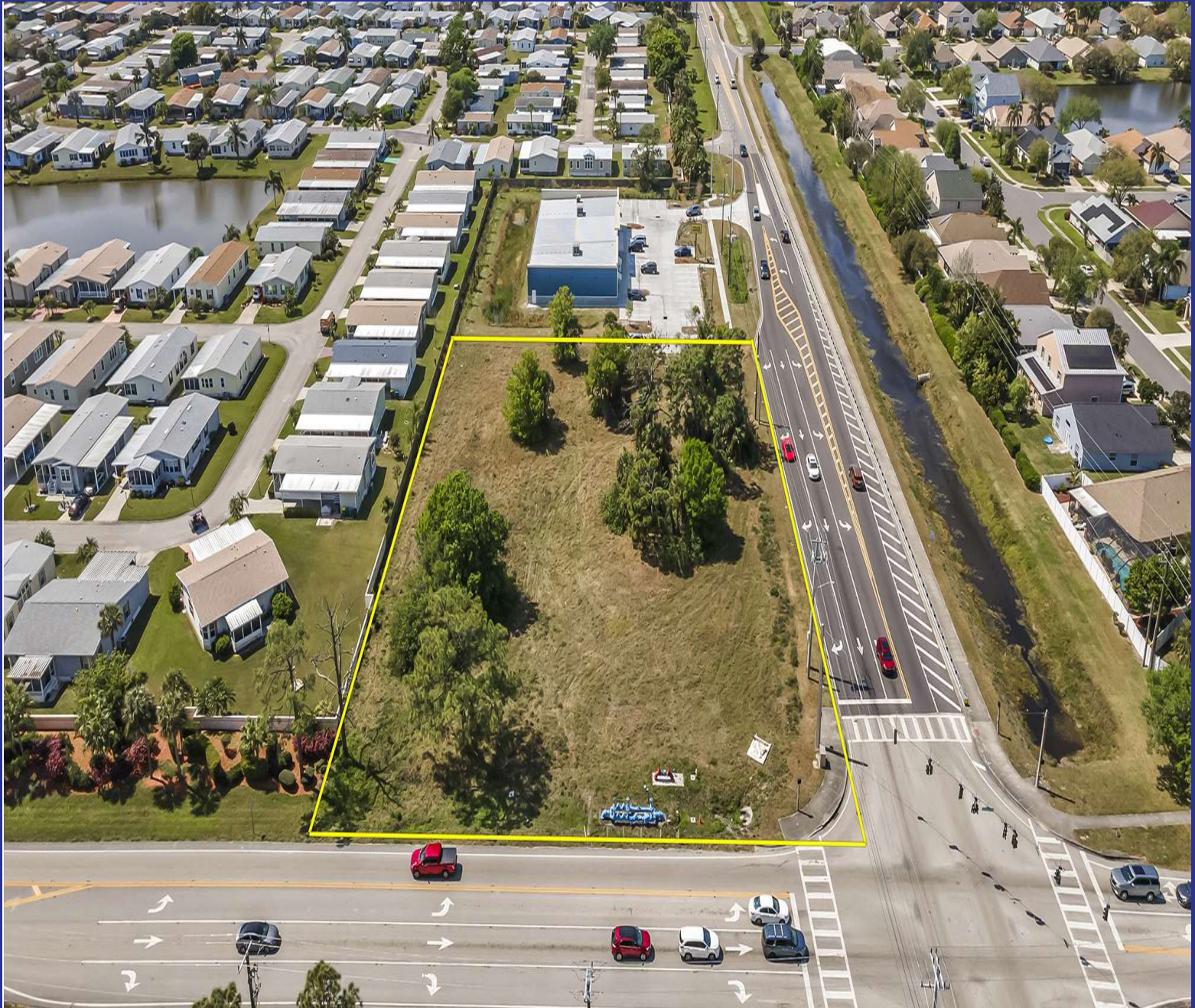


1.68+-Ac Commercial Development Parcel in the Heart of Hollywood and Eber Blvd's Growth Area Melbourne Brevard County FL.

FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

S/W CORNER EBER AND HOLLYWOOD BOULEVARD, MELBOURNE, BREVARD COUNTY, FL

1.68+-Ac Commercial Development Parcel in the Heart of Hollywood and Eber Blvd's Growth Area Melbourne Brevard County FL.



