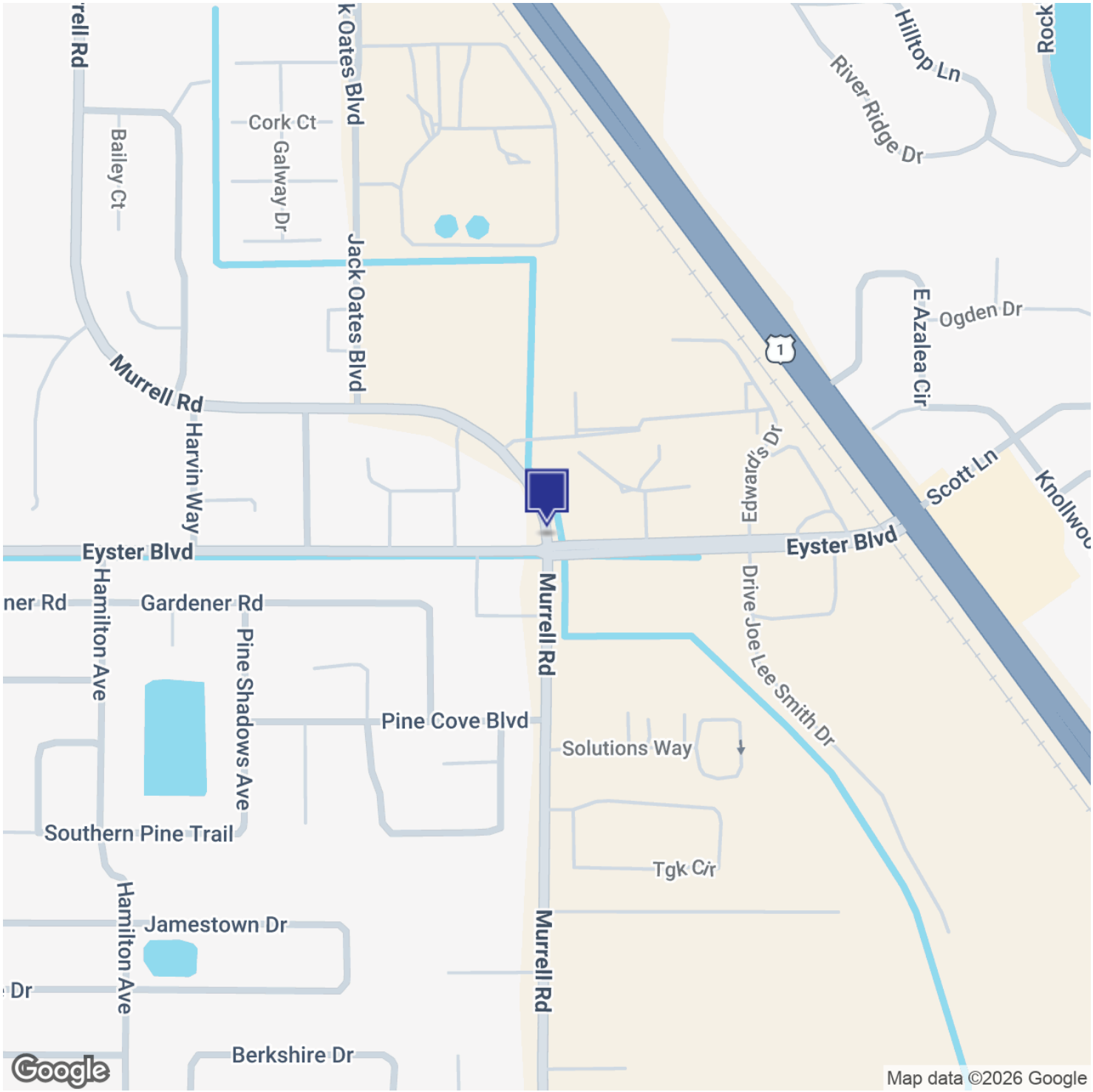
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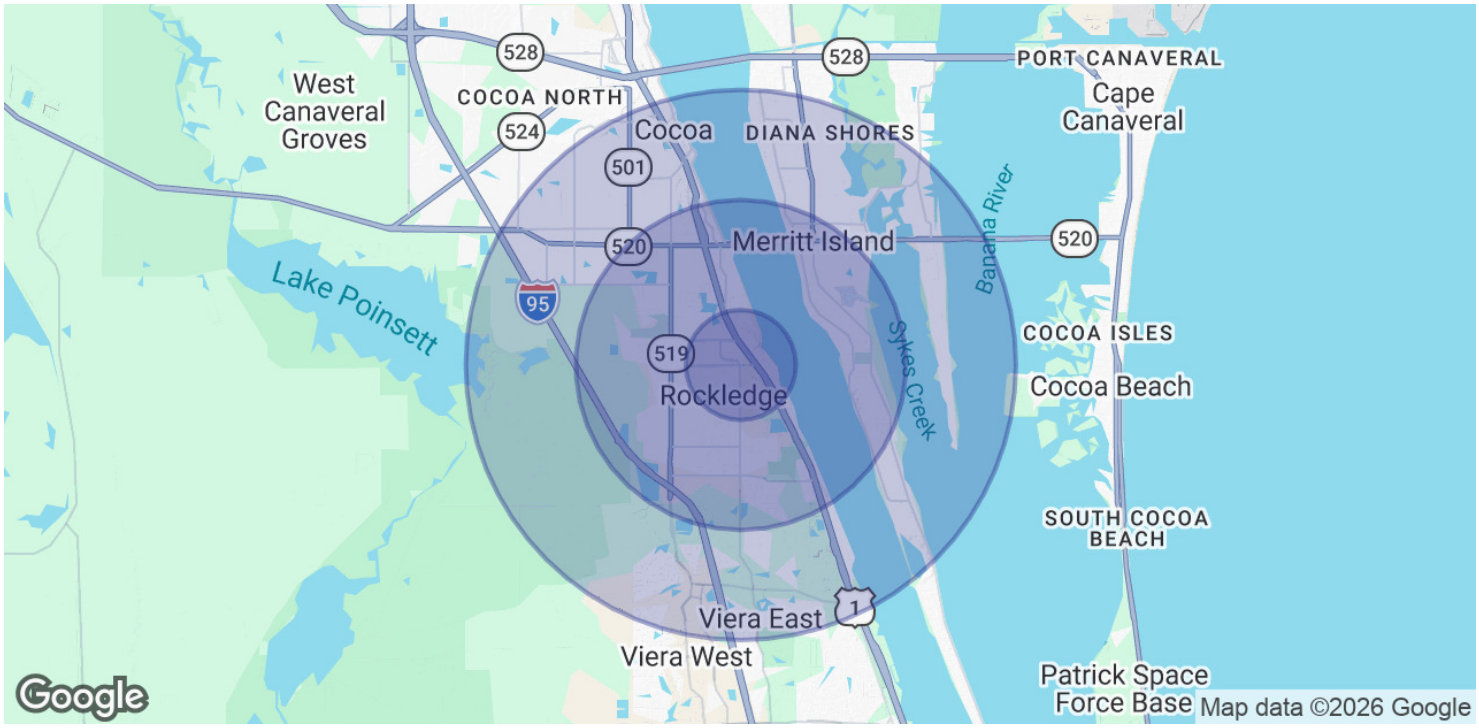
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,990	36,834	84,206
Average age	44.2	43.7	42.8
Average age (Male)	44.4	43.4	42.1
Average age (Female)	43.9	43.8	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,201	14,537	34,360
# of persons per HH	2.7	2.5	2.5
Average HH income	$75,825	$69,551	$65,376
Average house value	$210,224	$223,766	$251,388

