

OFFERING MEMORANDUM

The Indian River



OPPORTUNITY IN MELBOURNE, FL

3.73 ACRES | MOBILE HOME COMMUNITY | 39 SITES

OFFERING SUMMARY

Location: 204-288 Heilman Dr, Melbourne, FL 32935
Community entrances on US-1 from Heilman Dr & W Elm Dr

County: Brevard County

Sites: 39 pads

Property Size: 3.73 acres

Zoning: TR-3 Mobile Home Park

Future Land Use: FLU: RES 15 Residential 15 units/acre

Parcel ID: 26-37-32-52-9

Tax Information: Acct 2611653

Property Taxes: \$13,472.94 (2024)

Closest known address: 4228 U.S. Rte 1, Melbourne, FL 32935

Occupancy: 17 Structures (2 occupied)

OFFERED AT:

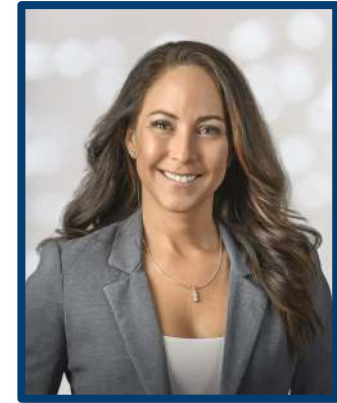
\$1,350,000



EXECUTIVE TEAM



John Curri
Owner & CEO



Karen D'Alberto
VP/Principal



OFFERING PROCESS


Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

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WWW.CURRICOMMERCIAL.COM

EXECUTIVE SUMMARY



Curri Commercial, LLC is pleased to present an exceptional investment opportunity in Melbourne, Florida. Situated along Highway 1, this 3.73-acre property currently operates as a Mobile Home Community with 39 sites, including 17 structures (2 occupied). Ideally located just 2 miles south of the Pineda Causeway, a direct gateway to the beaches, Merritt Island, Patrick Space Force Base, and Interstate 95, the site offers both immediate upside and remarkable future potential. With flexible development possibilities, the property invites creativity, whether for manufactured homes, RV or tiny home communities, or a potential rezoning to accommodate alternative uses that align with the growing demand in this dynamic and thriving corridor of Brevard County. Call us today!



SUBJECT ZONING



Zoning: TR-3 Mobile Home Park

FLU: RES 15 Residential 15 units/acre

→ Mobile homes and modular coaches, exclusive of travel trailers and recreational vehicles

→ Parks & public recreational facilities

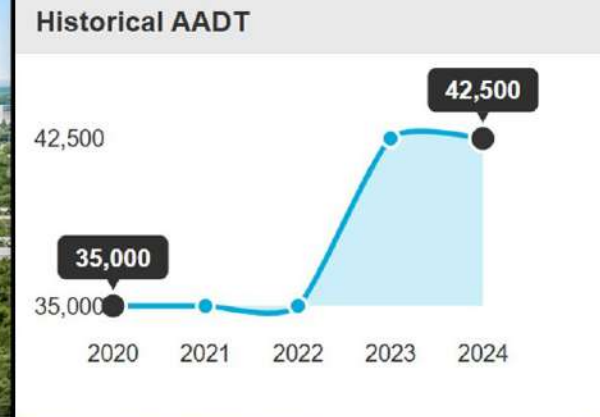
→ Tiny house or a THOW (conditions)

[CLICK --> TR-3-Zoning details enclosed](#)



