

LAND FOR SALE

FOR SALE

3951 Dairy Road, Melbourne, Florida 32901

**Contact us
863-683-3425**



Jack Strollo, CCIM, CPM

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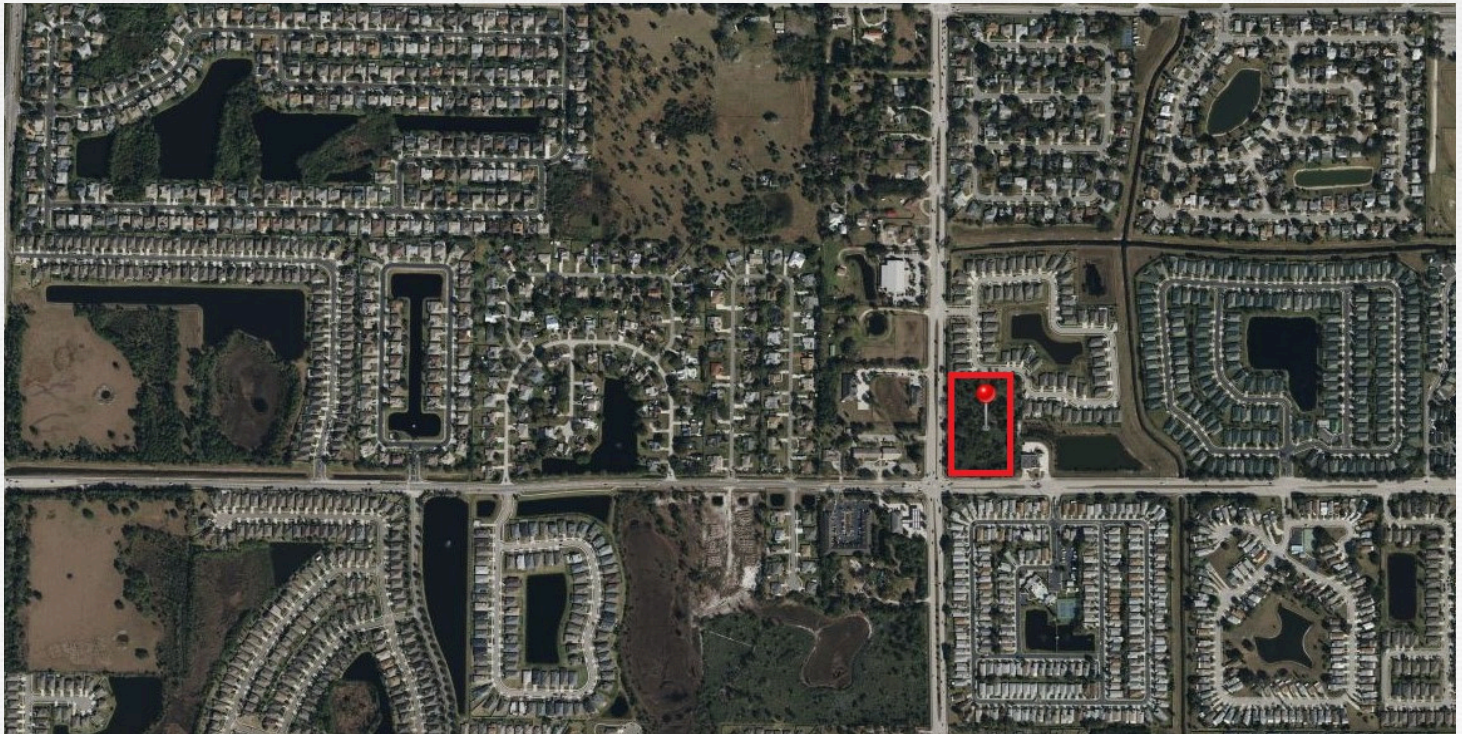
100 S. Kentucky Avenue Suite 290

Lakeland, Fl 33801

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PROPERTY HIGHLIGHTS

- **Land Size:** ±4.99 Acres
- **Zoning:** C-1
- **Utilities:** Water, sewer, and electric available at site
- **Topography:** Level and buildable
- **Traffic Counts:** 22,000 VPD
- **Market Fundamentals:** Strong population and income growth, low vacancy rates, and expanding retail demand across Brevard County



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Property: This five acre retail infill site in Melbourne, FL sits at the hard corner of Dairy Road and Eber Blvd. Level and dry, the site has a clean phase I, and was previously slated for self-storage development and still has a conditional use approval for that development, but zoning allows for a myriad of other uses. Traffic counts are over 22,000 VPD, and there are over 156,000 people living within five miles of the site. The current zoning is C-1 and allows for a variety of approved uses (assisted living facility, B and B's, daycare, club's and lodges, multifamily homes, single family homes, townhomes, duplex, triplex, churches, nursing homes, banks, office, restaurants, retail, schools, and veterinarian); and bars can be done with a conditional use approval.