Contact:



Michael Dreyer, CCIM, ALC

321.773.1480

michael.e.dreyer@gmail.com

Dreyer & Associates Real Estate Group
1924 South Patrick Drive
Indian Harbour Beach, FL 32937

S/W CORNER EBER AND HOLLYWOOD BOULEVARD, MELBOURNE, BREVARD COUNTY, FL

FOR SALE



OFFERING SUMMARY

Sale Price: \$1,100,000

Price / Acre: \$654,762

Lot Size: 1.68+- Acres

Zoning: BU1-A Brevard County, Restricted Neighborhood Retail FLUM - Neighborhood Commercial

PROPERTY OVERVIEW "S/W CORNER OF EBER BLVD AND HOLLYWOOD BLVD"

Unlock the potential of a remarkable investment opportunity in the **S/W corner of Hollywood Boulevard and Eber Boulevard**. **Dollar General adjacent of the West side of the property**. This prime property is strategically located within a thriving **commercial and residential area**, offering an exceptional chance for developers and investors alike.

Positioned near the bustling **Melbourne Square Mall**, this site benefits from intense commercial development, including several anchored shopping centers and prominent national retailers. The surrounding neighborhood features a **variety of service shops, auto repair businesses, and light industrial properties**, ensuring a steady flow of foot traffic and economic activity.

With a strong presence of key institutions such as the **Melbourne Regional Medical Center** and the **Florida Institute of Technology**, this location is well-situated to capitalize on the region's growth. The **Melbourne International Airport**, a significant **economic driver**, adds to the area's appeal, supporting both passenger travel and air freight services.

This property is ideal for various development possibilities, whether you envision **commercial spaces, mixed-use facilities**. With **approximately 75%** of the surrounding area already developed and a high demand for new projects, now is the perfect time to invest in this dynamic market. Don't miss out on the chance to be part of Melbourne's bright future.

Water utilities are from the **City of Melbourne** and **sanitary sewer utilities** are from the **City of Palm Bay**.

Please click here for links **Water and Sewer Easement Agreement with Covenant and Restriction**: <https://tinyurl.com/34n6czpt>

Drainage Easement Agreement: <https://tinyurl.com/y5bkp8ch>

Property Video: <https://vimeo.com/ccvideoproductions/review/1070499880/506ce9cd60>

Hollywood and Eber Survey: <https://tinyurl.com/3v8a82t6>

ZONING : <https://shorturl.at/IuNWH>



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LOCATION DESCRIPTION

Unlock the potential of a remarkable investment opportunity in the heart of Melbourne, Florida! This prime property is strategically located within a thriving commercial and residential area, offering an exceptional chance for developers and investors alike.

Positioned near the bustling Melbourne Square Mall, this site benefits from intense commercial development, including several anchored shopping centers and prominent national retailers. The surrounding neighborhood features a variety of service shops, auto repair businesses, and light industrial properties, ensuring a steady flow of foot traffic and economic activity. Additionally, the historic downtown district is just a stone's throw away, showcasing a vibrant mix of locally operated retail shops and restaurants.

With a strong presence of key institutions such as the Melbourne Regional Medical Center and the Florida Institute of Technology, this location is well-situated to capitalize on the region's growth. The Melbourne International Airport, a significant economic driver, adds to the area's appeal, supporting both passenger travel and air freight services.

This property is ideal for various development possibilities, whether you envision commercial spaces, mixed-use facilities, or residential units. With approximately 75% of the surrounding area already developed and a high demand for new projects, now is the perfect time to invest in this dynamic market. Don't miss out on the chance to be part of Melbourne's bright future—contact us today to learn more about this exceptional opportunity!



