

RIVERVIEW ± 19.09 ACRES ZONED FOR MIXED-USE: RESIDENTIAL-MULTI FAMILY-ACLF-MEMORY CARE

## FOR SALE



**Dreyer & Associates Real Estate Group - Commercial Division**

**2100 S. US Highway 1 , Malabar, FL 32950**

**19.09± ACRES WAS "FORMALLY" APPROVED FOR A 283 UNIT SENIOR HOUSING CAMPUS**



Contact:



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## OFFERING SUMMARY

**Sale Price:** \$4,000,000

**Price / Acre:** \$209,534

**Lot Size:** 19± Acres

**Zoning:** RM-6 RESIDENTIAL.  
ZONING HAS A  
PROVISION FOR  
ALF-ACLF

**Traffic Count:** 19,260

## PROPERTY HIGHLIGHTS

- Property Zoned RM-6 units per acre. Zoning also allows 3 Levels of ALF and Level 3 provides for a ratio of 3 times the maximum allowed in RM-3 of 6 units per acre or 18 units per acre off residential/beds per acre. A potential of 343± residents/beds. See below link to Zoning Code/Ordinance 2014-01 and specifically section 1-2.6.B.13.B which also requires compliance with the requirements in FS 408 and 429 Zoning Ordinance and here's the link: [https://drive.google.com/file/d/1D5eAISemSV\\_xdRVdFEFvQMBJGdek6sk8/view](https://drive.google.com/file/d/1D5eAISemSV_xdRVdFEFvQMBJGdek6sk8/view)
- Parcel ID: 29-38-05-00-502
- Tax ID: 2953285

## LOCATION OVERVIEW

Located primarily on west side US Highway in Brevard County, FL. The site is situated just south of Malabar Road, a major East-West artery with direct access to Interstate 95, as the closet interchange is 5 miles to the west. The shopping area along Palm Bay Road is 5 minutes to the north, while it is a 15 minute commute to the Melbourne Square Mall and downtown areas. Valkaria Airport is 5 miles to the south, Melbourne/Orlando International Airport is 15 minutes to the north and Orlando International Airport is an hour commute via I-95.



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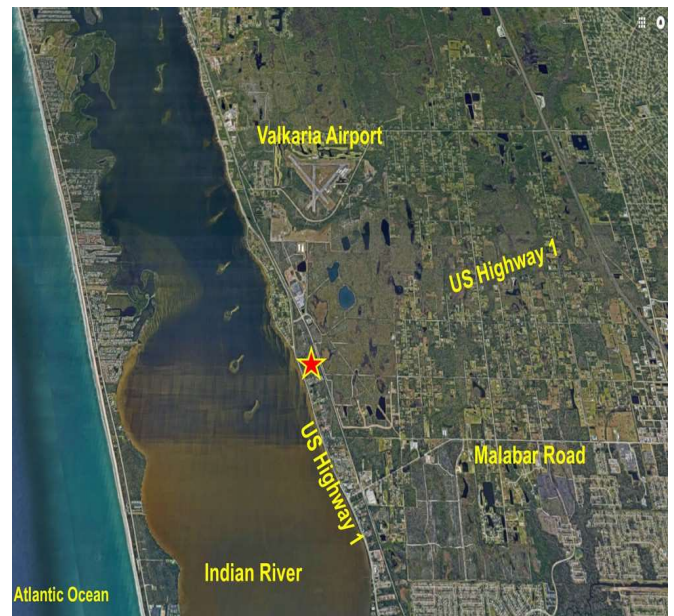


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## PROPERTY HIGHLIGHTS

- Zoned Mixed-Use Residential - RM-6 Units per acre which has a provision for ALF-ACLF-Memory care. See attached Zoning Ordinance.
- ±1000 of frontage along Highway US 1
- ±1.4 acres of water frontage East side of Highway US 1