Sales Price: \$2,600,000



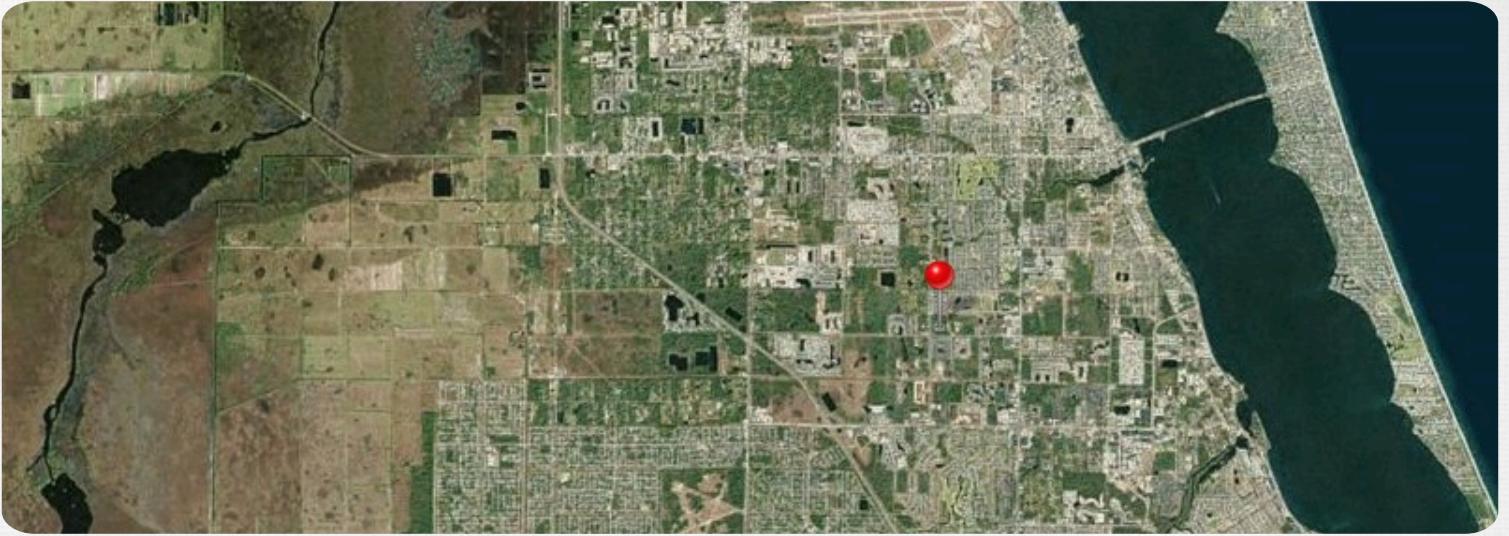
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Location: Situated in southern Brevard County, within the City of Melbourne, this site benefits from its central position in one of Florida's most dynamic and business-friendly regions.

Excellent Accessibility conveniently accessible from major arteries such as U.S. Highway 1, Interstate 95, and State Road 192 (New Haven Avenue) — connecting to Orlando, Palm Bay, Viera, and the beaches within minutes.

