

# MIMS RURAL ACREAGE

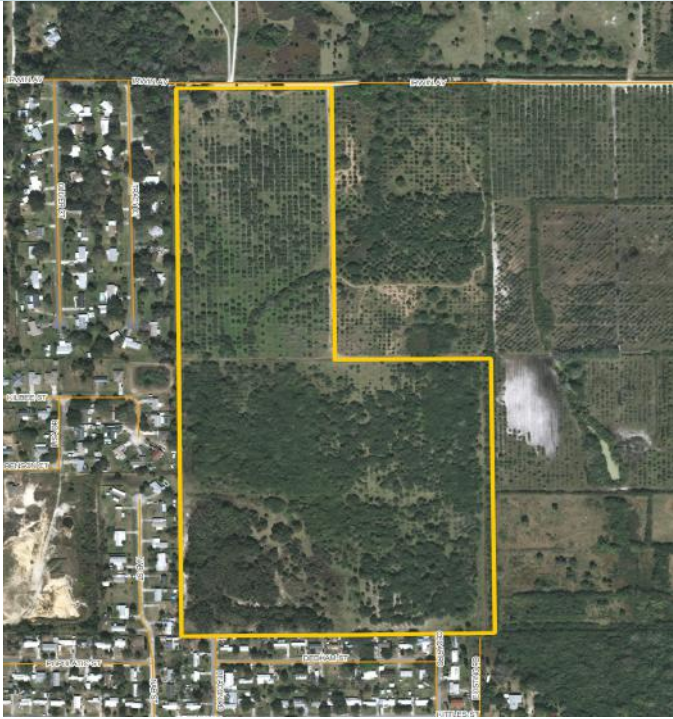
61 ± acres

Mims, Brevard County, FL

**PRICE  
REDUCED**

**POTENTIAL RESIDENTIAL  
DEVELOPMENT OPPORTUNITY**

LAND FOR SALE



## LOCATION/PARCEL ID

3425 Irwin Avenue

Mims, FL 32754

PID: 21-35-05-00-504

## SIZE

61 ± acres

## PRICE

**NOW: \$603,900 or \$9,900/acre**

~~WAS: \$640,500 or \$10,500/acre~~

## ZONING/FLU

Platted Residential Development

## ROAD FRONTAGE

660' on Irwin Avenue

## DESCRIPTION

**BUILDERS & DEVELOPERS - TAKE NOTICE!** This property has been approved for a density of 2.7 lots per acre, about 165 lots total. This property was previously a citrus grove and now is vacant land used for cattle grazing. This property could be perfect for recreational enthusiasts or those looking for "extra elbow room" to buy and build an estate. Perfect for hobby farming and ranching or equestrian activities. This property is located 30 minutes from New Smyrna Beach and 10 minutes from Titusville and the Space Coast.

Offering subject to errors, omission, prior sale or withdrawal without notice.



— Commercial Real Estate Investments | Management | Brokerage | Development | Land

**Maury L. Carter & Associates, Inc.**

407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)