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FOR SALE

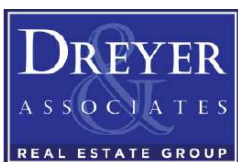
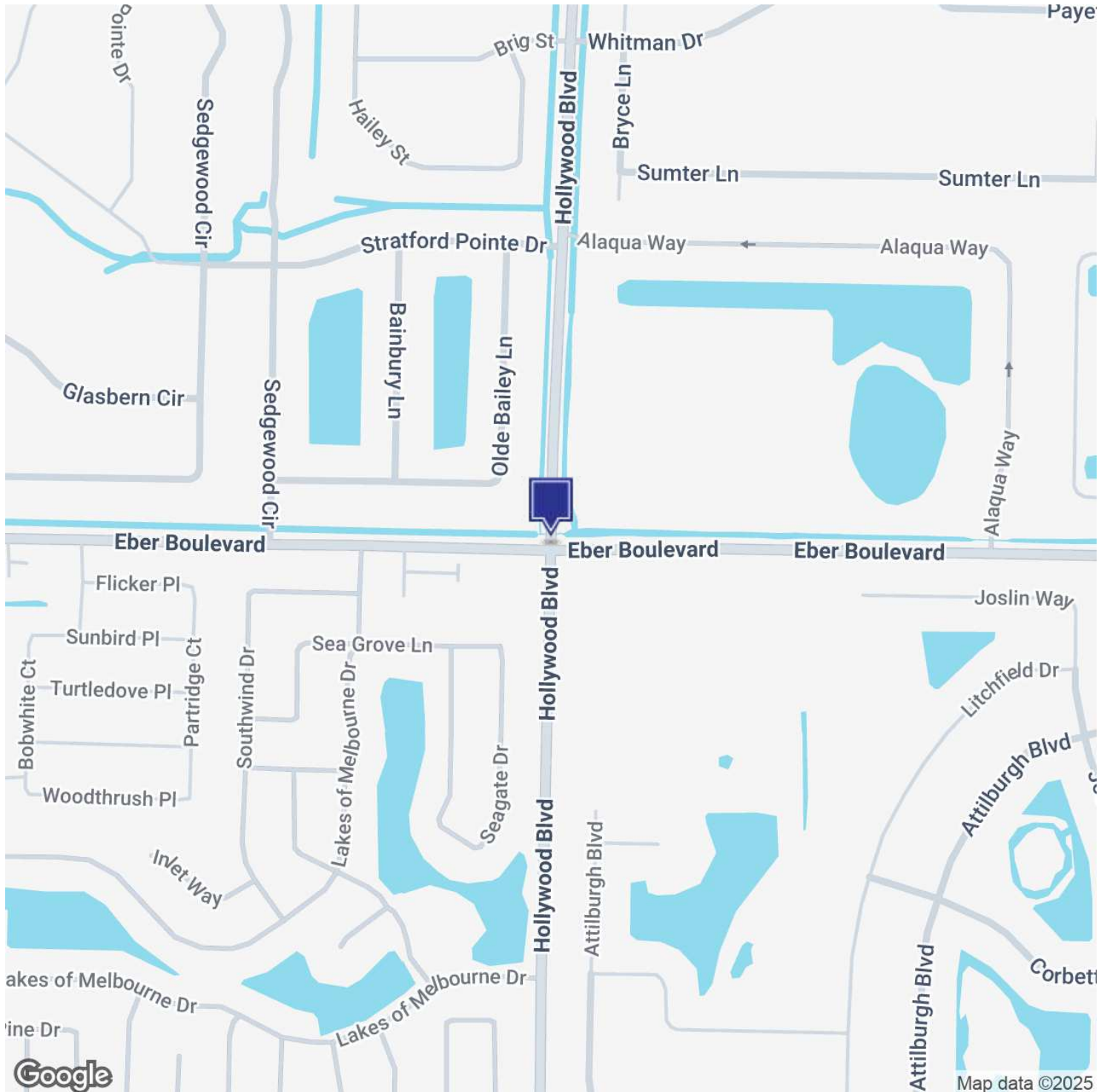


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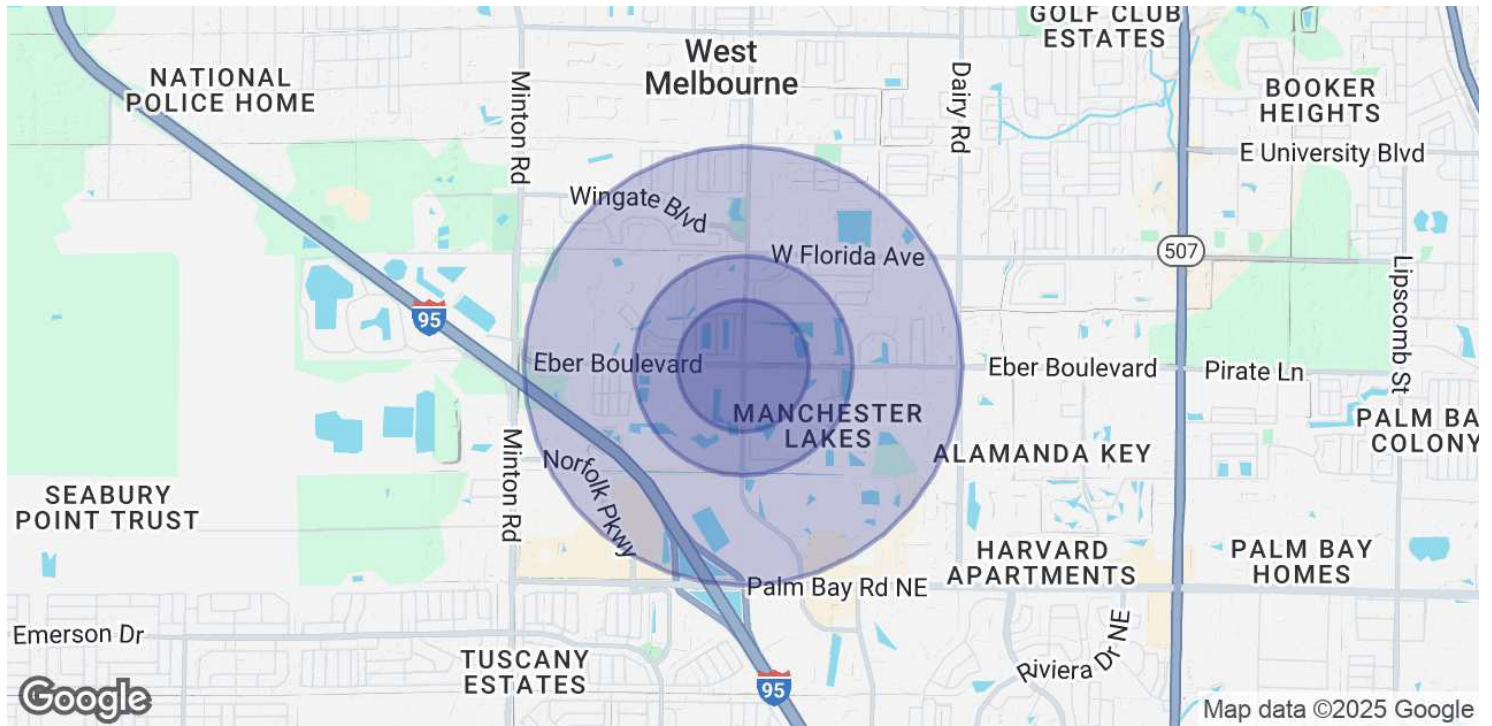
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,092	3,806	10,213
Average Age	42	43	45
Average Age (Male)	41	42	43
Average Age (Female)	43	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	1,583	4,303
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$96,295	\$96,404	\$97,752
Average House Value	\$338,140	\$332,864	\$323,058

