

22+- Acres Commercial S/W Corner I-95 and Eau Gallie Blvd Space Coast Florida

FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

I-95 and Eau Gallie Blvd S/W, Melbourne, FL 32934

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Contact:



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1924 South Patrick Drive
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www.dreyercommercial.com

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OFFERING SUMMARY

Sale Price: \$10,300,000

Price / Acre: \$454,545.45

Lot Size: 22+- Acres (split by an 80+-ft private access easement) connecting to and South of West Eau Gallie Blvd. 12.06+- Acres. East of access easement. 9.98+- Acres . West of access easement.

Zoning: CP Commercial. City of Melbourne

PROPERTY OVERVIEW

Frontage on private access easement which is also shared by Renningers Flee and Farmers Market.

Zoning: CP Commercial. City of Melbourne

Utilities:

Water: 36" Water Main in front of the property. City of Melbourne.

Sewer: Sewer is a part of the City of Melbourne's master Expansion sewer plan that will be finished in 2027. This will allow sewer to be brought to the property and surrounding properties.

For detailed information please contact the following individual: **Thomas Baker**, Utilities Director City of Melbourne at 2885 Harper Road Melbourne, FL 32904, Tel: 321-608-5000 Email: Thomas.Baker@mlbfl.org

Note: The Eastern 12.06+- Acres of the property has a gas main/easement and a Florida Power and Light Easement on the property which will need to be considered for future development of the property.

Property Video:

<https://vimeo.com/ccvideoproductions/review/949181514/9bfa41dd65>



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LOCATION OVERVIEW

The property is strategically positioned at the southwest corner of Interstate I-95 and Eau Gallie Blvd (Exit 518) on Florida's Space Coast, within Brevard County. Brevard County, renowned as Florida's Space Coast, offers an enticing blend of residential and professional opportunities. Home to the prestigious Kennedy Space Center, the county serves as a focal point for aerospace innovation and exploration, presenting unique career prospects within the industry. Moreover, Brevard County's allure extends beyond its technological advancements, boasting breathtaking beaches, expansive nature reserves, and abundant outdoor recreational activities, thereby ensuring a high standard of living for its residents.

Adjacent to this property on the South is the renowned and famous Renningers Flee and Farmer's Market. To the North West approximately five miles at exit 188 and Interstate I-95 lies Viera, a significant Development of Regional Impact spanning approximately 20,646 acres. While not a municipality itself, Viera comprises multiple Planned Unit Developments (PUDs) and hosts a thriving community with a population of 37,000 residents, encompassing 15,400 homes, 860 businesses, and 3,900,000 square feet of commercial space. Notably, Viera is home to The Avenue Viera, a prominent 600,000 square foot open-air lifestyle mall featuring a diverse selection of national retailers, local merchants, specialty restaurants, and a 16-screen cinema. Additionally, it houses Brevard County Government Facilities, catering to both commercial and civic needs.

Wickham Road, situated 2.5 miles to the east, serves as a major thoroughfare providing convenient access to shopping centers, dining establishments, and prominent corporate entities. Meanwhile, the pristine beaches of Brevard County are located approximately 5 miles to the east, offering residents scenic retreats and recreational opportunities.

Further enhancing connectivity, Interstate I-92 and I-95 lie approximately 5 miles to the south, facilitating efficient travel to surrounding areas. Moreover, the property enjoys proximity to the Melbourne Orlando International Airport, serving as a central transportation hub for both domestic and international travel.

For those seeking access to the bustling city life, the City of Orlando and the Orlando International Airport are conveniently located approximately an hour away, providing access to a myriad of cultural, entertainment, and business amenities.

Note: This access easement lines up and connects to Jones Road on the North side of West Eau Gallie Blvd. Furthermore, the access easement can be relocated to the Eastern 12.06+- acres without permission of Renningers. However, if it is moved to the Western 9.98+- acres permission from Renningers is necessary.