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# CONCEPTUAL SITE PLAN



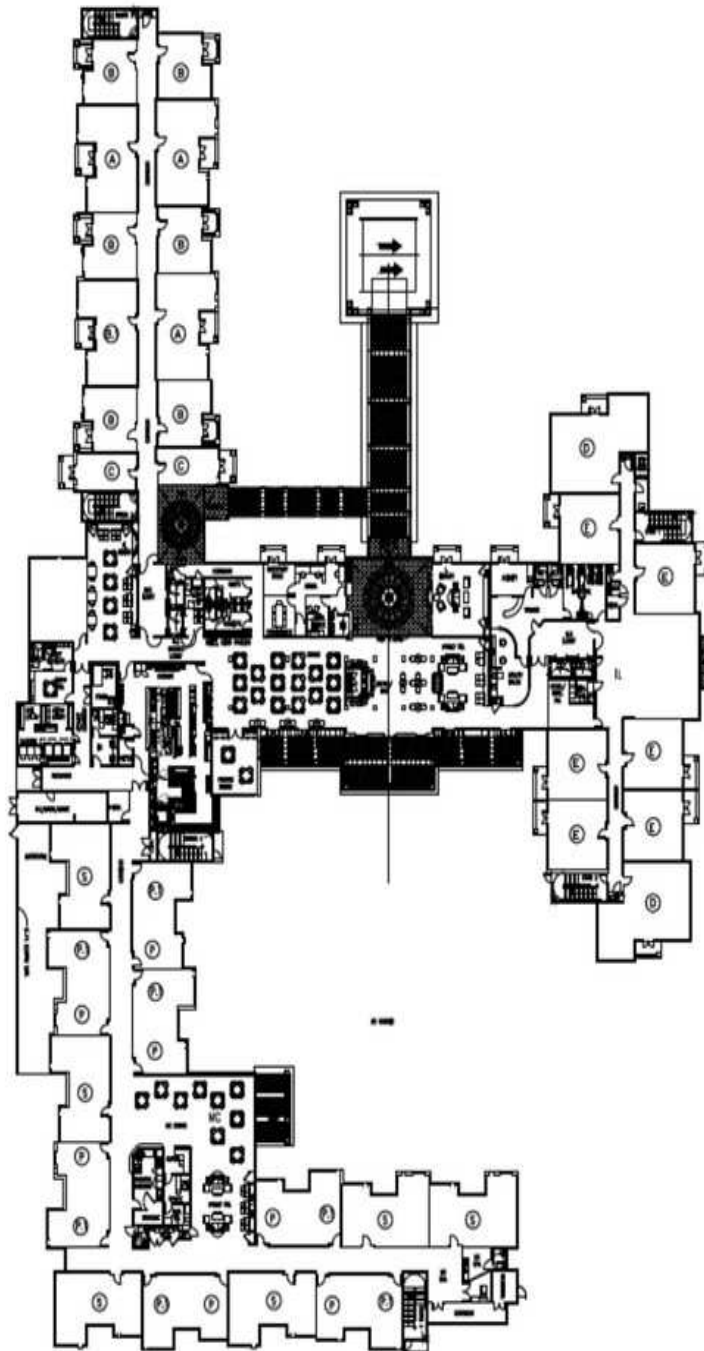
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# FIRST FLOOR RENDERING



