

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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## OFFERING SUMMARY

**Sale Price:** \$795,000.00**Price / Acre:** \$263,245**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)

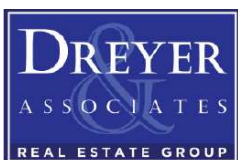
Property includes a 3,040+- Sq Ft sq ft 2 story wood frame home to include an oversized 700 sq ft attached 2 car garage; all built in 1914. Amenities include the following: Large open front porch facing US 1. Downstairs; 3 bedrooms, 2 baths, living room, large kitchen and closed in back porch and a small storage cellar. Upstairs; 1 Bed-l 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

## LOCATION OVERVIEW

The property which was the original residence of the Mims Family sits on the East Side of Hwy US 1 appx. two blocks from the signalized intersection of State Road 46 and Hwy US 1 which is experiencing new retail, residential and Industrial growth. State road 46 also provides easy access to Orlando to the West with an appx 45 minute drive. Titusville and the beaches of Cocoa Beach are appx 30 minutes to the South. This unique first time offering property which has the potential for multiple uses and is centrally located in the next "Booming" area of Brevard County-Mims-on the



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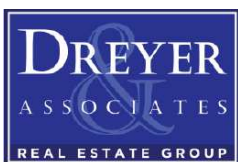


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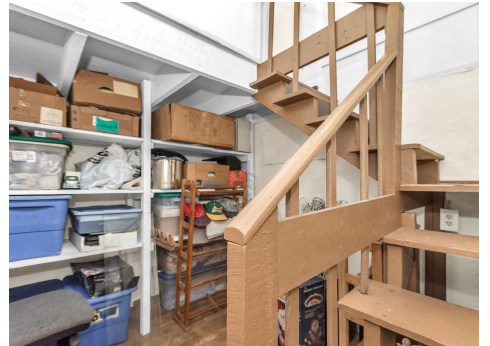
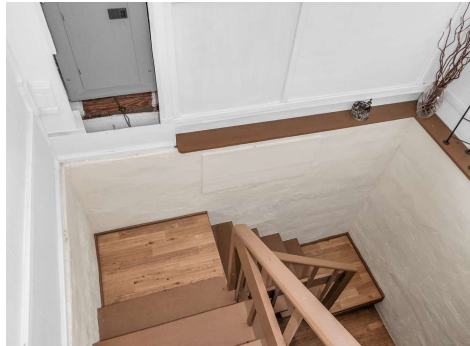


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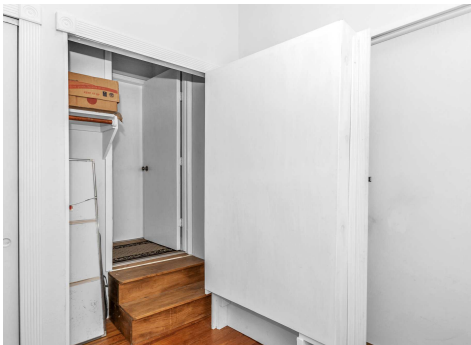


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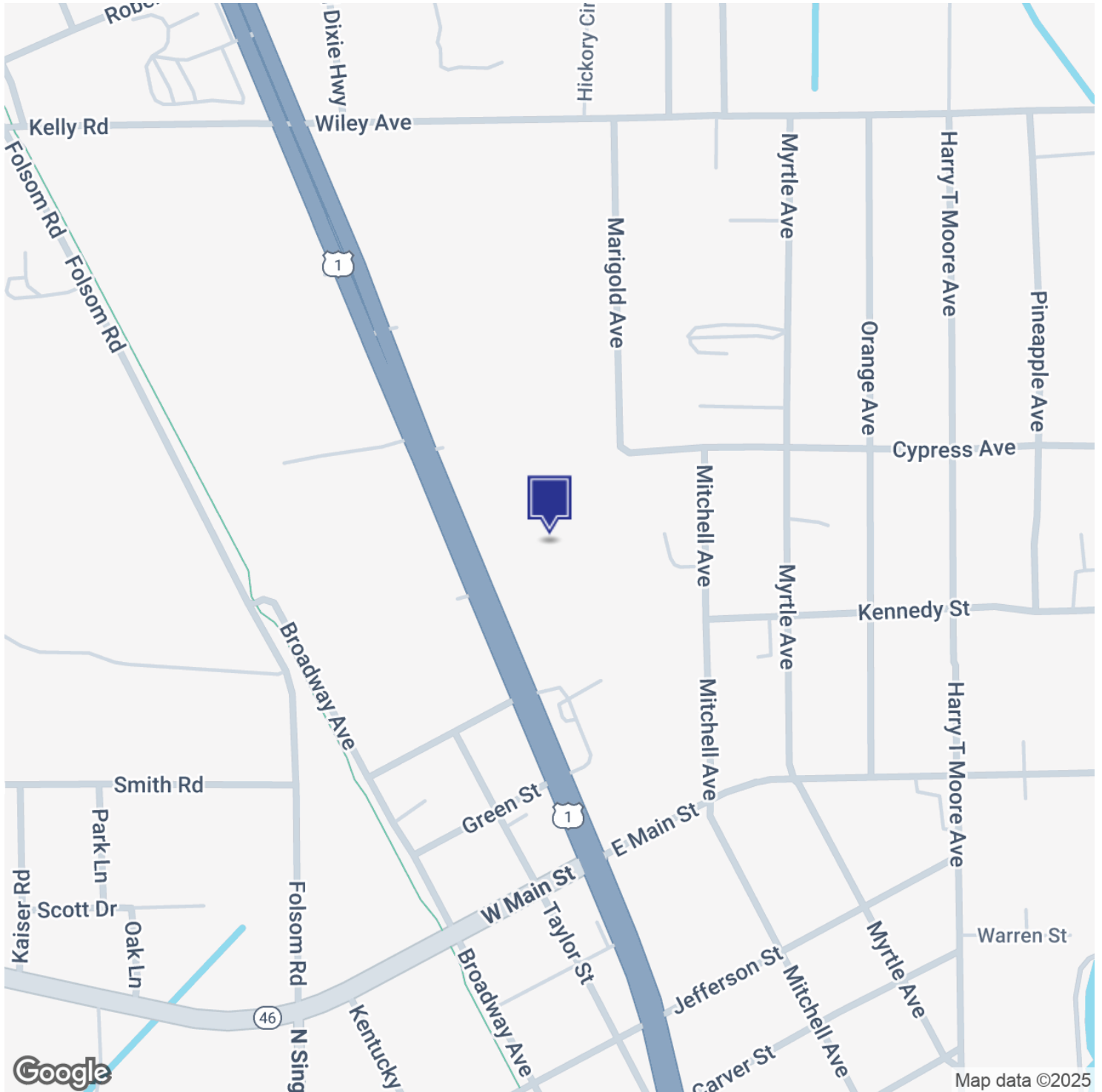