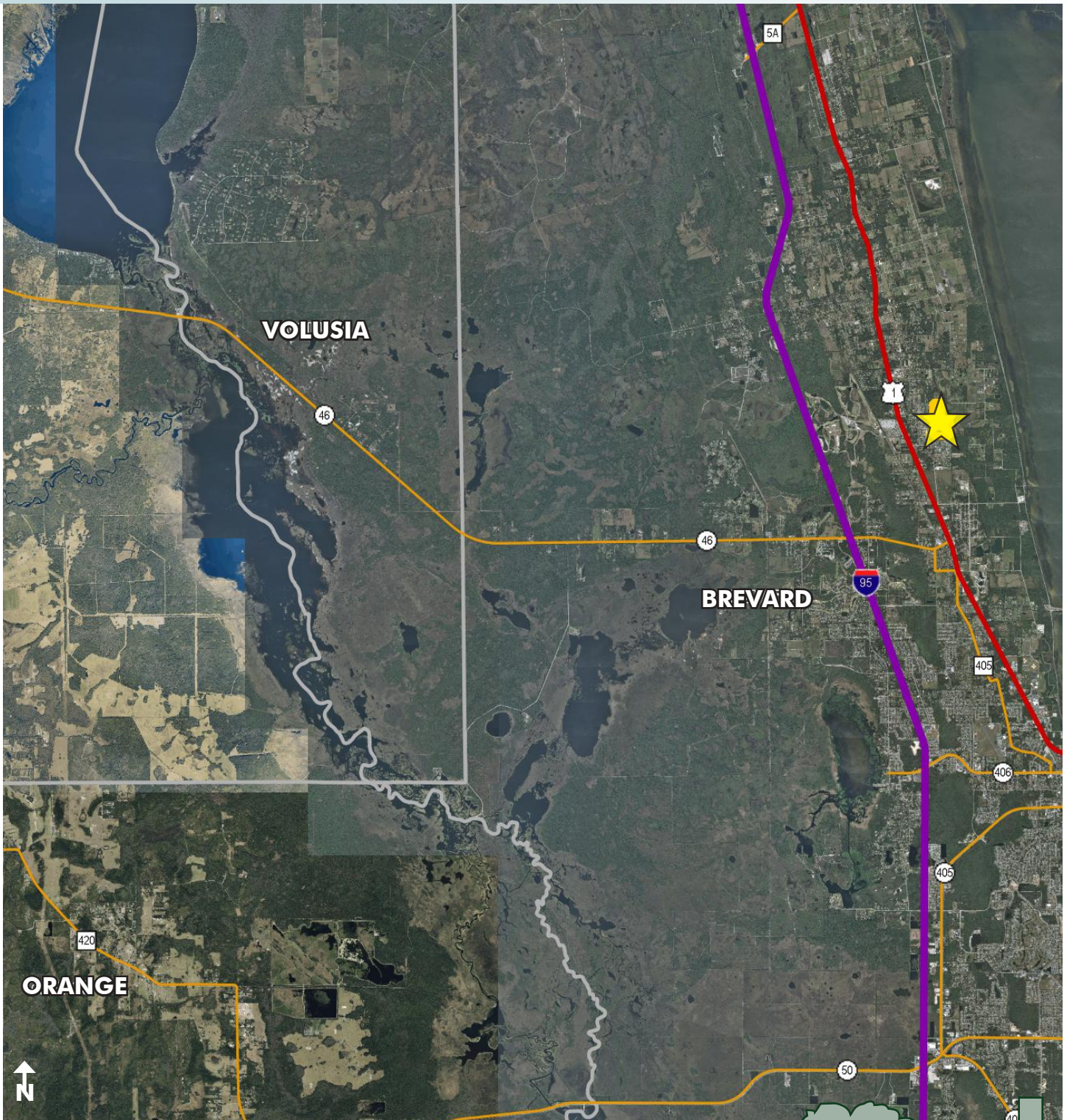


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LOCATION MAP

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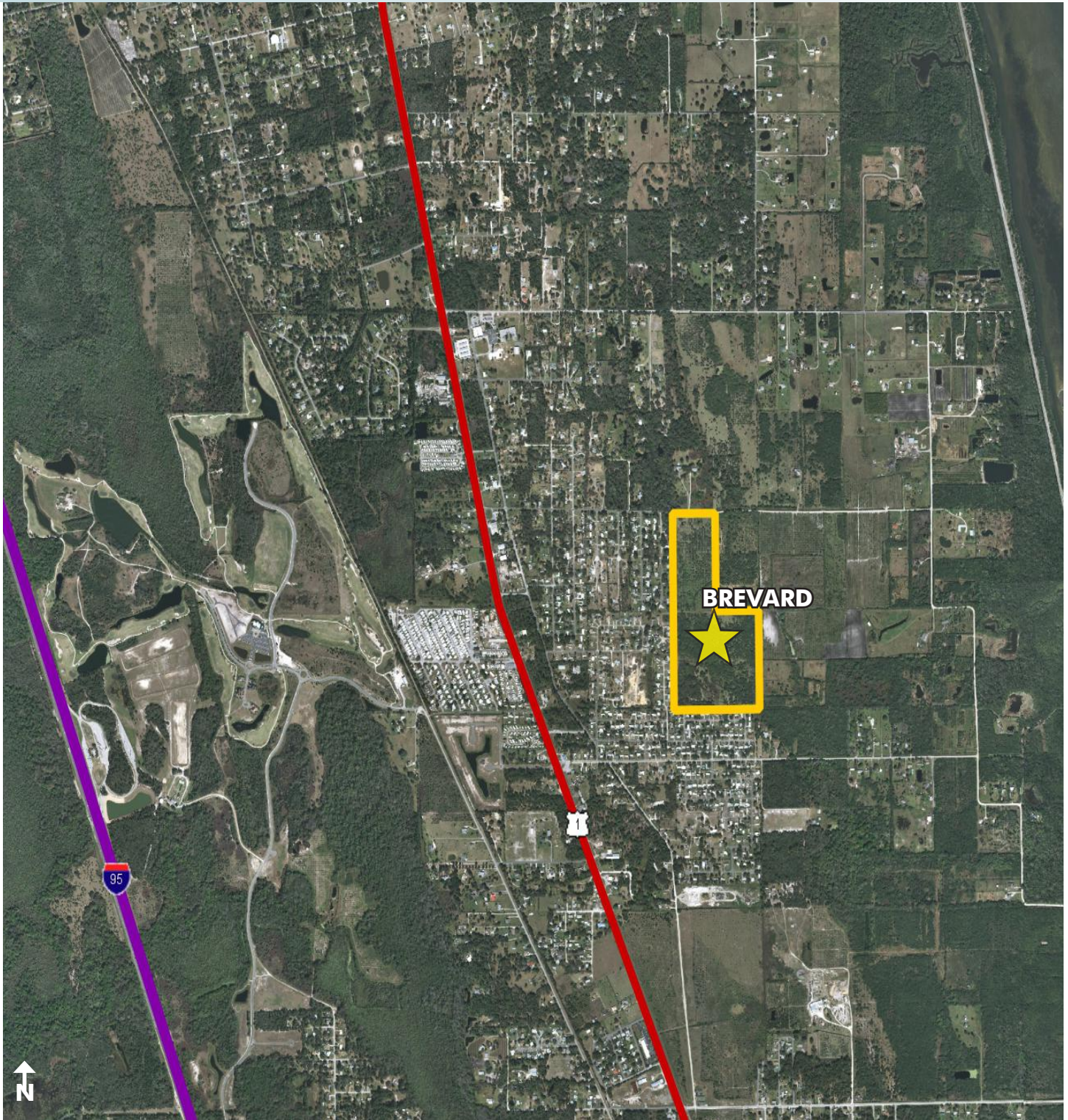


