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

FOR SALE

Dreyer & Associates Real Estate Group - Commercial Division

2575 U.S. 1, Mims, FL 32754

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Contact:

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

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OFFERING SUMMARY

Sale Price:	$795,000.00
Lot Size:	3.02+- acres with 3,040+- sq ft single family home
Zoning:	BU-1 Commercial and A-U AGG
Utilities:	Well and two septic tanks

PROPERTY OVERVIEW

Size: 3.02+- acres with 232+- feet on HWY US 1 (According to Brevard County Tax Role)

Property includes a 3,040+- Sq Ft sq ft 2 story wood frame home to include an oversized 700 sq ft attached 2 car garage; all built in 1914. Amenities include the following: Large open front porch facing US 1. Downstairs; 3 bedrooms, 2 baths, living room, large kitchen and closed in back porch and a small storage cellar. Upstairs; 1 Bed-I bath, kitchen and living room with an inside and outside entrance. Central air and heat. Note-Upstairs and downstairs are on separate electric meters and separate A.C and heat. Functioning wood burning fireplace. 10x 16 enclosed shed in back yard with power. 600 ft of 6' board on board privacy fence in the back yard. Over 50 mature trees all on a beautiful and well located 3.02+-acre lot.

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

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.

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.

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

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

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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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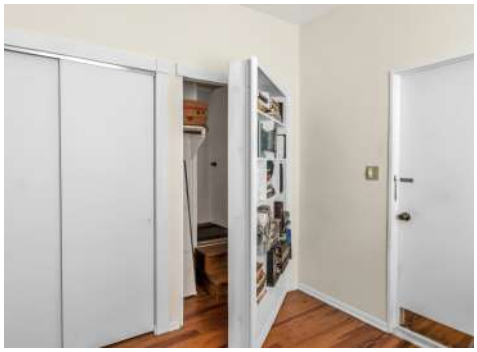

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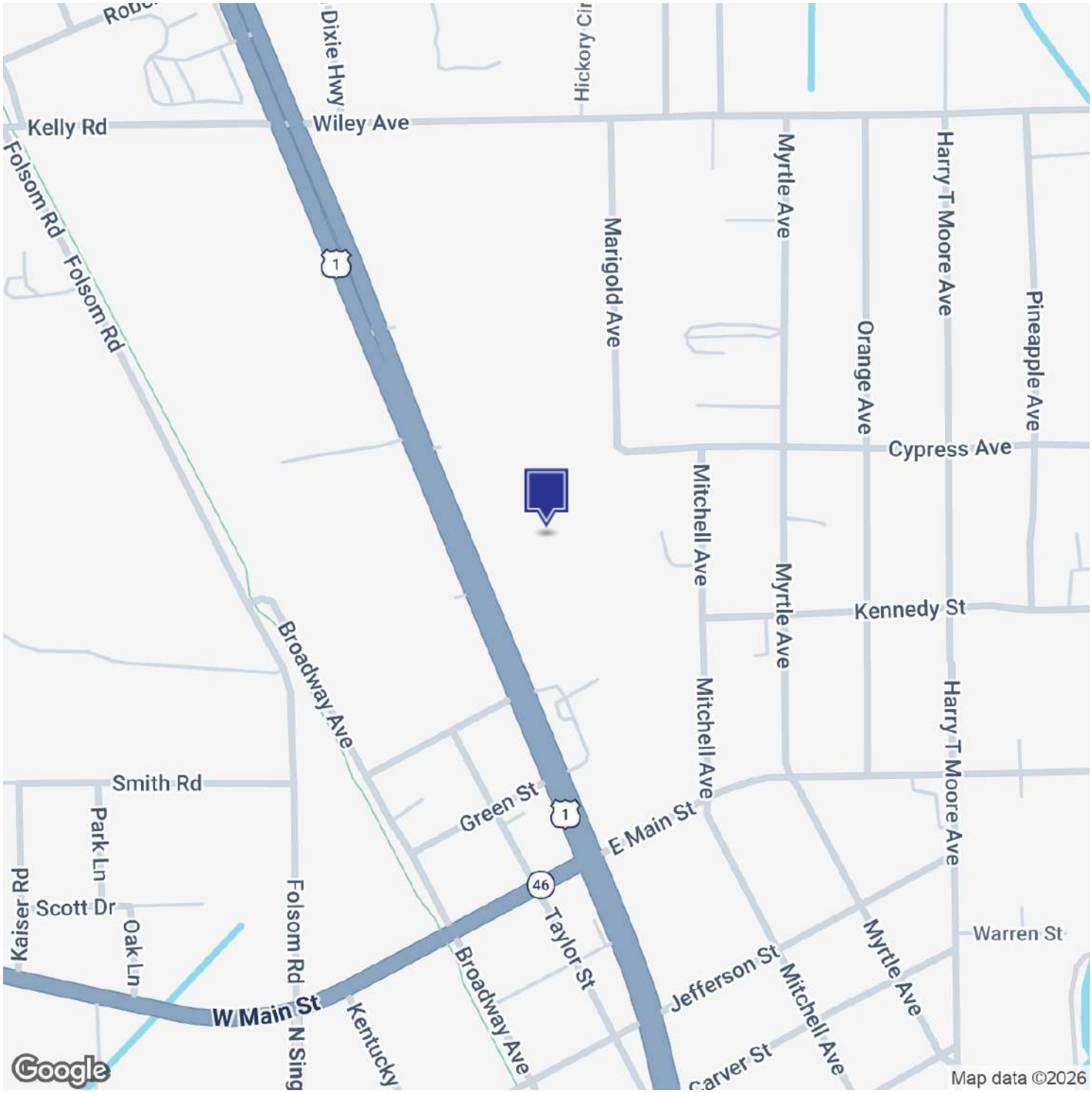