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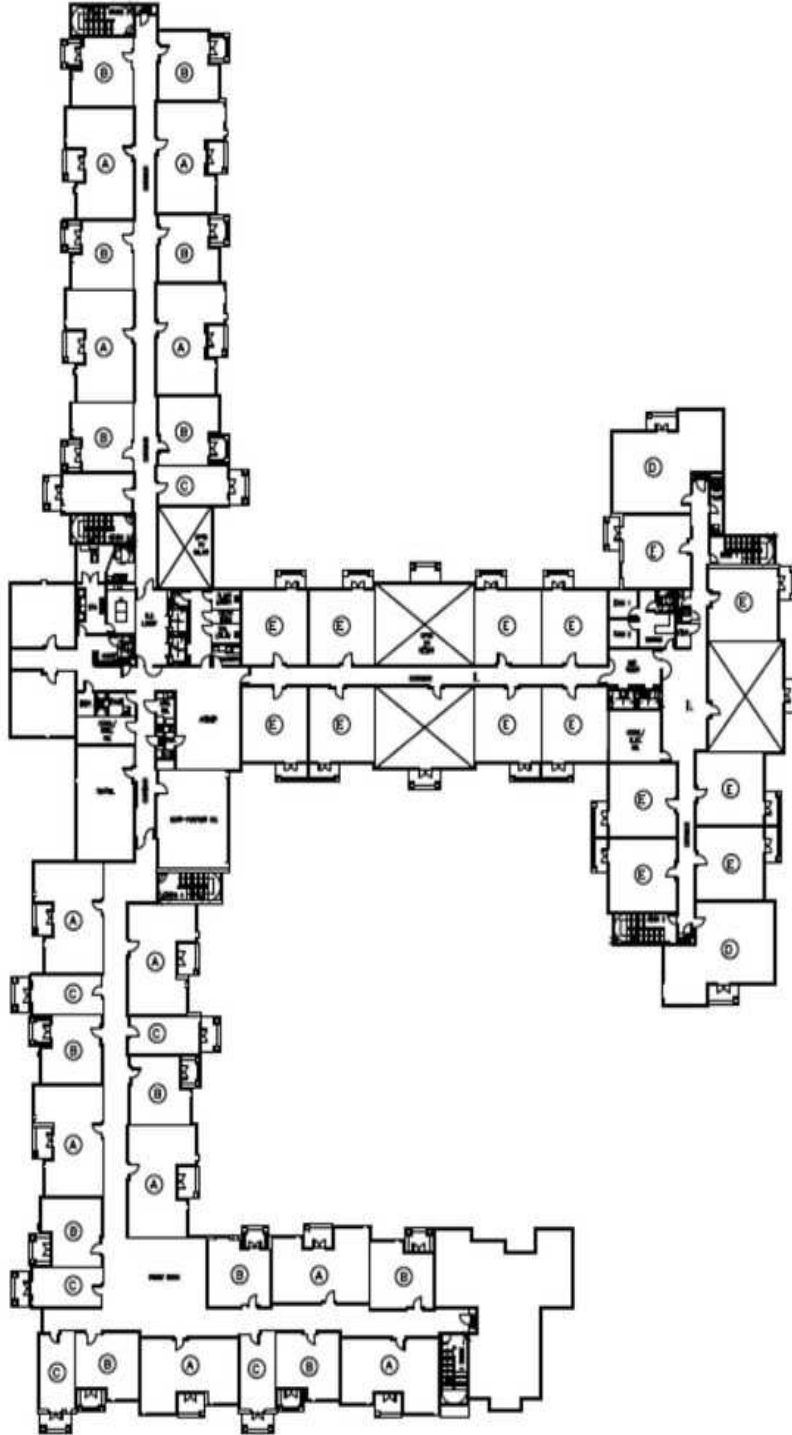
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## SECOND FLOOR RENDERING



