

Views Of Indian River Lagoon & Atlantic Ocean

1080 Highway 1, Malabar, FL 32950

Minutes to Dining / Shopping / Education / Entertainment



OFFERING SUMMARY

Sale Price: \$495,000

Acreage: 2.26 Acres

Tax ID # 2850946 & 2850948

Utilities: Well & Septic, FPL

Zoning: Town of Malabar Residential Limited Commercial (R/LC)

PROPERTY OVERVIEW

Estimated 230' Frontage on US1 (Eastern Boundary)
 Estimated 520' Southern Boundary x 140' Western Boundary
 Traffic Count is Approximately 22,500 VPD on US Highway 1
 R/LC Zoning: Office, Retail, Single Family Residential, Multi-Family & More!
 Mixed-Use Zoning Allows Commercial on Ground Floor & Residential Upstairs!
 Town of Malabar Allows up to 6 Residential Units Per Acre
 Height Restrictions up to 35' or 3-Stories
 2022 Property Taxes were \$3,322.53.

LOCATION OVERVIEW

Located on US1 in Malabar, FL which is at the southern end of vibrant Brevard County. Brevard, also known as the 'Space Coast', is home to countless R&D & Engineering companies that support space exploration & the DOD. These companies bring thousands of high paying employees to Brevard, many of whom live in the Malabar-Palm Bay-Melbourne area. Property is located on the Coquina Ridge which rises 45' above the Indian River and provides exceptional views of the River & Atlantic Ocean!

Zachary Ullian

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Additional Photos



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Broker Associate

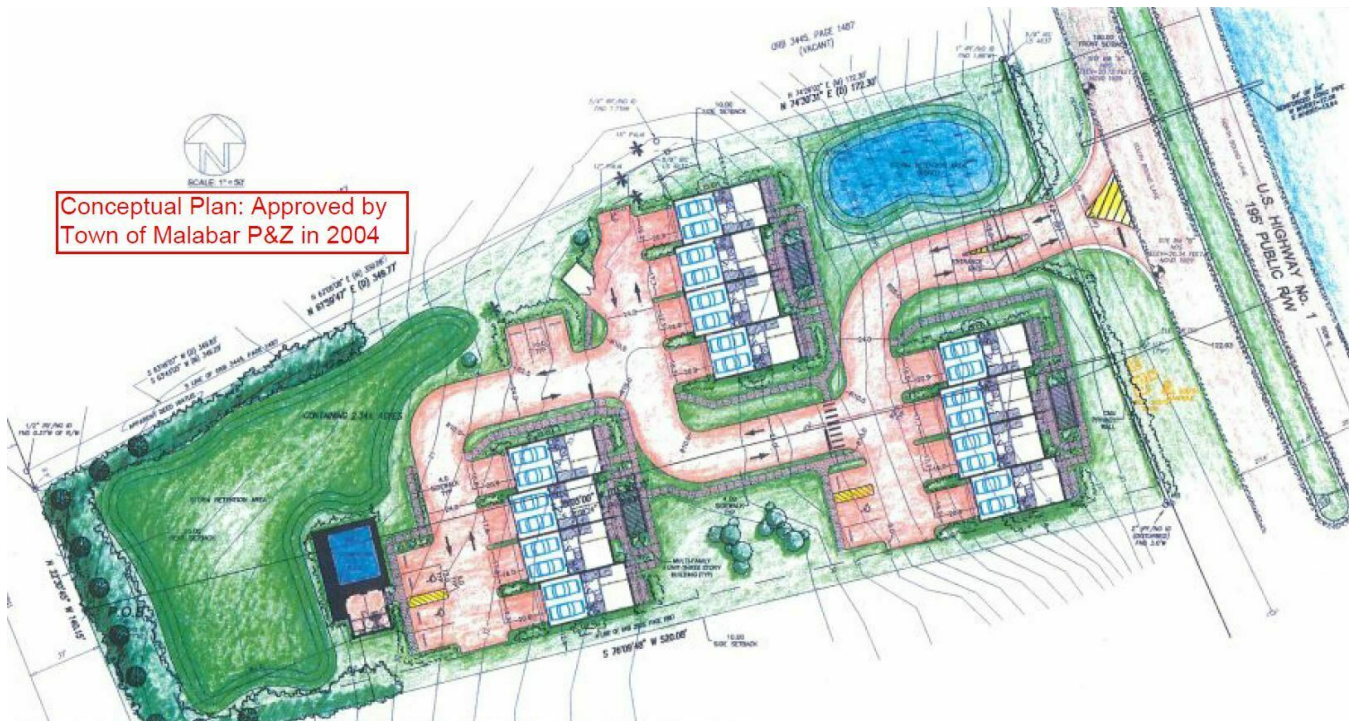
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12-Unit Conceptual Plan (Approved by Town of Malabar P&Z in 2004)