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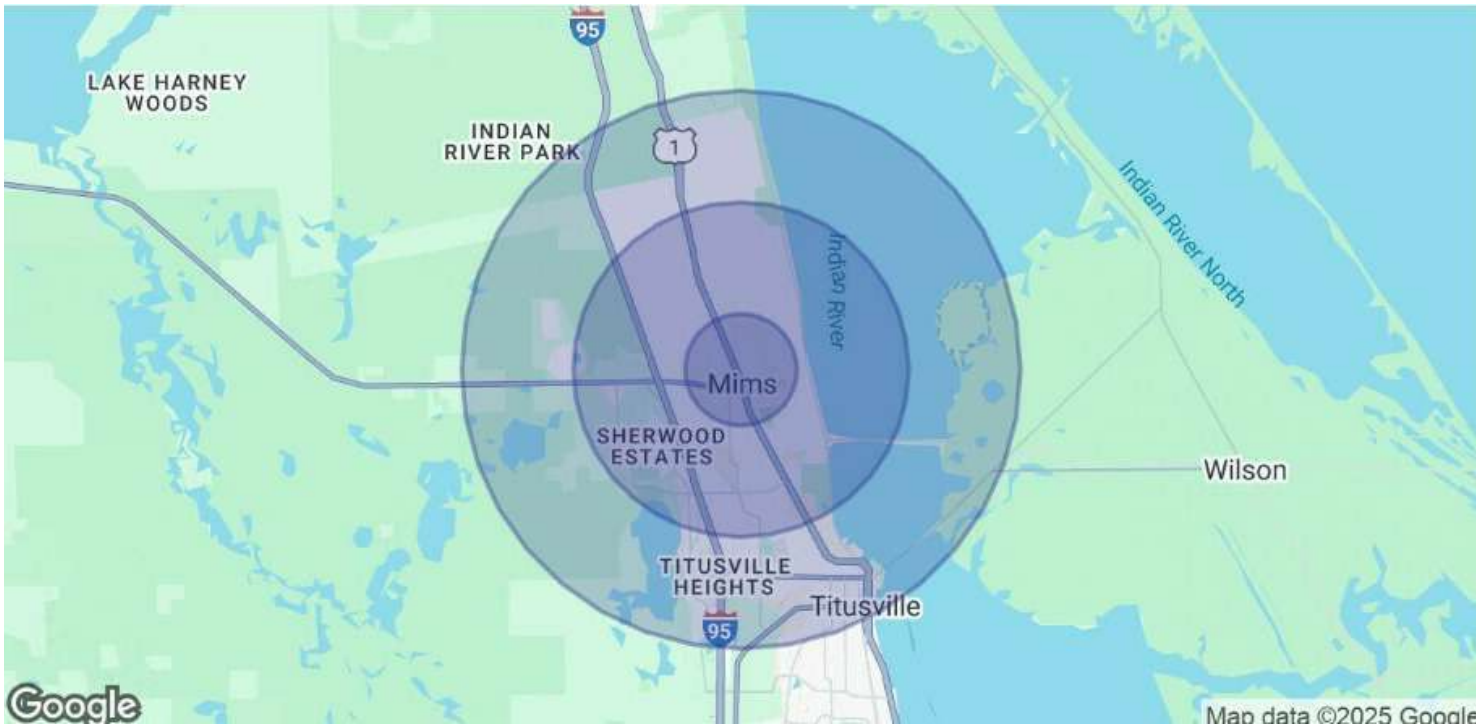

View Chart | 2030 Forecast | National Avg. | Show Counts #

	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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NON DISCLOSURE AGREEMENT

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