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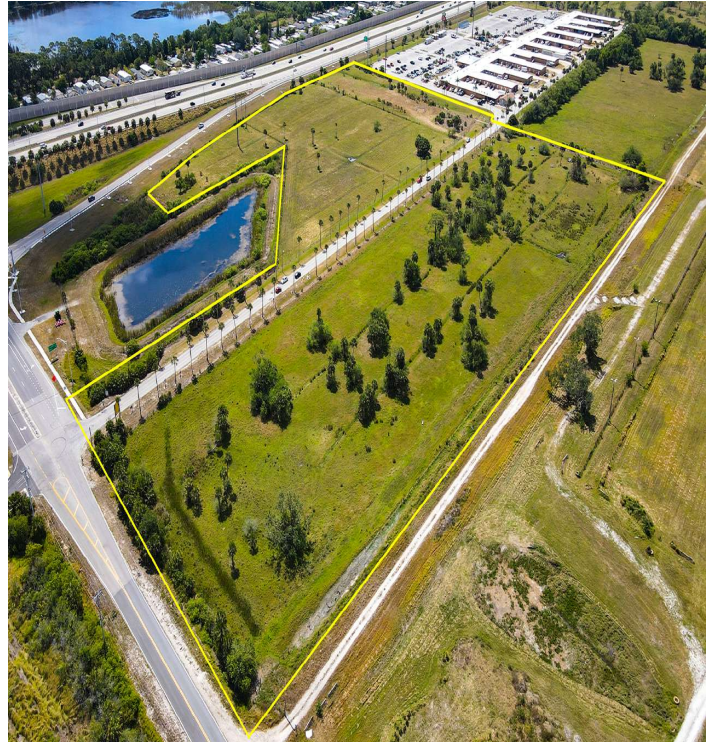
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COMMISSION ARRANGEMENT

There is no cooperating Broker Fee being offered and any Buyer Broker will need to be compensated by the Buyer. Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property and the purchase. The property is being sold on an "AS IS, WHERE IS" basis. Your complete inspection of the property is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors during an agreed upon inspection period. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