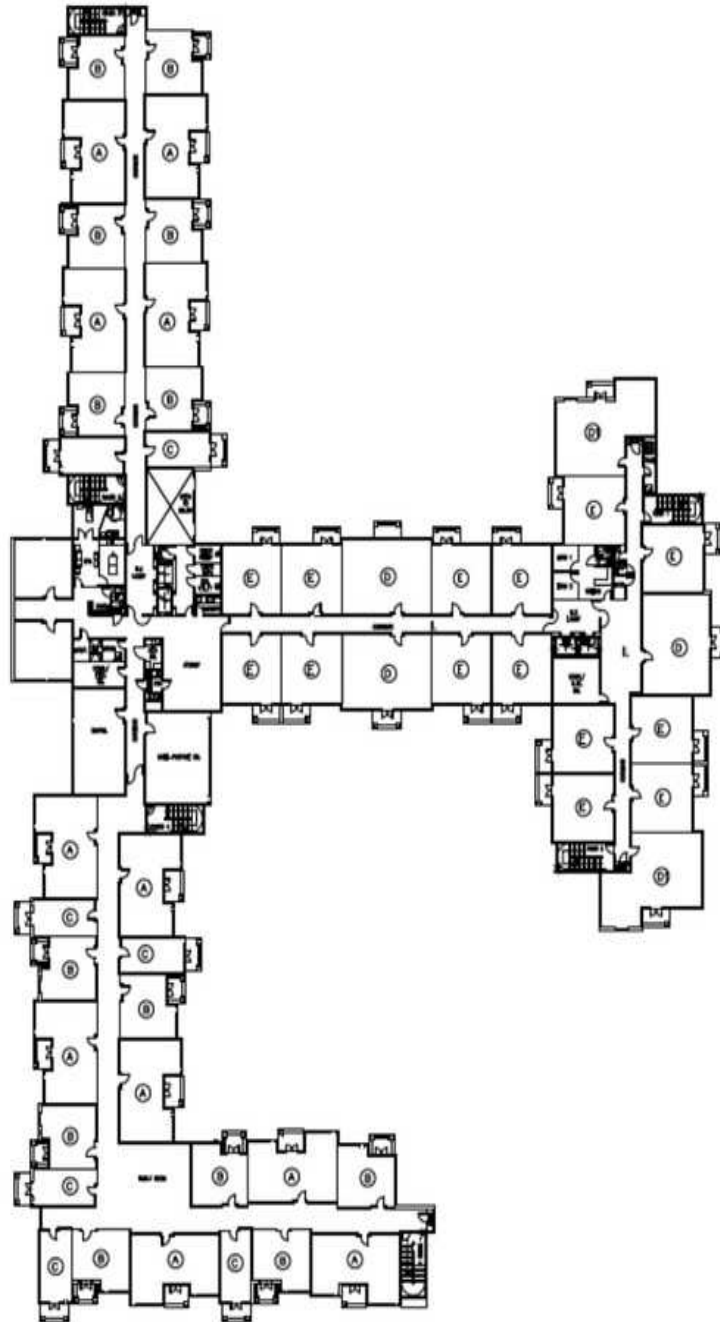
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## THIRD FLOOR RENDERING