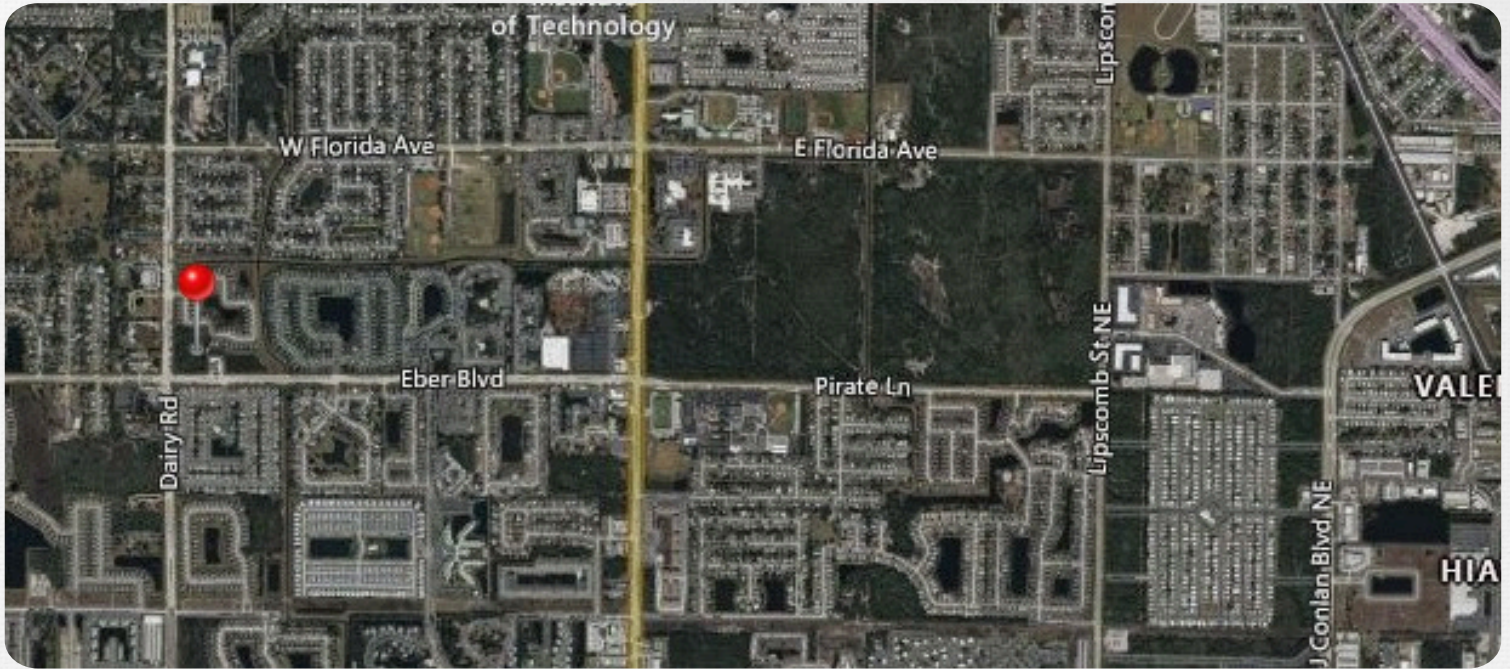
Growing Market Demand the surrounding trade area is supported by strong population growth, robust housing development, and a rising median household income, fueling demand for retail and service amenities.



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Area Information: Melbourne, Florida is a city in Brevard County on the Space Coast, known for its blend of high-tech aerospace industries and laid-back coastal lifestyle. The city features historic downtowns, the Eau Gallie Arts District, and natural attractions like the Indian River Lagoon and Atlantic beaches, offering activities from kayaking to shopping. It has a Council-Manager form of government, and its economy is driven by technology, tourism, and the military.