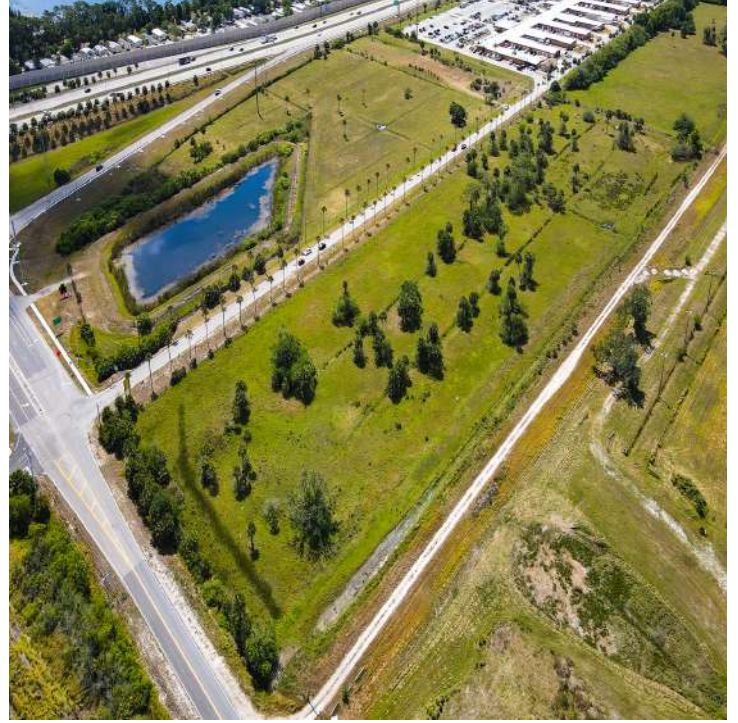


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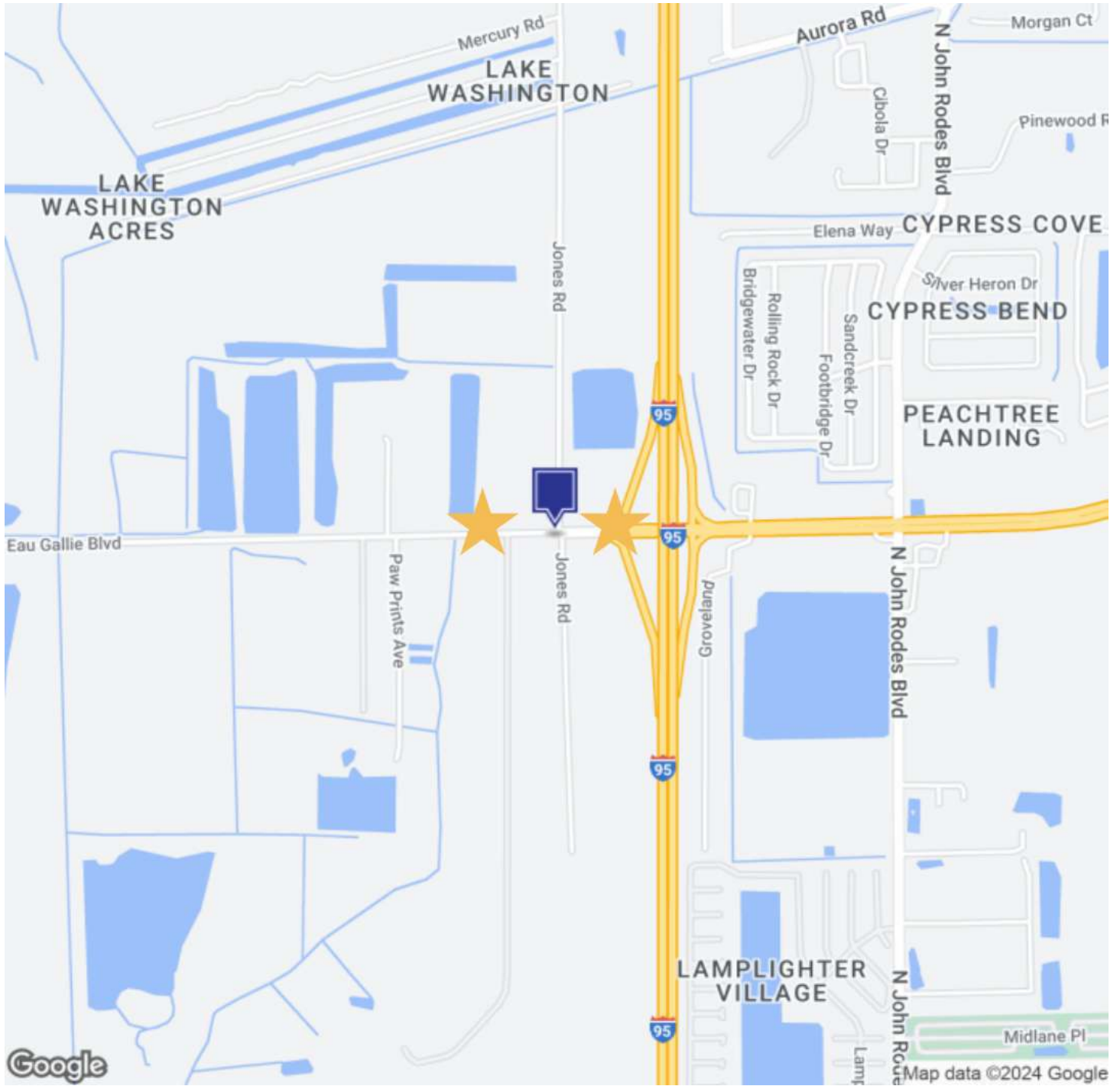