** Demographic data derived from 2020 ACS - US Census*



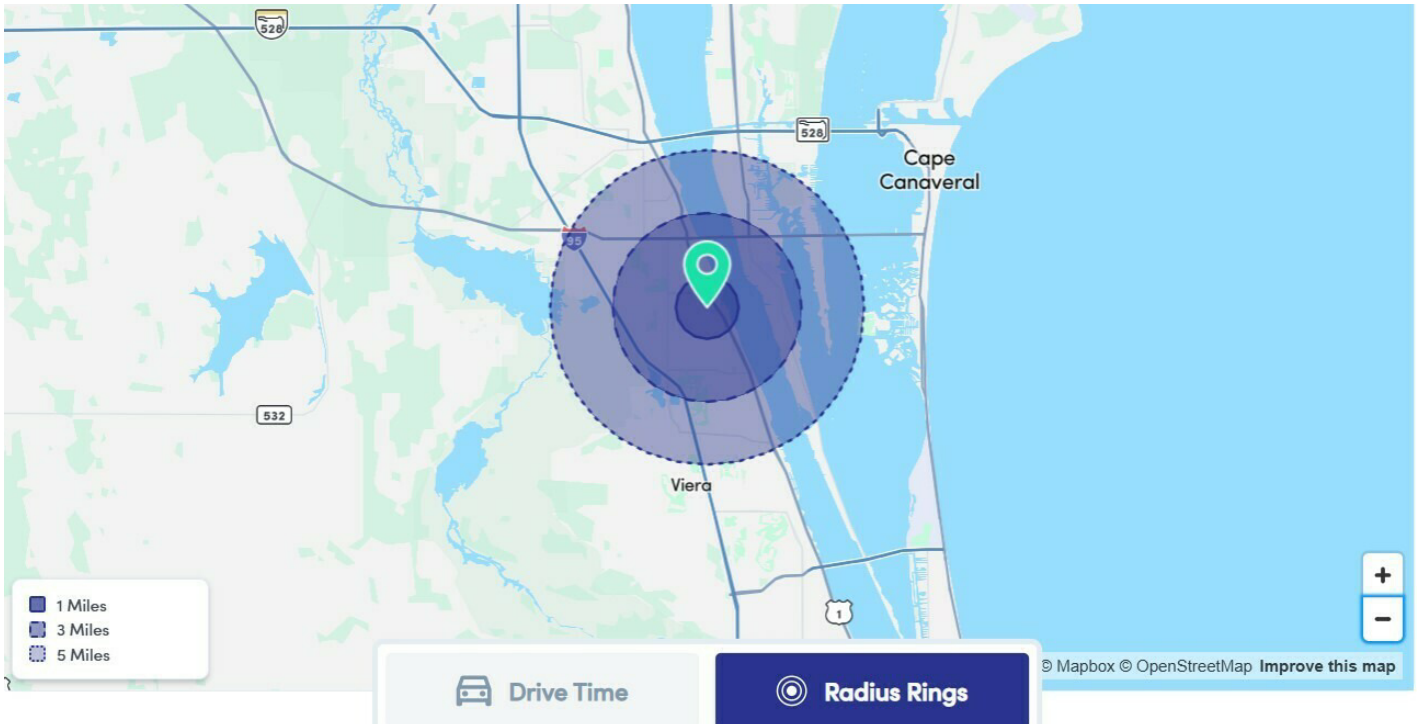
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Transportation to Work

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

	1 miles	3 miles	5 miles
Worked at Home	8.5%	13.9%	13.3%
Walked	0.3%	0.6%	0.7%
Bicycle	0.3%	0.3%	0.2%
Carpooled	5.1%	5.1%	5.8%
Drove Alone	82.4%	78.2%	77.8%
Public Transport	1.8%	0.7%	0.5%
Other	1.6%	1.2%	1.7%



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ADVISOR BIO



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NON DISCLOSURE AGREEMENT

This vacant land parcel is located in the northeast corner of Murrell Road and Eyster Blvd. in Rockledge Florida
The information has been obtained from sources believed reliable, While we do not doubt its accuracy, it is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates uses are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to charge without notice. Dreyer & Associates assumes no responsibility for any errors, omissions or changes



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