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REGIONAL MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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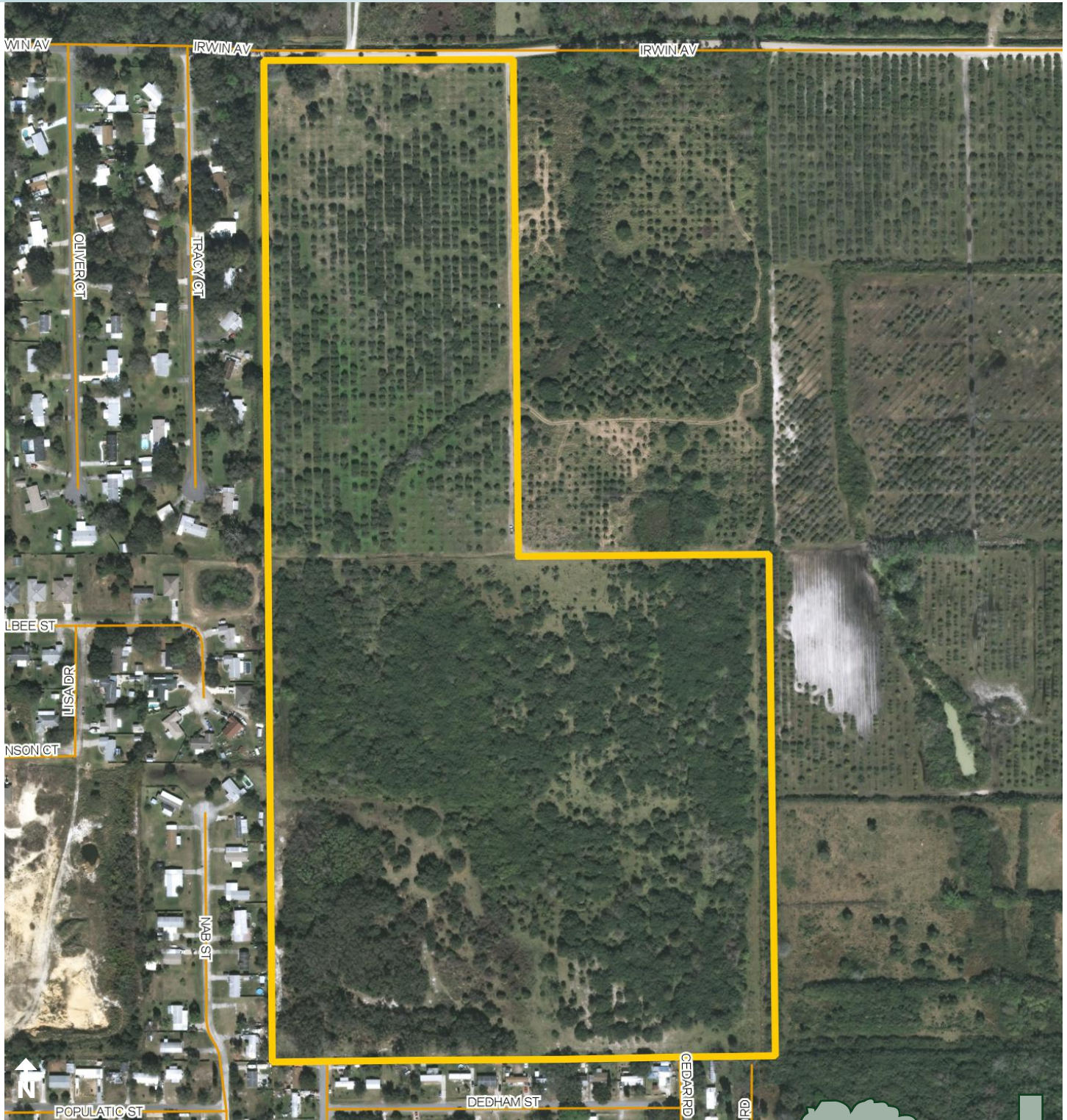


