

Development Opportunity on Intercoastal Waterway Overlooking Launch Pads (+ 50' frontage on US1)



Unique, Expansive Indian River Waterfront Property for Sale

One of only a few properties available directly west of the launch pads on the scenic Indian River *and* on US Highway 1. Close to Cocoa Beach, Port Canaveral, Kennedy Space Center and TICO municipal airport. Great potential for further development.

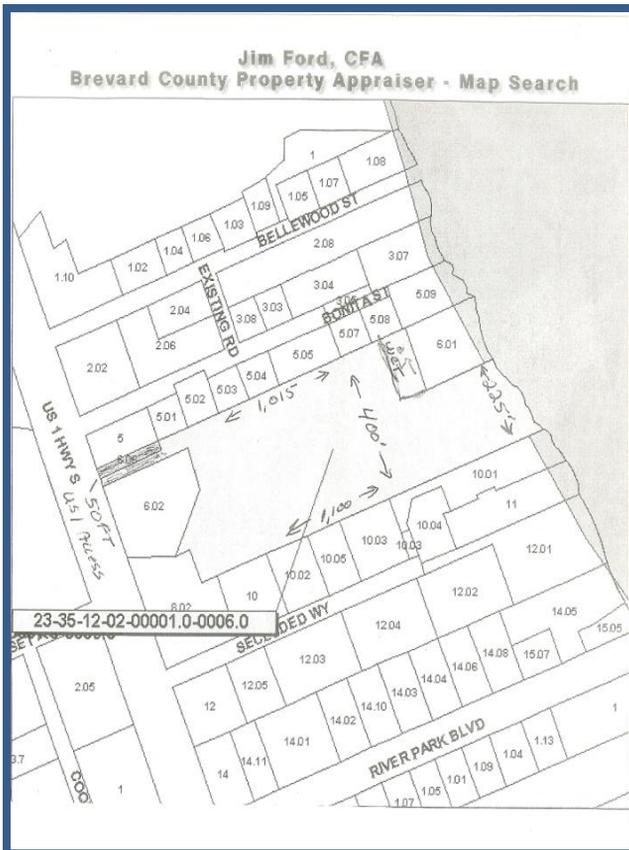
The expansive compound includes:

- 8 acres of land with 50' direct access from US Highway 1 and 240' frontage on the Indian River;
- A man-made inlet for boats and a 250' long dock;
- 6000sf mansion (renovated exterior), 1600f bungalow of 1600sf, and a 1100sf barn suitable for storage building or workshop.

The property is a great opportunity for a developer. It is zoned for six homes per acre. Brevard County allows clustering buildings to maximize green space.

The unique property package is offered at **\$1,190,000.**

Now \$1,050,000



For showings, please contact **Richard Webb** (321) 480-5514
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indianRiver.info

8 Acres on Space Center's Navigable Indian River



Due to the large size of the lot and existing structures, there are numerous possibilities for further development and use, such as:

- Further development: the property is zoned for six homes per acre and could be developed into a subdivision of approximately 20 comfortably sized residential plots, all with access to the river. The existing mansion could remain on the property in addition to new residential plots. Engineering reports, code compliance, and land-use planning documentation is available on request to pre-approved prospective buyers;
- Combination of further development and private use of the compound: residing in the mansion while renting out the bungalow, and/or other components of the land and structures;
- Private use compound: using the mansion as a family residence (customizing the interior to suit your taste), the bungalow as a guest cottage or studio, and 240' water frontage for personal leisure.

Google '*Brevard Market Trends*' for exciting details on the local economy.