



LIGHTLE  
BECKNER  
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

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LAND FOR SALE

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# Prime Multi-Family

1765 New Haven Melbourne,, FL 32901

FOR SALE | \$5,000,000

presented by:

**CHARLES DUVALL**

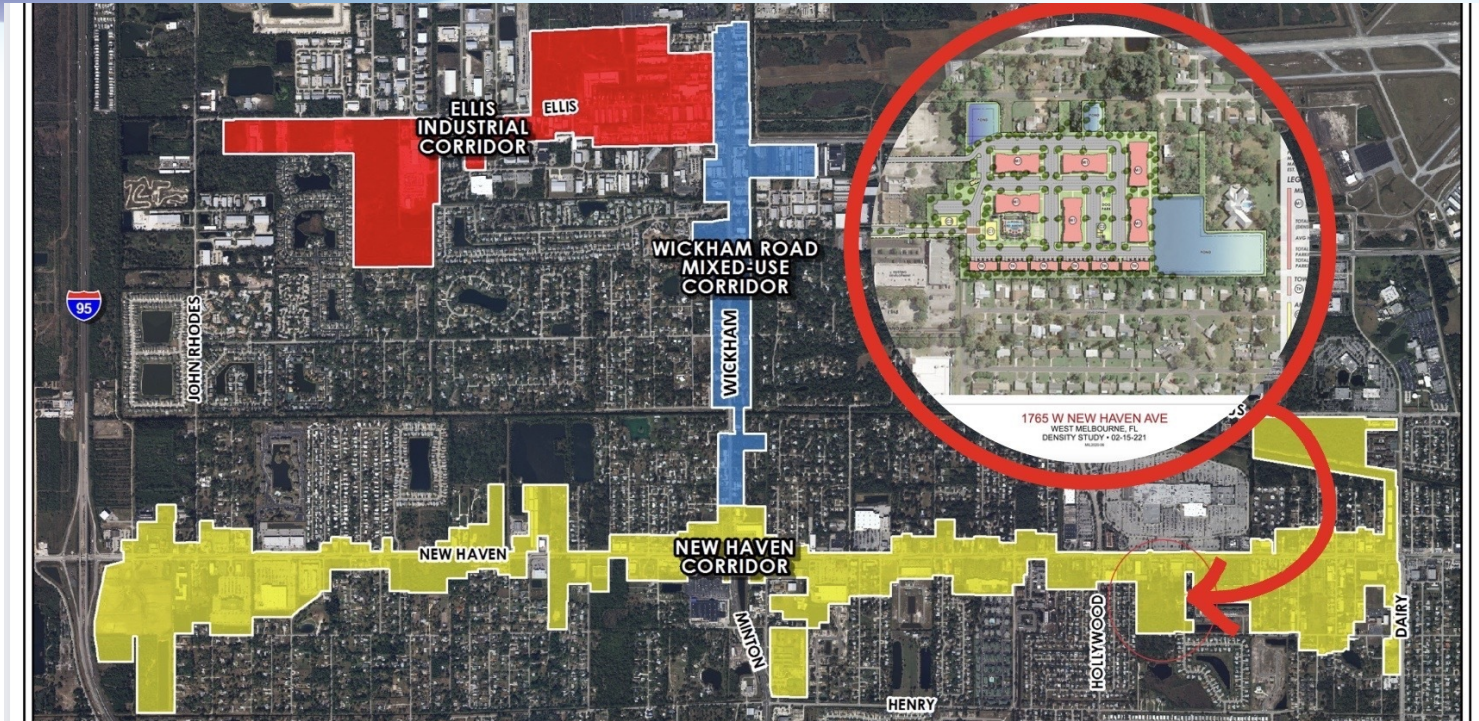
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# EXECUTIVE SUMMARY

• 1765 New Haven Melbourne., FL 32901



## OFFERING SUMMARY

**Sale Price:** \$5,000,000

**Price / Acre:** \$286,862

**Lot Size:** 17.43 Acres

**Zoning:** commercial

**APN#:** 28-37-05-00-503

**Market:** West Melbourne

## PROPERTY OVERVIEW

This opportunity will not last long! 17.43 Acres of Prime Developable Land along the NEW HAVEN CORRIDOR, beautiful Melbourne, Florida.

This 17.43 acres is located directly across the street from The Melbourne Mall, only .35 miles to the Airport and 5 minutes to the beaches! With the mass migration to Florida the staggering housing shortage, this land will not last long.

While this property is currently zoned Commercial, City Planners have indicated that they could be open to a Mixed-use/ Multi-family or other development. Melbourne is thirsty for many different types of development!