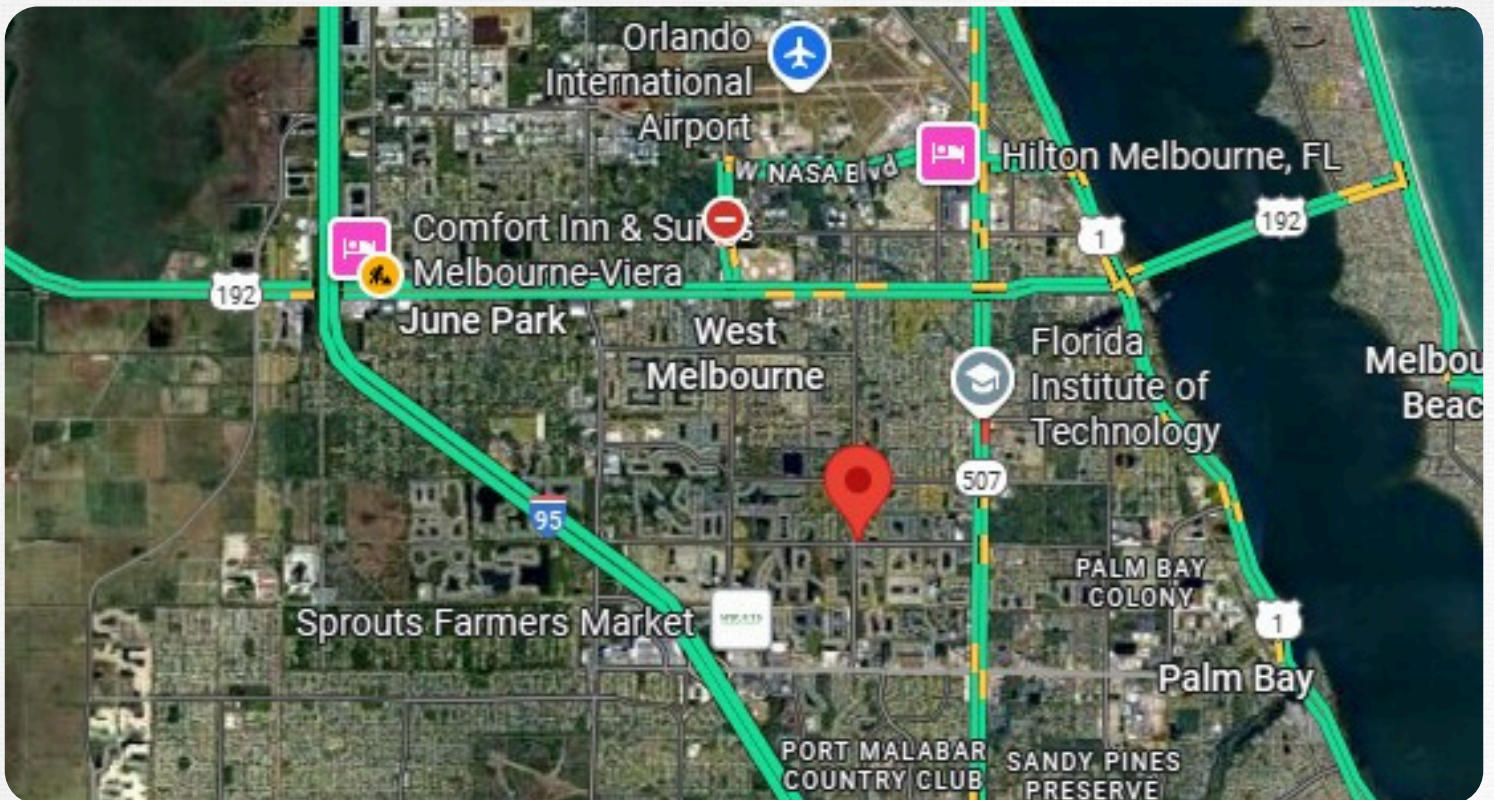
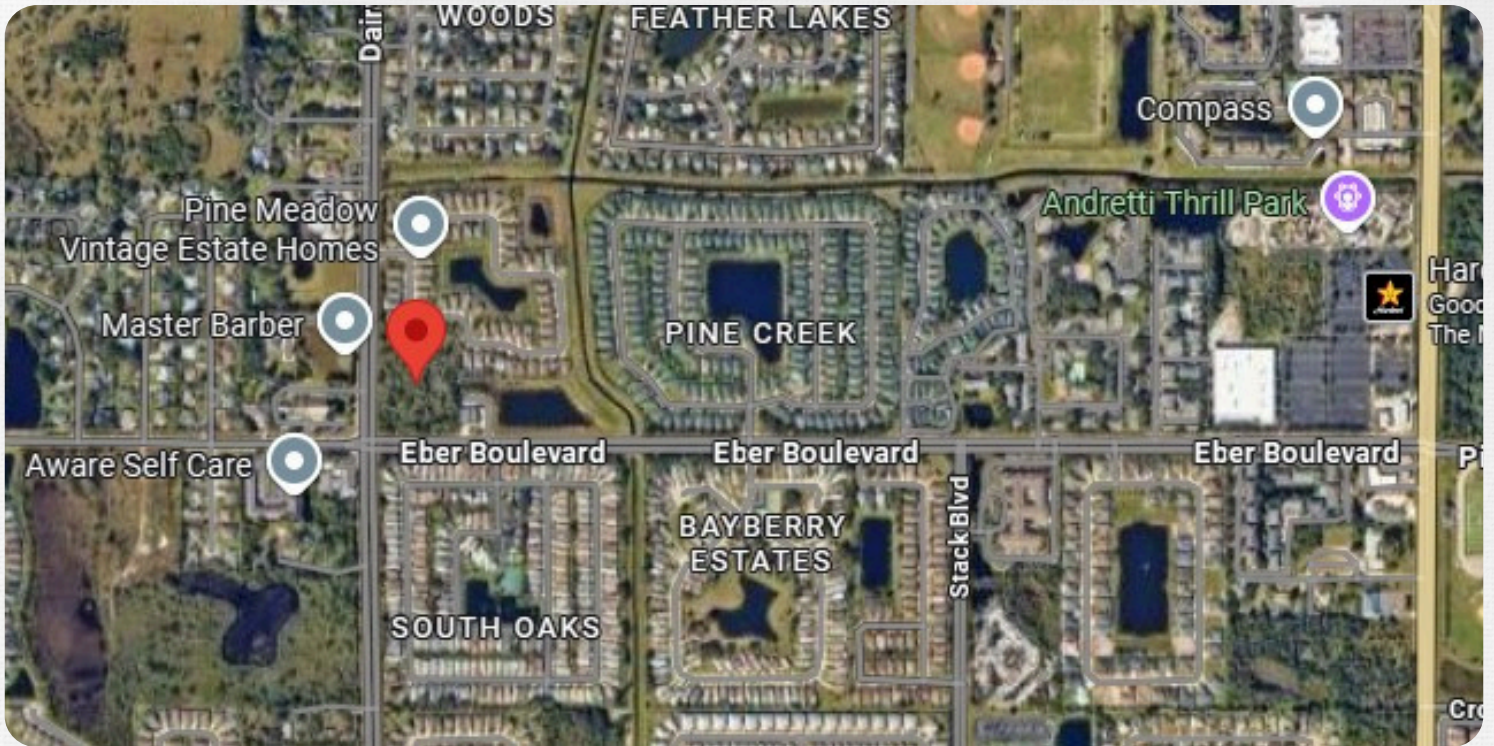