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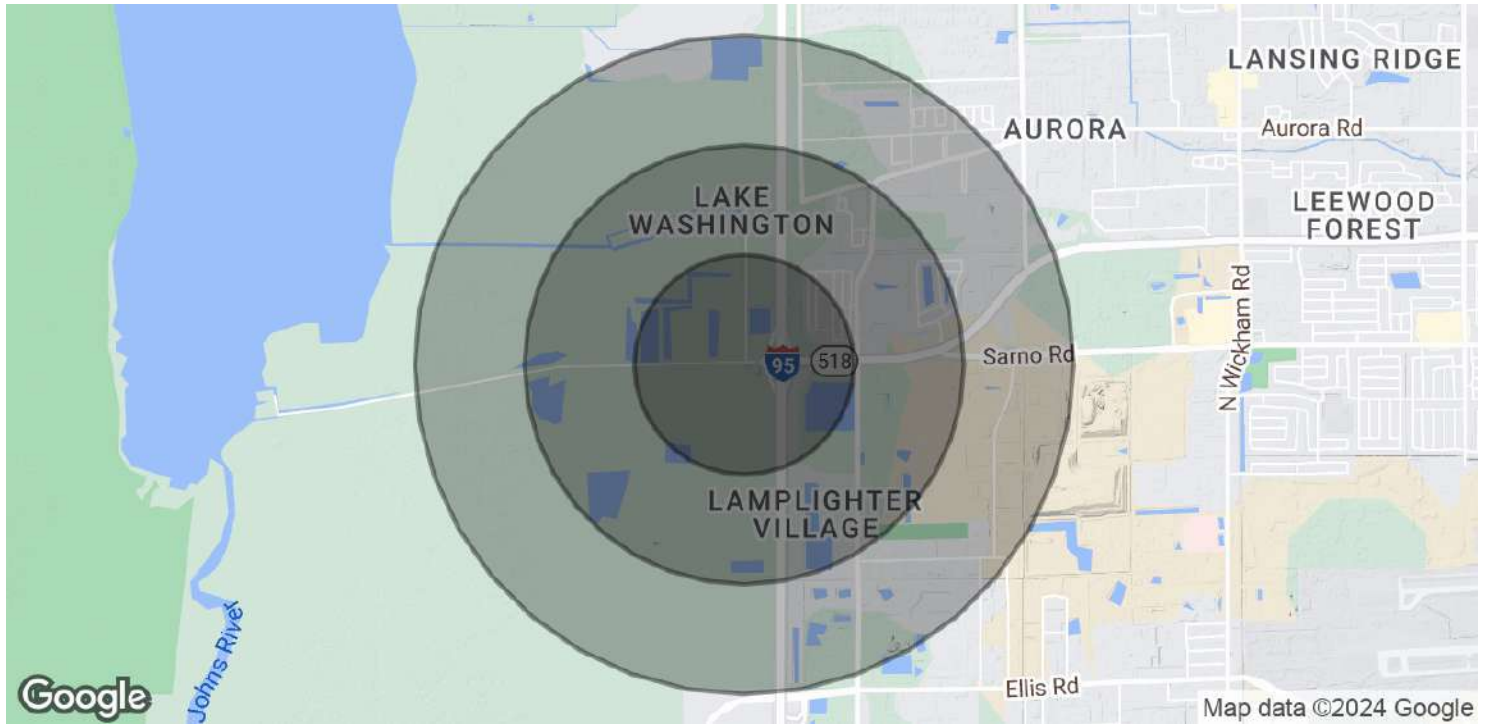


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	906	2,824	5,278
Average Age	53.6	52.0	51.2
Average Age (Male)	54.4	52.4	51.3
Average Age (Female)	53.1	51.7	51.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	429	1,267	2,240
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$44,237	\$54,891	\$60,323
Average House Value	\$89,836	\$140,014	\$169,576

2020 American Community Survey (ACS)



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