GROWING DAILY TRAFFIC

AADT: 42,500

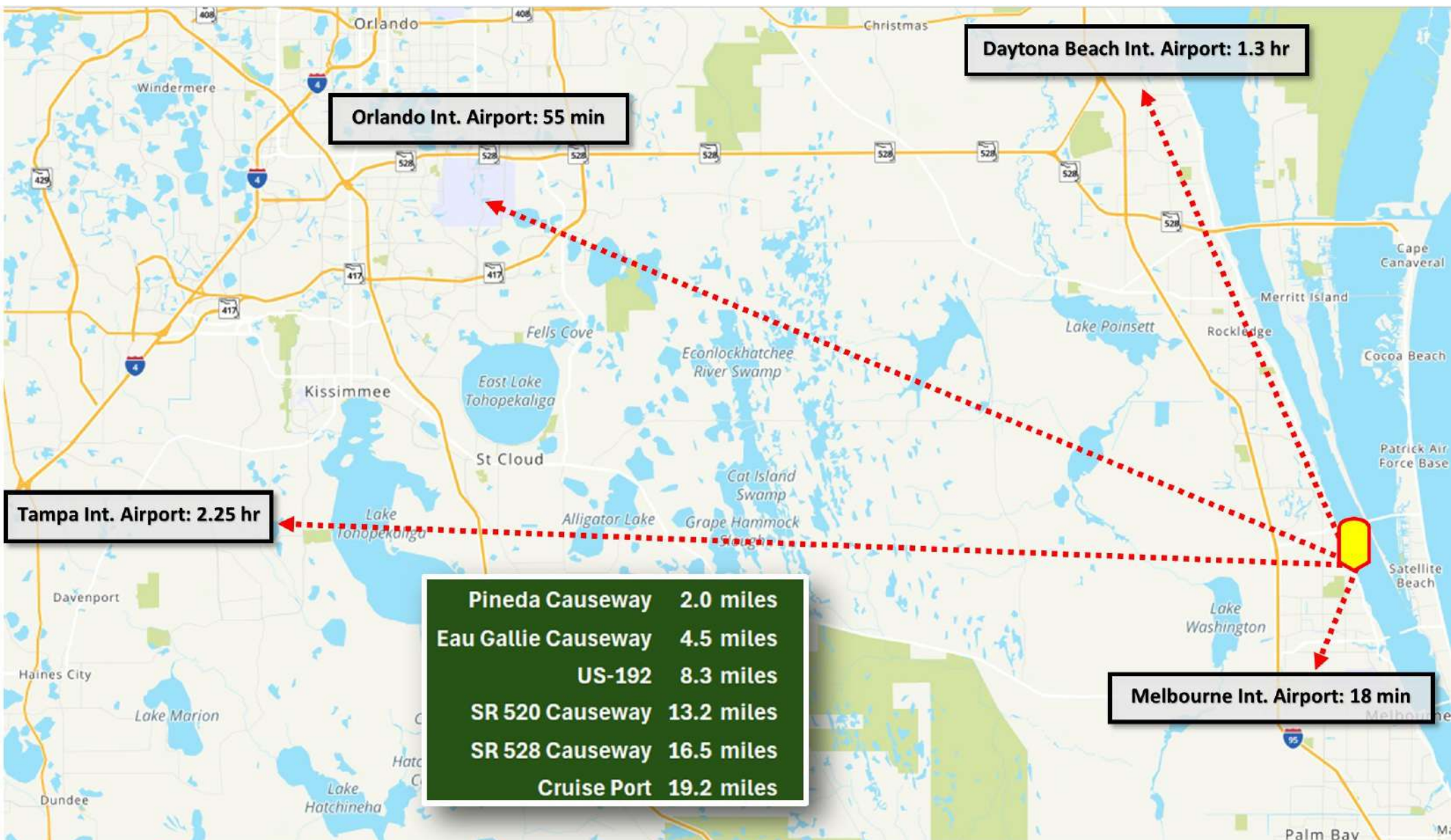


18% Growth in Daily Traffic
since 2020



MH Community in Melbourne, FL | 5

EXCELLENT HIGHWAY LOCATION



Wetlands & Soils Map



Flood Map: Zone X (not in a flood zone)





