# FOR SALE

134 Gross Acres at I-95 Interchange 223 NW Quadrant of I-95 and Route 46 Betweeen 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

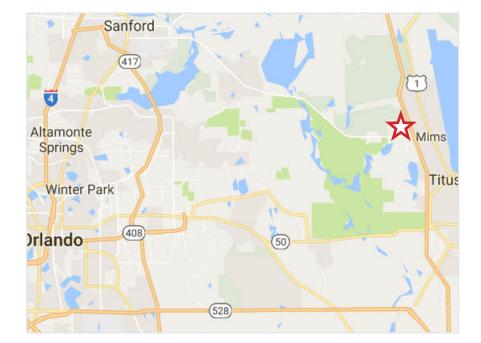
- > Zoning officials in Brevard County are flexible, therefore the county will permit multiple uses including
  - Retail
  - Industrial
  - Residential
  - Other

## 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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