

1329 Rockledge Drive

ROCKLEDGE, FL 32955 | INDIAN RIVERFRONT VALUE OVERVIEW

\$700,000

CASH OFFERING | LAND VALUE

Added Buyer Value: The seller is paying for demolition of the existing structure and required septic abandonment. Based on the available estimate, this removes approximately \$20,000 in anticipated site preparation expense from the buyer.

0.41 Acre Approximately 17,860 sq. ft.	Indian River Riverfront parcel with dock	No HOA Historic Rockledge Drive setting	Seller Paid Demolition + septic abandonment
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Recent Waterfront Land Sales Supporting the Offering

PROPERTY	PRICE / STATUS	LOT	WATERFRONT	PRICE / ACRE
1329 Rockledge Dr.	\$700,000 Current offering	0.41 ac. 17,860 sq. ft.	Indian River Existing dock	\$1,707,317
1359 Rockledge Dr.	\$712,000 SOLD Aug. 4, 2026	0.37 ac.	Indian River 78 ft. Same street No HOA	\$1,924,324
1770 S Shelter Trl. Merritt Island	\$765,000 SOLD Aug. 25, 2026	0.23 ac.	Banana River 175 ft. Cul de sac No HOA	\$3,326,087
6111 Constellation Dr. Titusville	\$817,000 SOLD July 13, 2026	0.32 ac.	Indian River 69 ft. Gated HOA + CDD	\$2,553,125
464 Angelo Ln. Cocoa Beach	\$1,200,000 SOLD Mar. 27, 2026	0.34 ac.	Banana River 256 ft. Cul de sac Existing pool	\$3,529,412

1359 Rockledge Drive remains the strongest benchmark: it is on the same riverfront corridor, is similar in size, went under contract after 3 days, and closed for \$712,000 cash with no seller concessions. The other sales show additional demand for smaller Brevard waterfront homesites, while also reflecting different locations, frontage, utilities and community amenities.

How the \$700,000 Offering Compares

\$12,000 Below The lowest of the four closed prices	0.41 Acre Larger than all four closed sale lots	\$1.71M / Acre Below the four sales' \$1.92M to \$3.53M range
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A simple application of the closest sale's price per acre to 0.41 acre produces an acreage benchmark of approximately \$789,000. The \$700,000 offering is approximately \$89,000 below that mathematical benchmark, before considering the seller paid demolition and septic abandonment. Acreage is only one valuation factor; frontage, buildability and waterfront improvements remain important.

Value Summary: The four recent waterfront sales above closed from \$712,000 to \$1,200,000 on smaller 0.23 to 0.37 acre sites. At \$700,000, 1329 Rockledge Drive offers 0.41 acre, an existing dock, no HOA, and seller paid demolition and septic abandonment, positioning it as a compelling riverfront land value opportunity.

Important: This overview is not an appraisal or guarantee of market value or buildability. Information is based on Space Coast MLS and public records available as of September 2, 2026 and is deemed reliable but not guaranteed. Buyer must independently verify acreage, exact waterfront frontage, survey, zoning, historic district requirements, flood/elevation requirements, setbacks, wetlands, utilities, dock and seawall condition, permits, and the scope and completion of seller paid work. Comparable properties differ in location, improvements, frontage and development potential.
Sources: Space Coast MLS comparable report dated 09/02/2026; MLS 1081708 (1359 Rockledge Dr.); MLS 1074546 (1770 S Shelter Trl.); MLS 1067146 (6111 Constellation Dr.); MLS 1067474 (464 Angelo Ln.); prior subject sale MLS 1014182.