The Space Coast offers the right operating climate for business by combining low operating costs, aggressive and targeted incentives, and a coveted workforce. It is where quality of life soars among a strong diversified economy.

Space Coast - Top Rankings:

- Most highly concentrated high-tech economy in Florida – Milken Institute, 2019
- Second highest performing large city in the U.S. – Milken Institute, 2021
- Third best wage growth in the U.S. – Milken Institute, 2021
- Top Business Location of Large Workforce States

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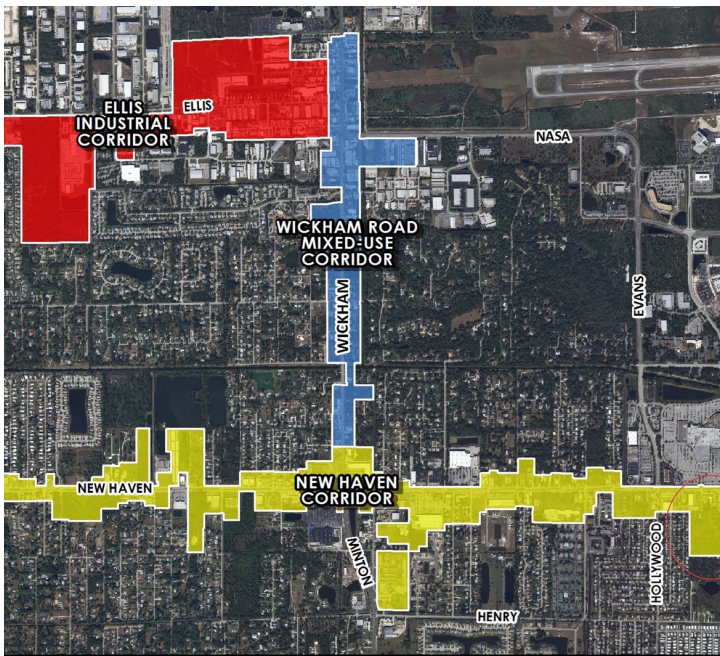
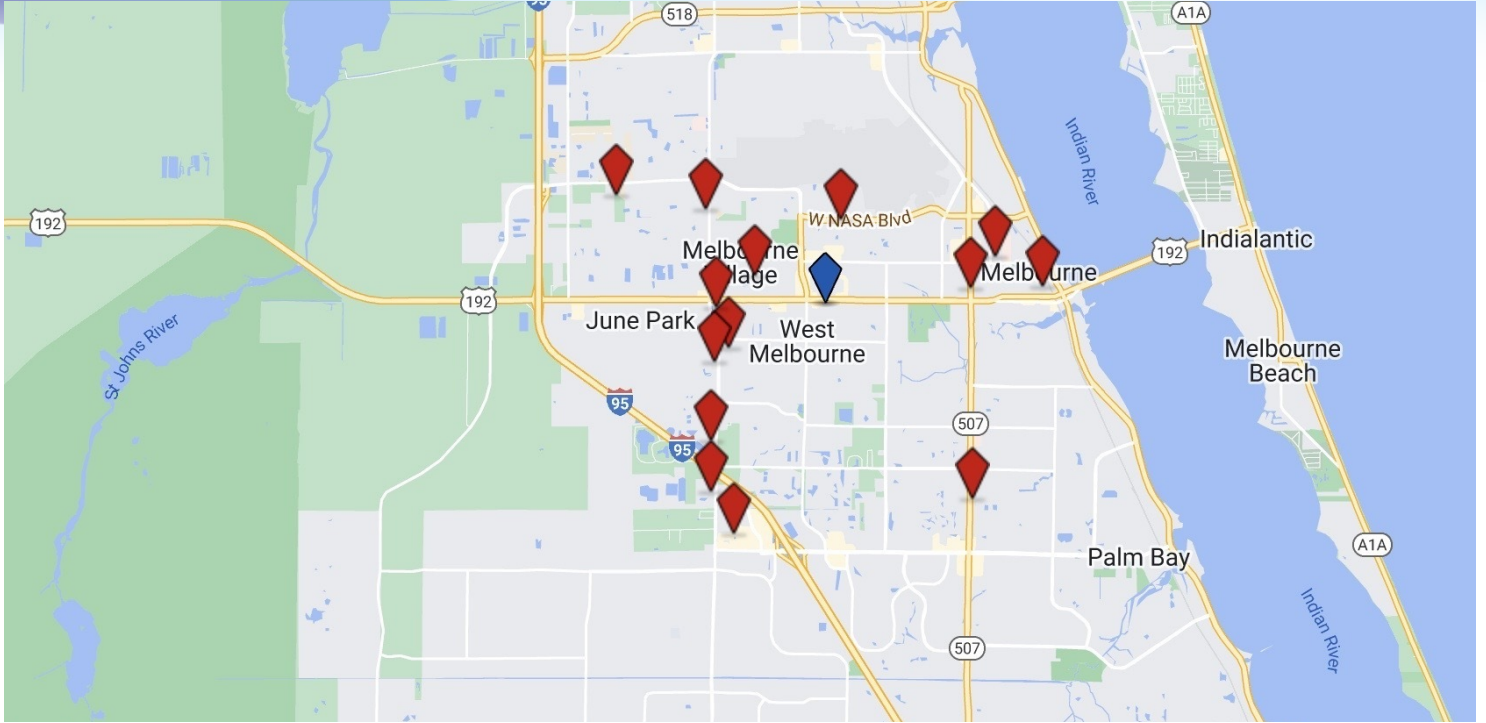
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# ADDITIONAL PHOTOS