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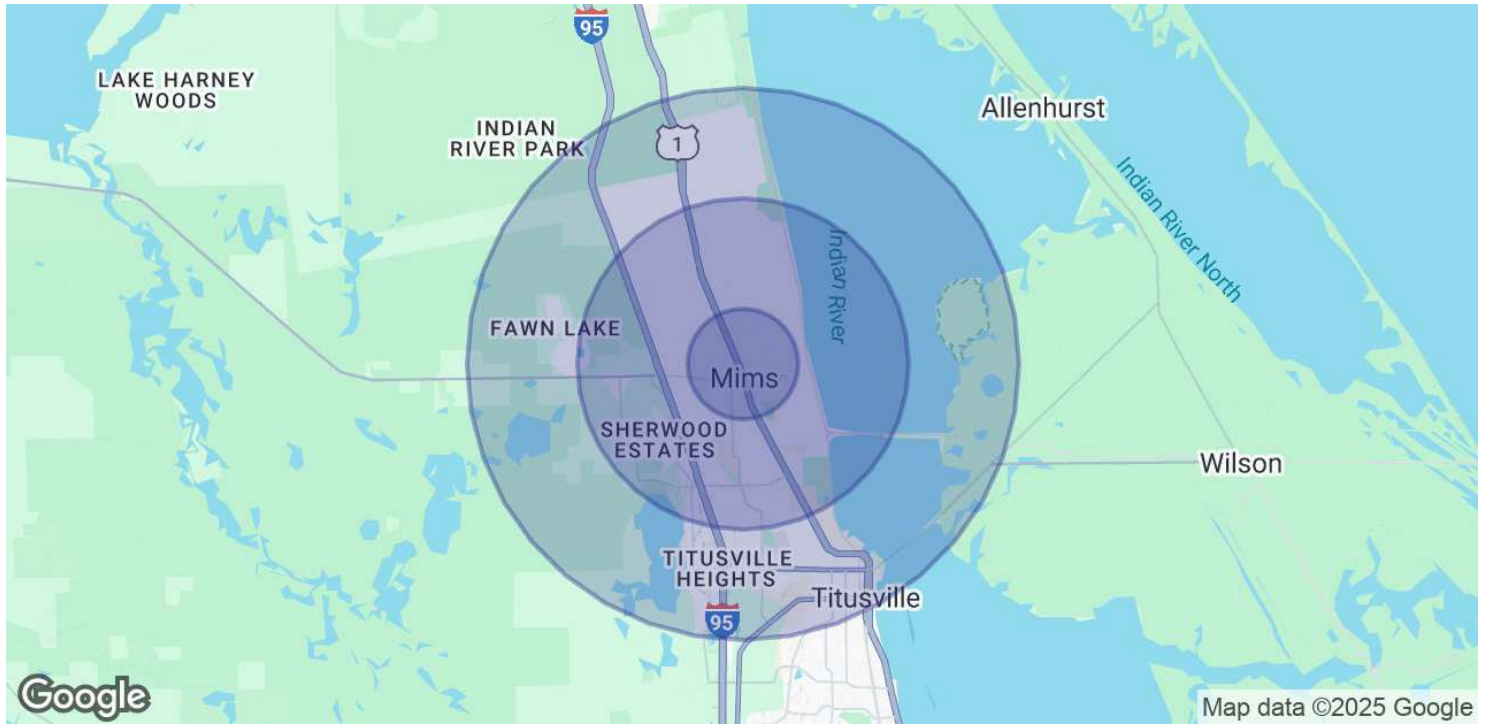


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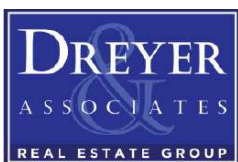
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,131	15,566	29,084
Average Age	47.6	50.3	48.9
Average Age (Male)	47.9	50.2	49.0
Average Age (Female)	52.2	50.8	49.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	624	7,507	14,255
# of Persons per HH	1.8	2.1	2.0
Average HH Income	\$39,849	\$51,228	\$51,925
Average House Value	\$115,809	\$161,654	\$166,014

2020 American Community Survey (ACS)



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