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**PRICE  
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PROPERTY MAP

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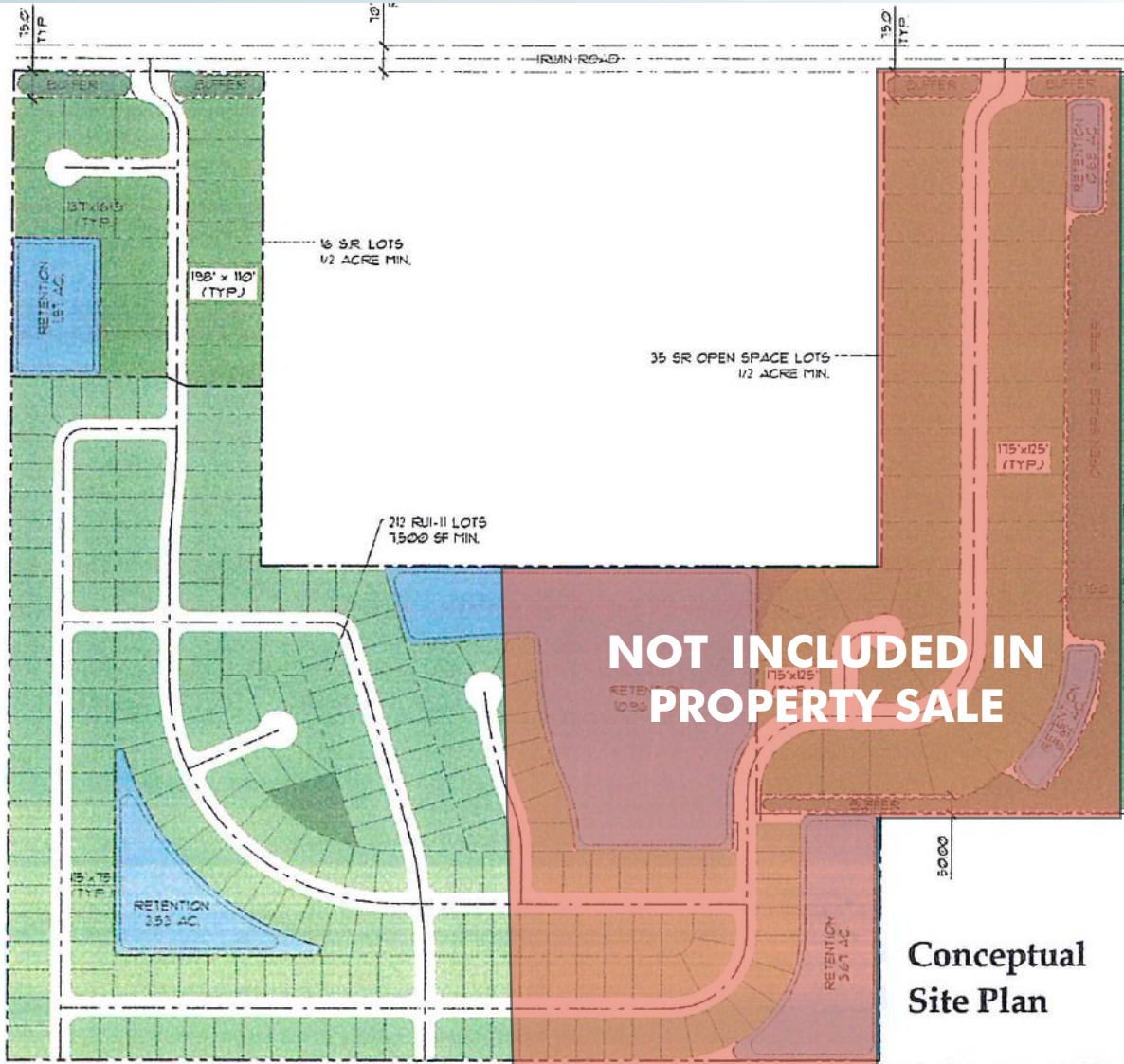
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**Conceptual  
Site Plan**

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