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West Melbourne and Brevard County Joint Community Redevelopment Area (CRA)



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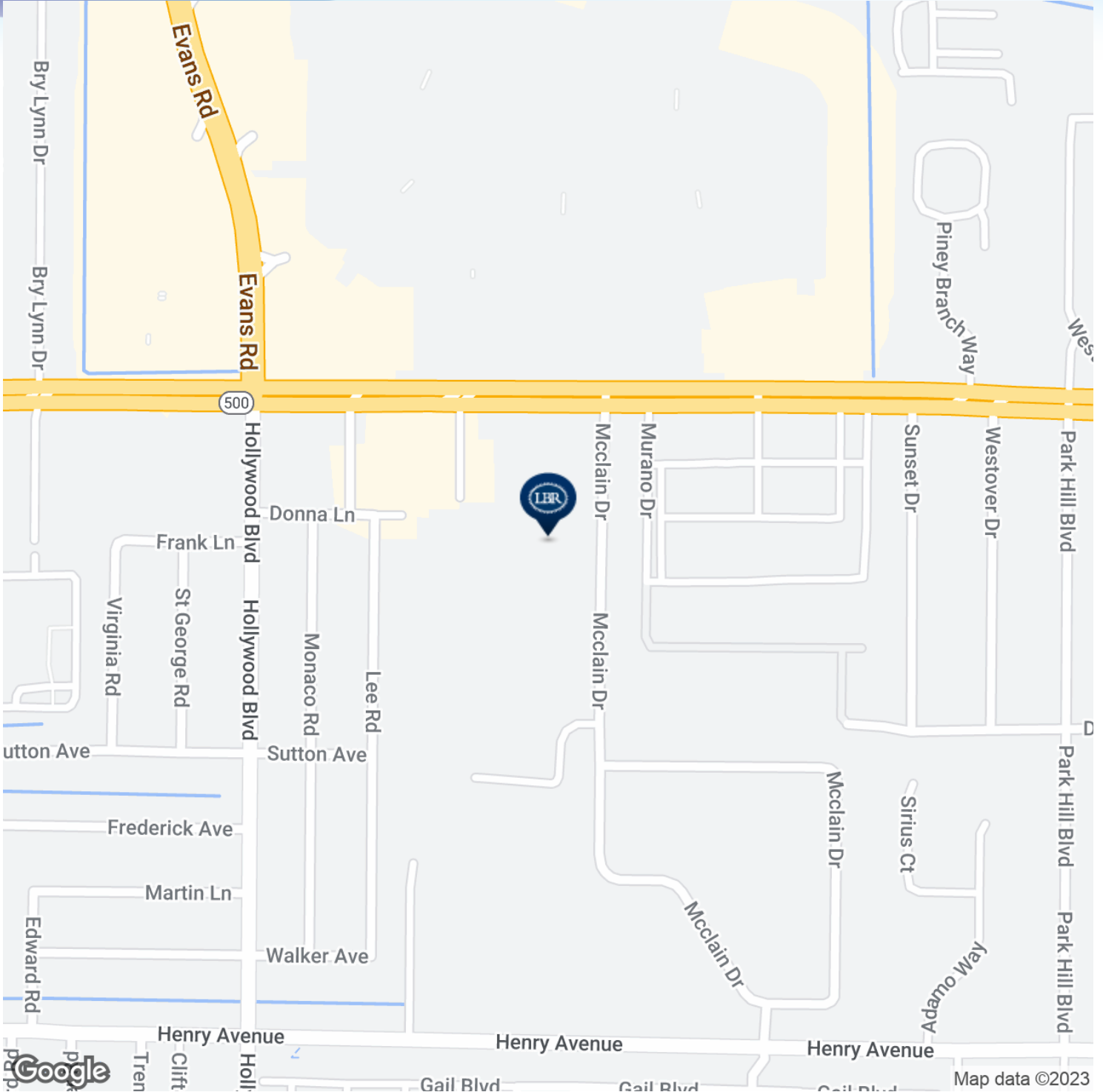
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# LOCATION MAP