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Maps



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Community Located on Florida's renowned Space Coast in southern Brevard County, the City of Melbourne serves as the region's economic engine, powered by its thriving high-tech industries, coastal setting, and strong partnerships with nearby educational and research institutions. Straddling both the mainland and the barrier-island side of the Indian River Lagoon, Melbourne combines innovation, natural beauty, and community character to create an ideal environment for business and quality living.

With a city population of approximately 87,846 and a metro population of about 88,222, Melbourne offers the charm of a mid-sized city with the resources and opportunities of a major economic hub. The city's strategic coastal location provides direct access to beaches, ports, and transportation networks, while its vibrant downtowns and cultural districts deliver unmatched opportunities for recreation, shopping, and the arts.

Melbourne's economy is anchored by aerospace, defense, technology, tourism, and military sectors, supported by major employers such as Northrop Grumman, L3Harris Technologies, and Embraer. The presence of Florida Institute of Technology (Florida Tech) and proximity to other regional universities supplies a highly skilled workforce that continues to attract new investment and innovation to the area.

The city is also home to the Eau Gallie Arts District (EGAD) and a revitalized historic downtown, both offering expanding entertainment venues, distinctive dining, and boutique retail experiences. Residents and visitors alike enjoy easy access to the Atlantic beaches, diverse natural parks, and the Indian River Lagoon, which provide abundant opportunities for boating, kayaking, fishing, and outdoor recreation.

Blending a progressive business climate with a relaxed coastal lifestyle, Melbourne stands out as one of the best places in Florida to live, work, and raise a family. Its unparalleled natural amenities, growing economy, and strong sense of community stewardship make it a premier destination for both investment and quality of life.



MELBOURNE RANKINGS

- **Ranked #3 in Florida in a “Best Places to Live in Florida” list**
- **Ranked #7 in Florida in the “Best Places to Live in Florida” by Forbes**
- **Ranked #9 safest city in the U.S. by U.S. News & World Report**
- **Ranked in the Top 10 for economic growth**
- **Ranked #20 on the U.S. News "Best Places to Retire"**
- **Ranked Top 10 for Best Business Climate in the large metro category**
- **Ranked in the Top 10 for Best Business Climate among mid-sized metros**

MELBOURNE BENEFITS

- **Interstate 95 (I-95):** This is the primary high-speed, north-south freeway serving the area.
- **U.S. Route 1 (US 1):** This highway runs parallel to I-95 and goes directly through downtown Melbourne.
- **U.S. Route 192 (US 192):** Runs east-west through the Melbourne area, extending across central Florida.
- **State Road 518:** This highway begins at Interstate 95 on the mainland, travels east through the Eau Gallie section of Melbourne, and crosses the Indian River on the Eau Gallie Causeway.
- **71.6 miles via I-95 N and FL-528 W- Orlando**
- **147.1 miles via I-4 W- Tampa**
- **Melbourne is the second-largest city in Brevard County, both in terms of population and size**
- **Melbourne/Population 87,561**