

# FOR SALE

134 Gross Acres at I-95 Interchange 223  
NW Quadrant of I-95 and Route 46  
Between Cocoa and New Smyrna Beach | Mims, FL



## Property Features

- › Located at full I-95 interchange
- › Potential I-95 signage opportunity
- › Can be subdivided for multiple uses
  - Truck stop/travel center
  - Retail
  - Restaurants/service stations
  - Hotel
  - RV related uses
  - Residential
- › Brevard County sewer and water at the site

## Zoning

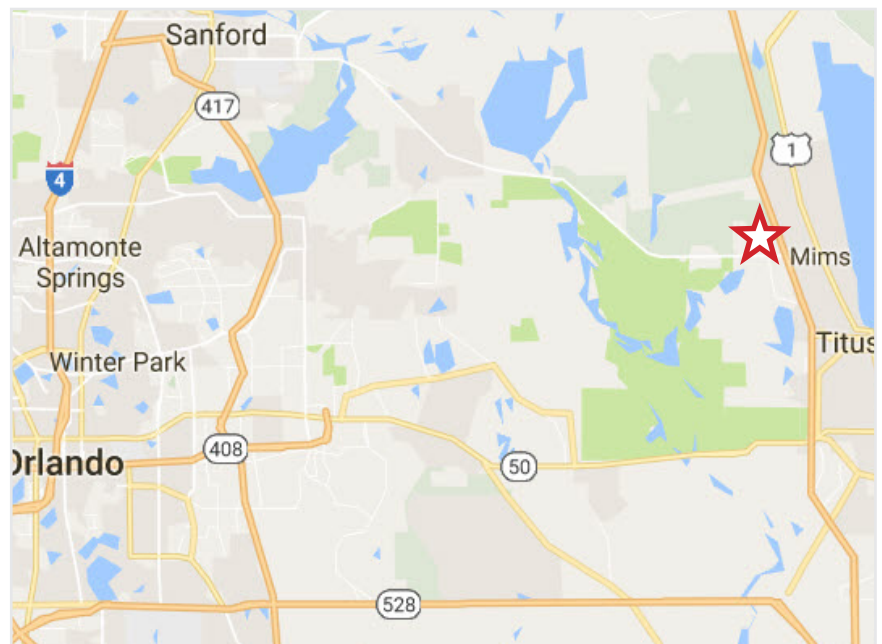
- › Zoning officials in Brevard County are flexible, therefore the county will permit multiple uses including
  - Retail
  - Industrial
  - Residential
  - Other

## Traffic Count

- › Average daily traffic counts of 38,500 cars on I-95 and 5,900 cars on Route 46 (2016)

## Price

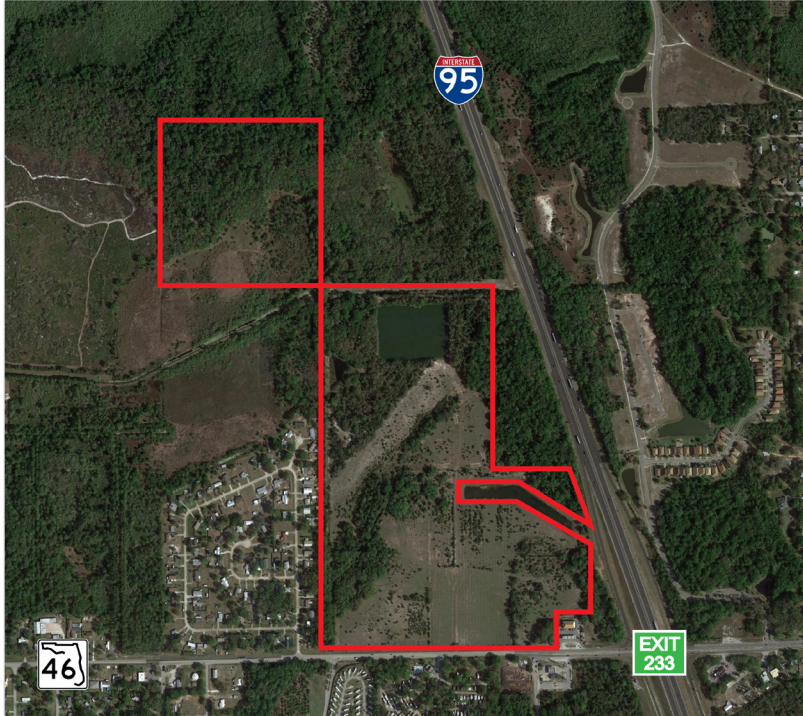
- › \$6,000,000
- › Will subdivide to suit





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## Contact Us

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