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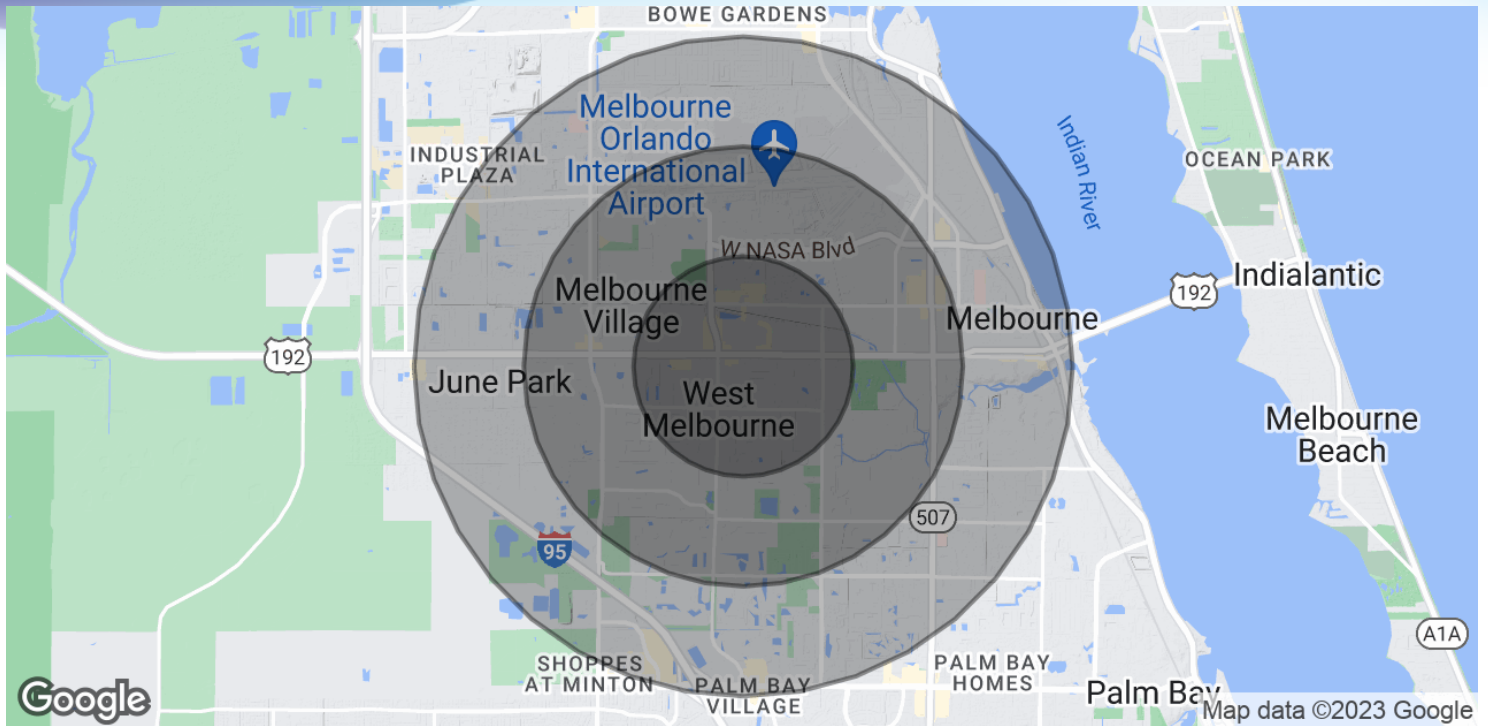
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# DEMOGRAPHICS MAP & REPORT

• 1765 New Haven Melbourne., FL 32901



## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,754	27,032	55,046
Average Age	42.4	41.0	41.6
Average Age (Male)	44.7	38.5	39.1
Average Age (Female)	45.4	45.0	45.1

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,192	11,729	24,887
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$58,685	\$65,601	\$60,383
Average House Value	\$179,330	\$206,479	\$192,193

\* Demographic data derived from 2020 ACS - US Census

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