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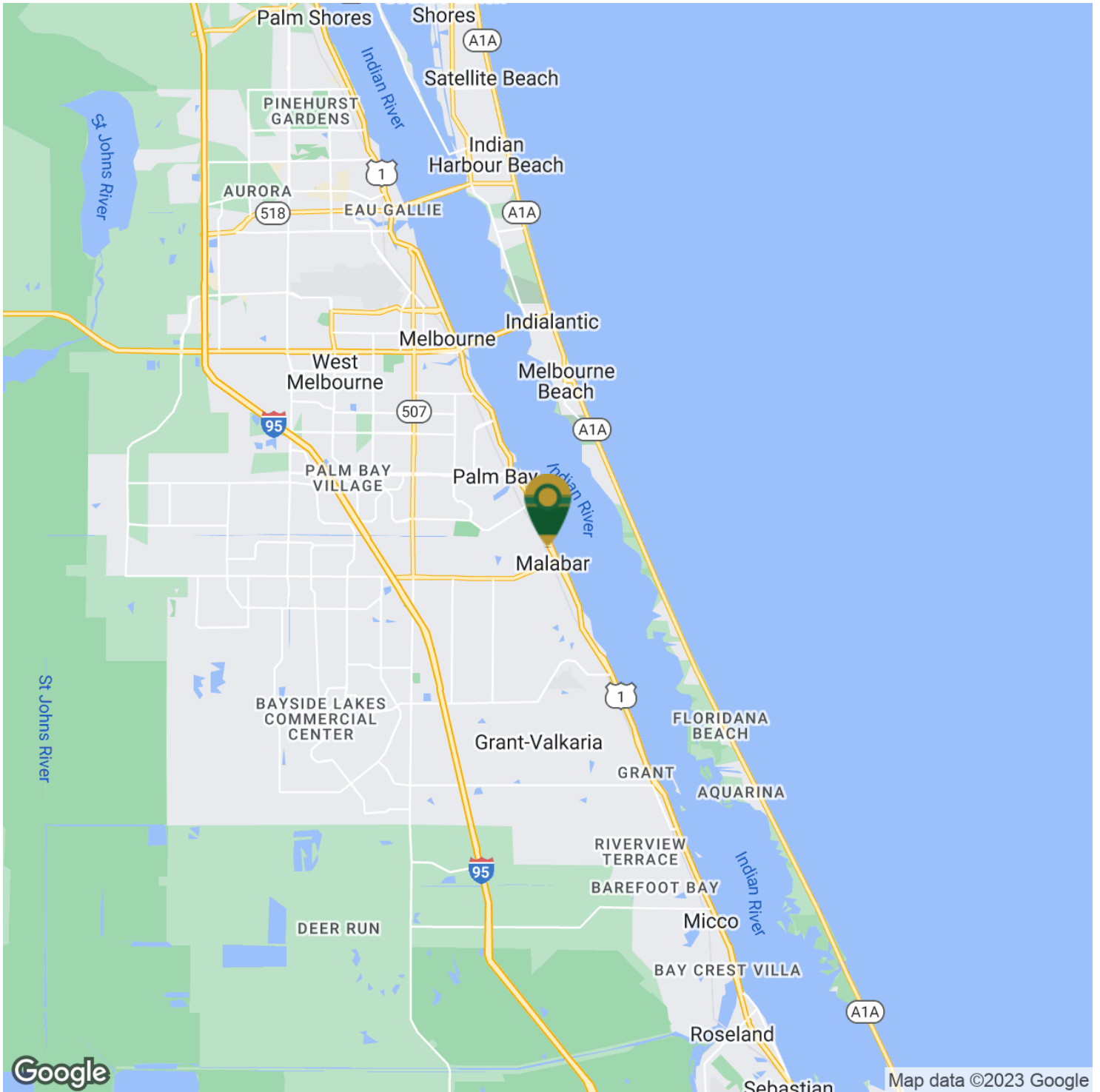
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Location Maps