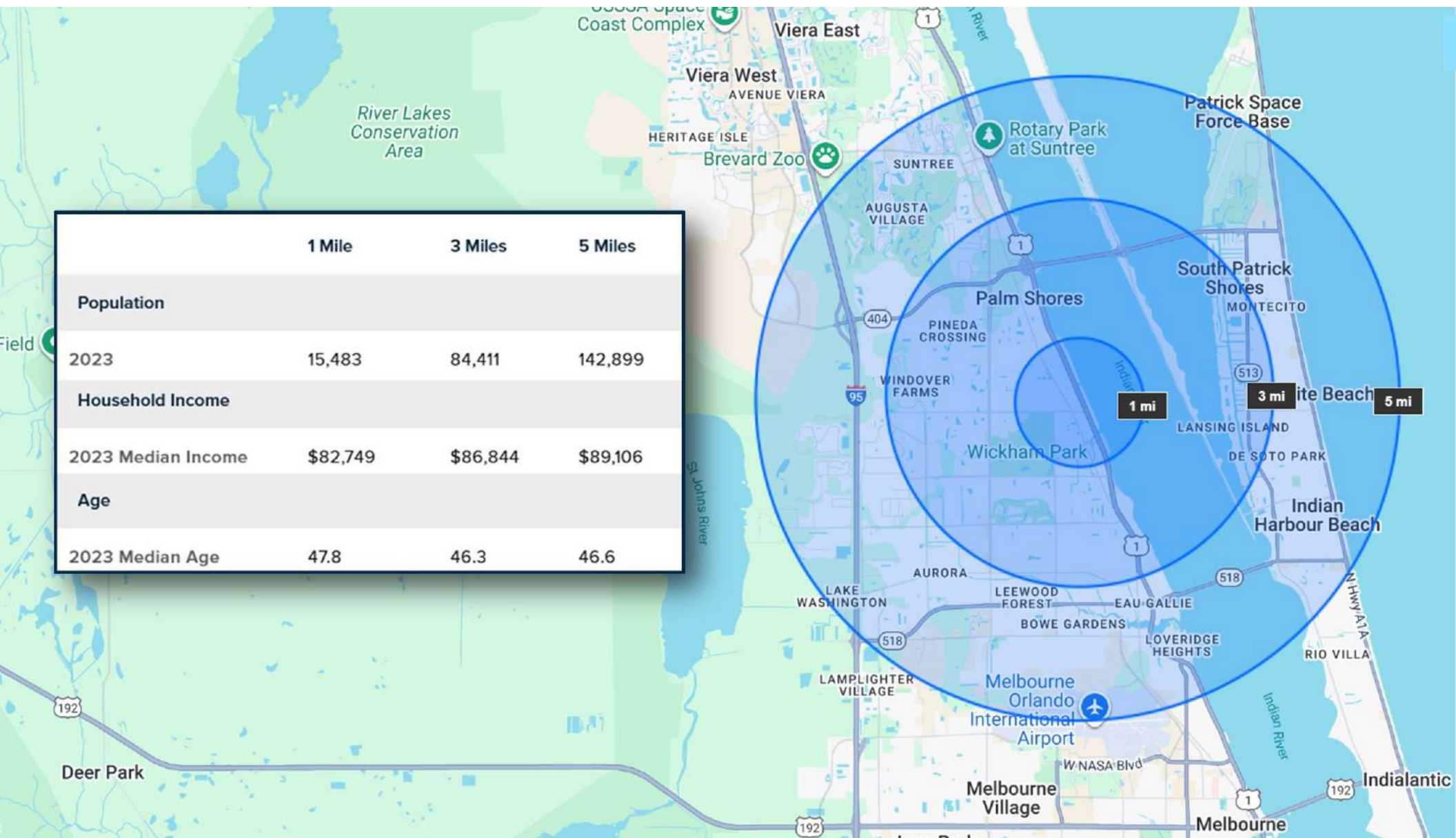


ADDITIONAL IMAGES



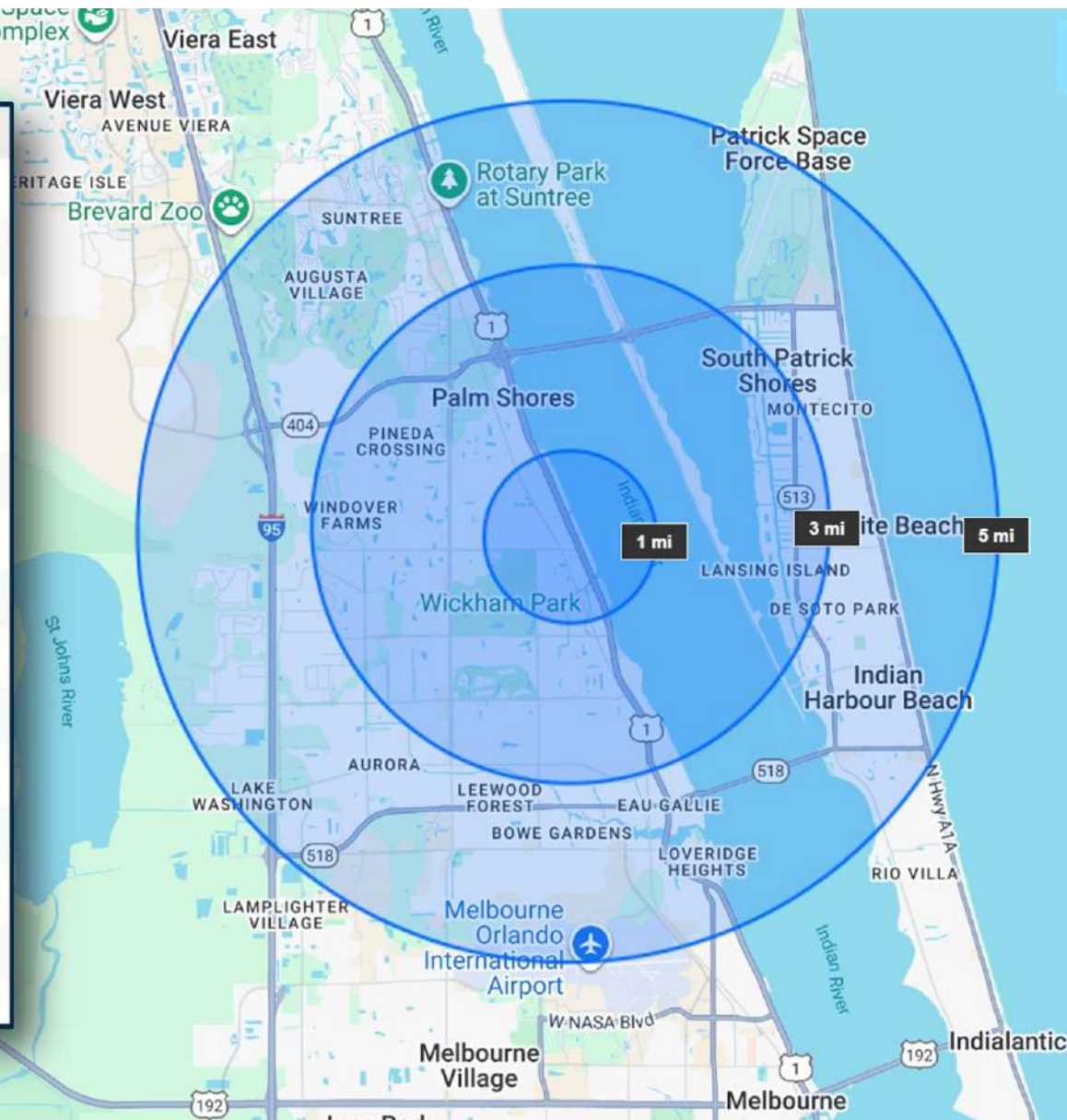
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2023	15,483	84,411	142,899
Household Income			
2023 Median Income	\$82,749	\$86,844	\$89,106
Age			
2023 Median Age	47.8	46.3	46.6



DEMOGRAPHICS (cont.)

Employees	1 mile	3 mile	5 mile
Total 2023	13,023	71,040	119,034
Agriculture	4	175	291
Construction	767	2,515	4,795
Manufacturing	1,712	6,091	10,033
Wholesale Trade	206	643	1,090
Retail Trade	1,721	5,087	7,742
Transportation, Warehousing	808	2,181	3,135
Information	153	516	824
Finance, Insurance	1,025	3,109	4,415
Professional Services	2,077	7,436	11,931
Educational, Health Care	2,823	9,762	15,467
Arts, Entertainment, Food	1,268	5,250	7,749
Management, Business, Science, Arts	7,236	23,808	38,386
Public Administration	993	2,753	4,319
Other Services	467	1,876	3,505



Marketing information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of confidential nature. This OM has been prepared to provide summary information to prospective Buyers and to establish a preliminary level of interest. These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Information contained herein has been obtained through sources deemed reliable but not guaranteed. The information contained herein is not a substitute for a thorough due diligence investigation. Curri Commercial reserves the right to withdraw this solicitation at any time without prior notice. Statements contained herein which involve matters of opinion, whether or not identified to be that are not representations of fact. The price and terms of this offering may be subject to change at any time. Curri Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation.



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