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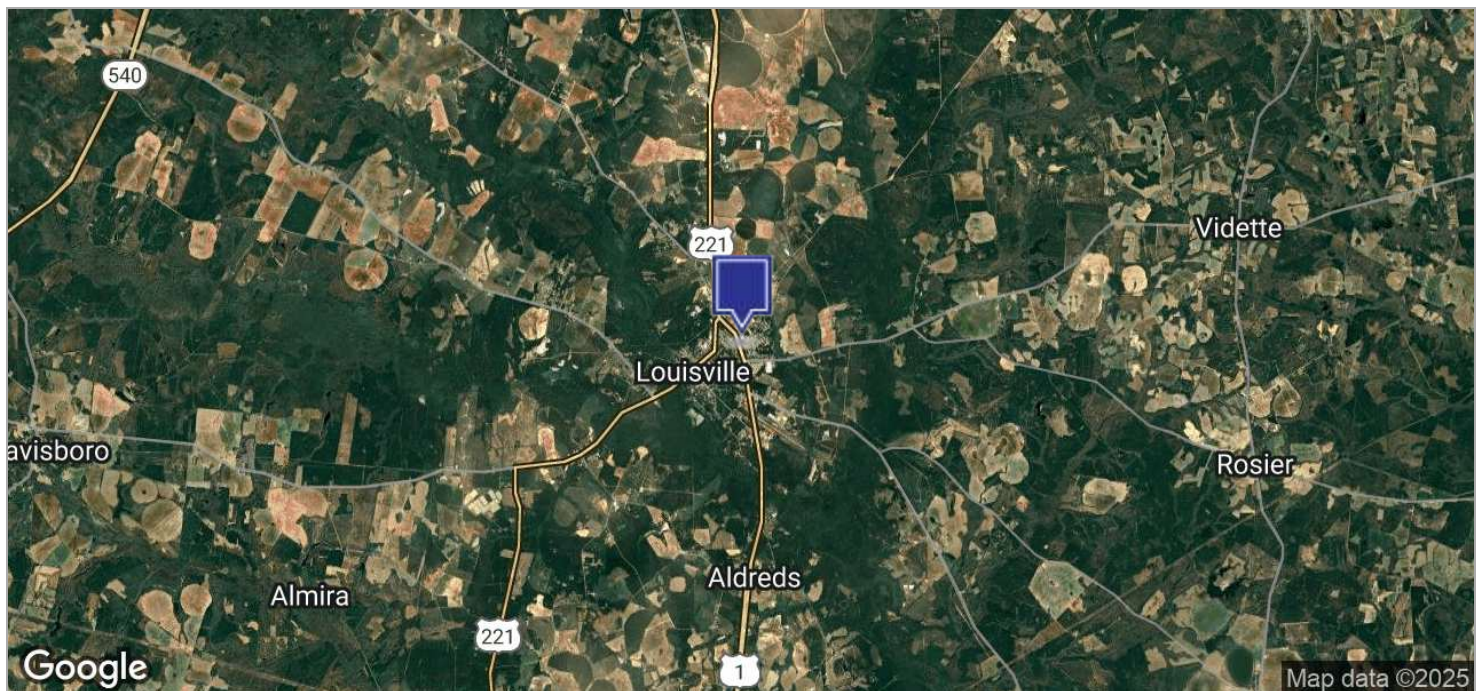
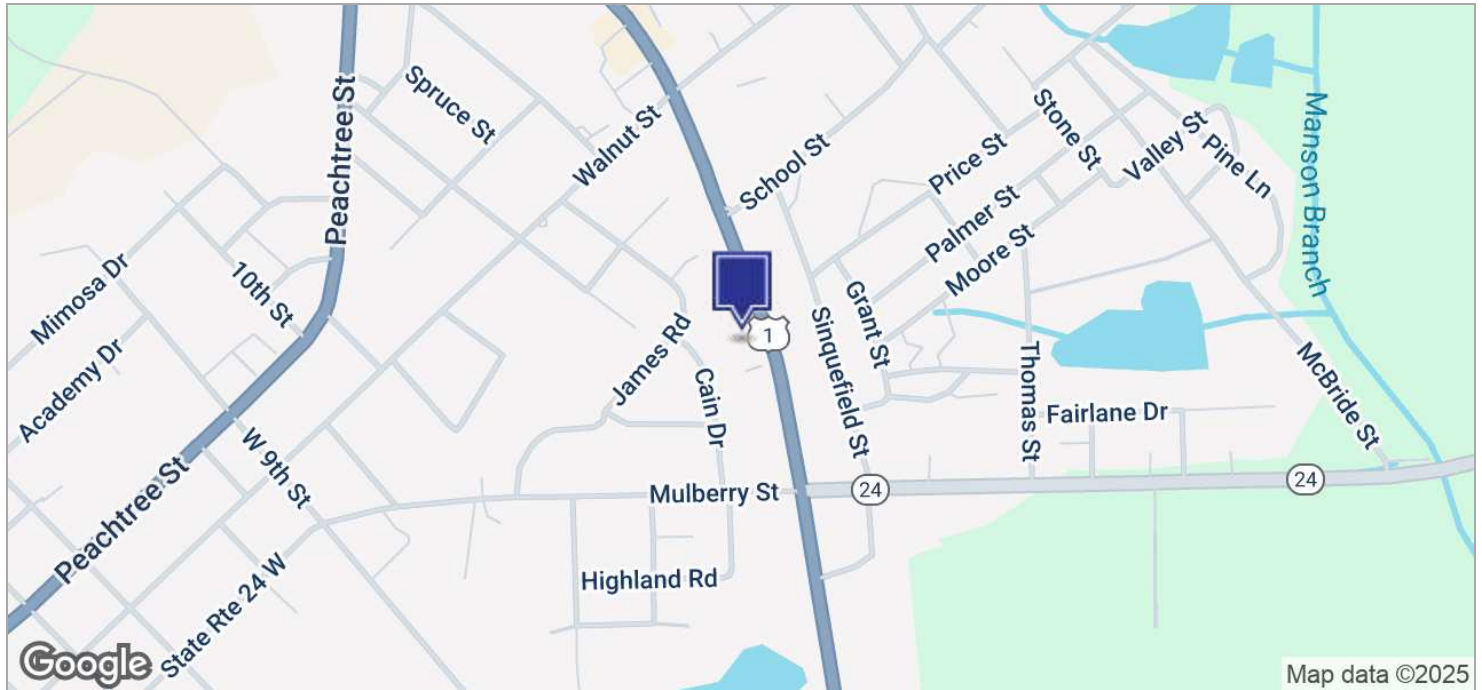
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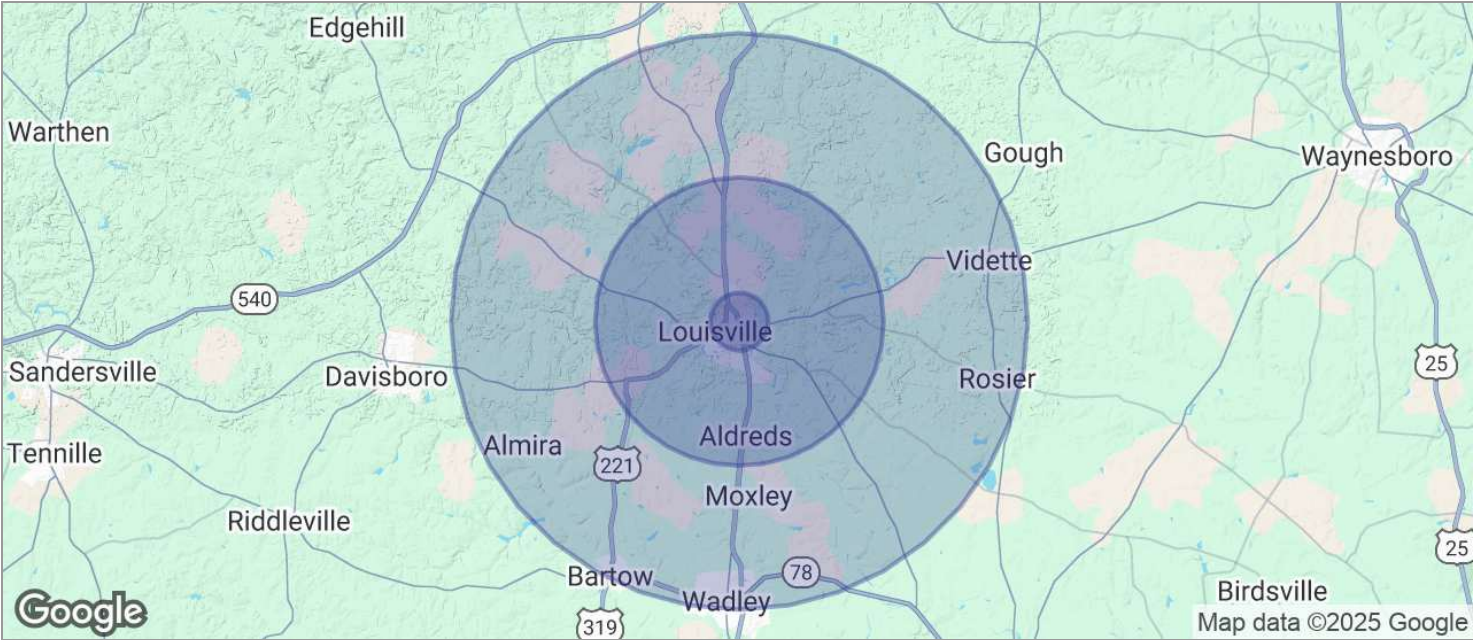
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	517	33,546	175,674
MEDIAN AGE	47.9	47.0	44.0
MEDIAN AGE (MALE)	47.6	45.6	42.2
MEDIAN AGE (FEMALE)	48.3	48.9	45.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	190	14,016	70,862
# OF PERSONS PER HH	2.7	2.4	2.5
AVERAGE HH INCOME	\$104,693	\$69,858	\$60,488
AVERAGE HOUSE VALUE		\$283,990	\$225,308