Demographics data derived from AlphaMap



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FOR SALE



Community Profile

4000 Hollywood Blvd, Melbourne, Florida, 32904
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 28.04564
Longitude: -80.65858

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	4,608	60,813	139,136
2020 Total Population	6,996	72,469	161,204
2020 Group Quarters	27	2,391	4,238
2023 Total Population	8,696	76,451	169,388
2023 Group Quarters	27	2,389	4,243
2028 Total Population	8,551	77,322	172,698
2023-2028 Annual Rate	-0.34%	0.23%	0.39%
2023 Total Daytime Population	6,975	75,890	180,290
Workers	2,549	34,954	87,539
Residents	4,426	40,936	92,751
Household Summary			
2010 Households	2,045	26,040	57,497
2010 Average Household Size	2.25	2.27	2.37
2020 Total Households	3,035	30,513	65,531
2020 Average Household Size	2.30	2.30	2.40
2023 Households	3,796	32,511	69,446
2023 Average Household Size	2.28	2.28	2.38
2028 Households	3,752	33,276	71,696
2028 Average Household Size	2.27	2.25	2.35
2023-2028 Annual Rate	-0.23%	0.47%	0.64%
2010 Families	1,282	15,753	36,326
2010 Average Family Size	2.80	2.83	2.91
2023 Families	2,149	19,185	42,998
2023 Average Family Size	2.92	2.88	2.95
2028 Families	2,110	19,560	44,195
2028 Average Family Size	2.91	2.85	2.92
2023-2028 Annual Rate	-0.37%	0.39%	0.55%
Housing Unit Summary			
2000 Housing Units	1,040	23,000	52,830
Owner Occupied Housing Units	81.0%	59.5%	64.5%
Renter Occupied Housing Units	8.1%	31.7%	26.1%
Vacant Housing Units	11.0%	8.8%	9.4%
2010 Housing Units	2,604	30,177	66,266
Owner Occupied Housing Units	59.6%	56.9%	60.1%
Renter Occupied Housing Units	19.0%	29.4%	26.6%
Vacant Housing Units	21.5%	13.7%	13.2%
2020 Housing Units	3,523	33,735	71,783
Owner Occupied Housing Units	62.4%	57.7%	62.1%
Renter Occupied Housing Units	23.7%	32.8%	29.2%
Vacant Housing Units	14.1%	9.5%	8.7%
2023 Housing Units	4,313	35,755	75,708
Owner Occupied Housing Units	61.9%	59.6%	64.1%
Renter Occupied Housing Units	26.1%	31.3%	27.6%
Vacant Housing Units	12.0%	9.1%	8.3%
2028 Housing Units	4,316	36,415	77,528
Owner Occupied Housing Units	62.3%	59.7%	64.4%
Renter Occupied Housing Units	24.7%	31.7%	28.1%
Vacant Housing Units	13.1%	8.6%	7.5%



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ADVISOR BIO



MICHAEL DREYER, CCIM, ALC

michael.e.dreyer@gmail.com

Direct: 321.773.1480 | Cell:

NON DISCLOSURE AGREEMENT

The information has been obtained from sources believed reliable, While we do not doubt its accuracy, it is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates uses are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to change without notice. Dreyer & Associates assumes no responsibility for any errors, omissions or changes



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