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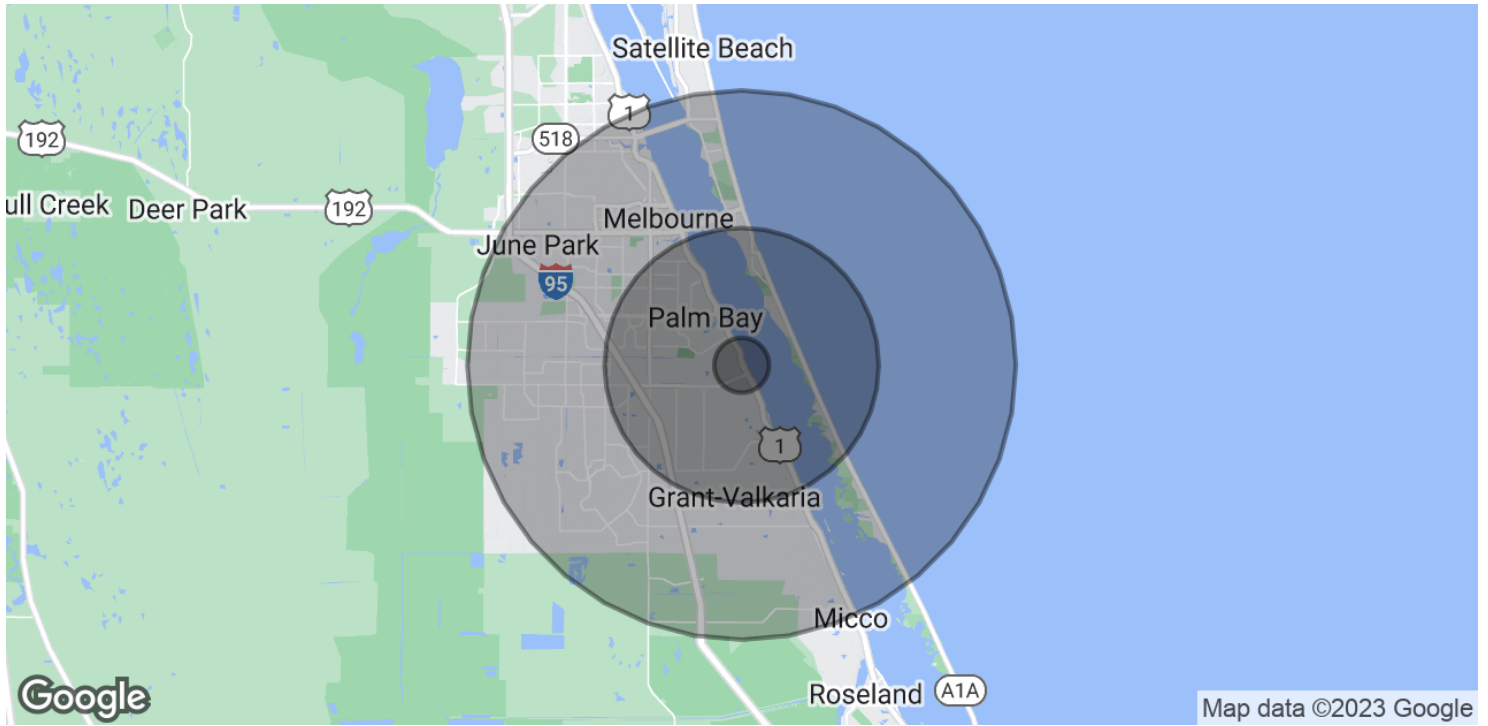
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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,138	54,190	205,511
Average age	47.4	45.5	43.8
Average age (Male)	46.8	42.6	41.8
Average age (Female)	50.4	48.1	45.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	848	22,995	83,265
# of persons per HH	2.5	2.4	2.5
Average HH income	\$64,400	\$60,525	\$60,400
Average house value		\$247,943	\$218,685

* Demographic data derived from 2020 ACS - US Census

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