\* Demographic data derived from 2020 ACS - US Census



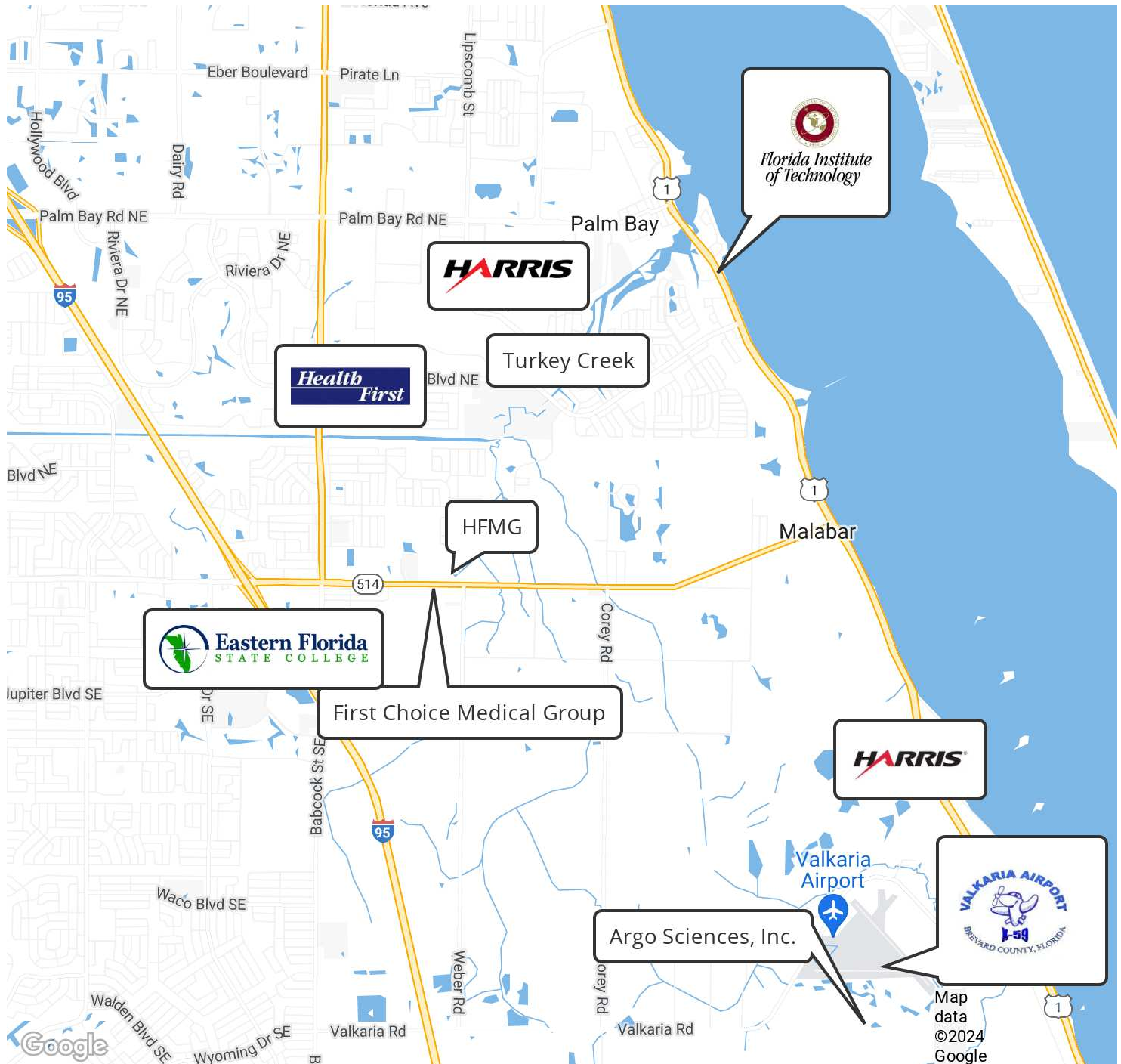
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## ADVISOR BIO



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### NON DISCLOSURE AGREEMENT



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