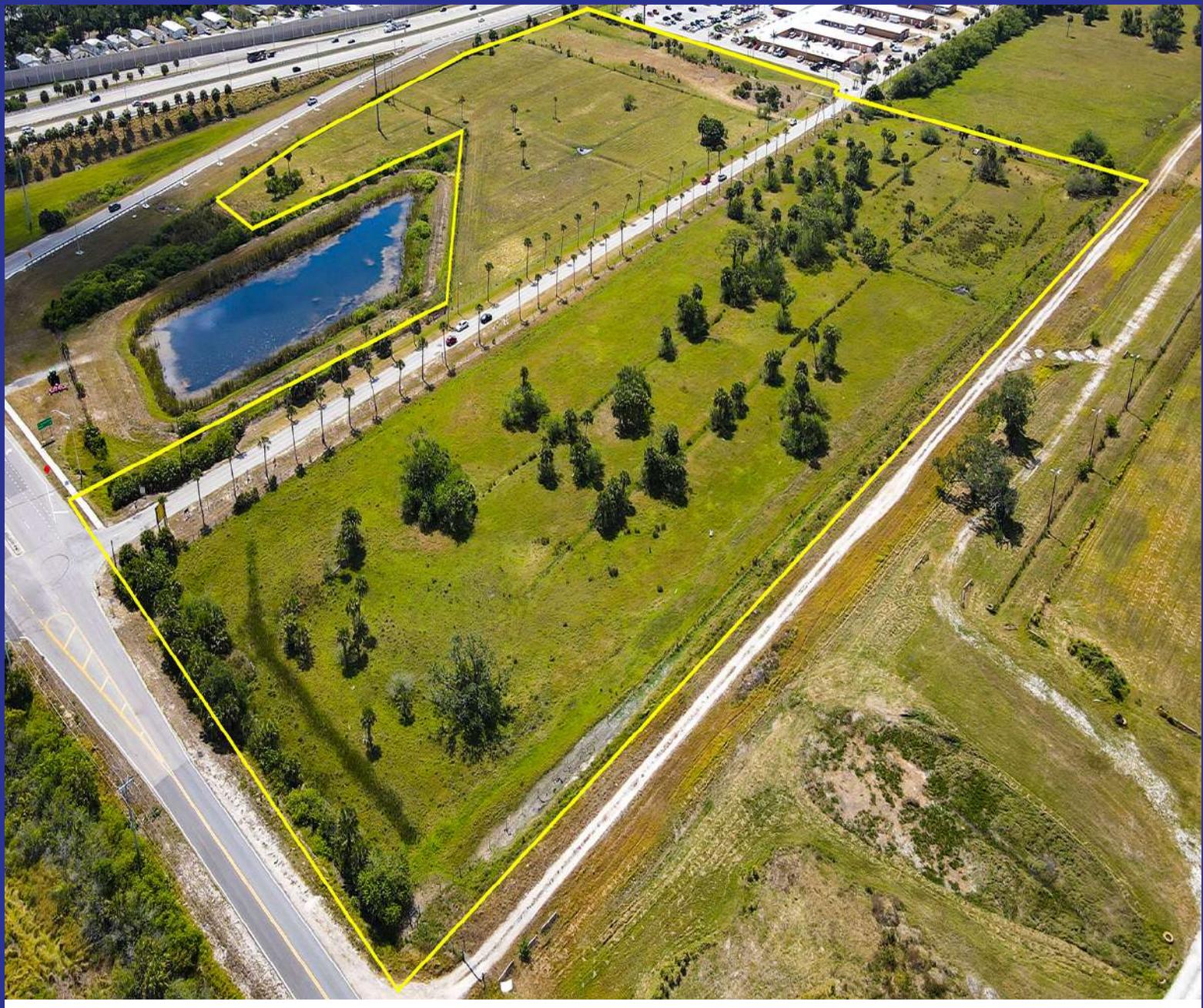


22+- Acres Commercial S/W Corner I-95 and Eau Gallie Blvd Space Coast Florida

FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

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

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

Contact:



Michael Dreyer, CCIM, ALC

321.773.1480

michael.e.dreyer@gmail.com

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OFFERING SUMMARY

Sale Price: \$9,675,000

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: Parcel has a mixed use future land use and C-P (Commercial Parkway)

PROPERTY OVERVIEW

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

Zoning: Parcel has a **mixed use future land use and C-P (Commercial Parkway) zoning**. Any **request to change the zoning would also require an amendment to the future land use map**.

Note Many of the M1 industrial zoning uses are also permitted in the C-P zoning (see attached use table)
Table of Uses: <https://shorturl.at/KEDoD>

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>

Boundary Survey: <https://shorturl.at/aBmlZ>



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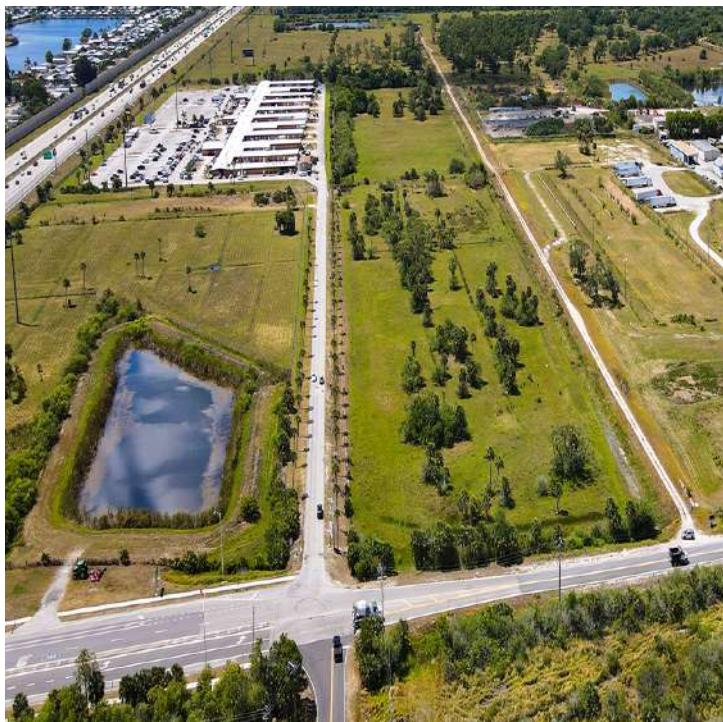
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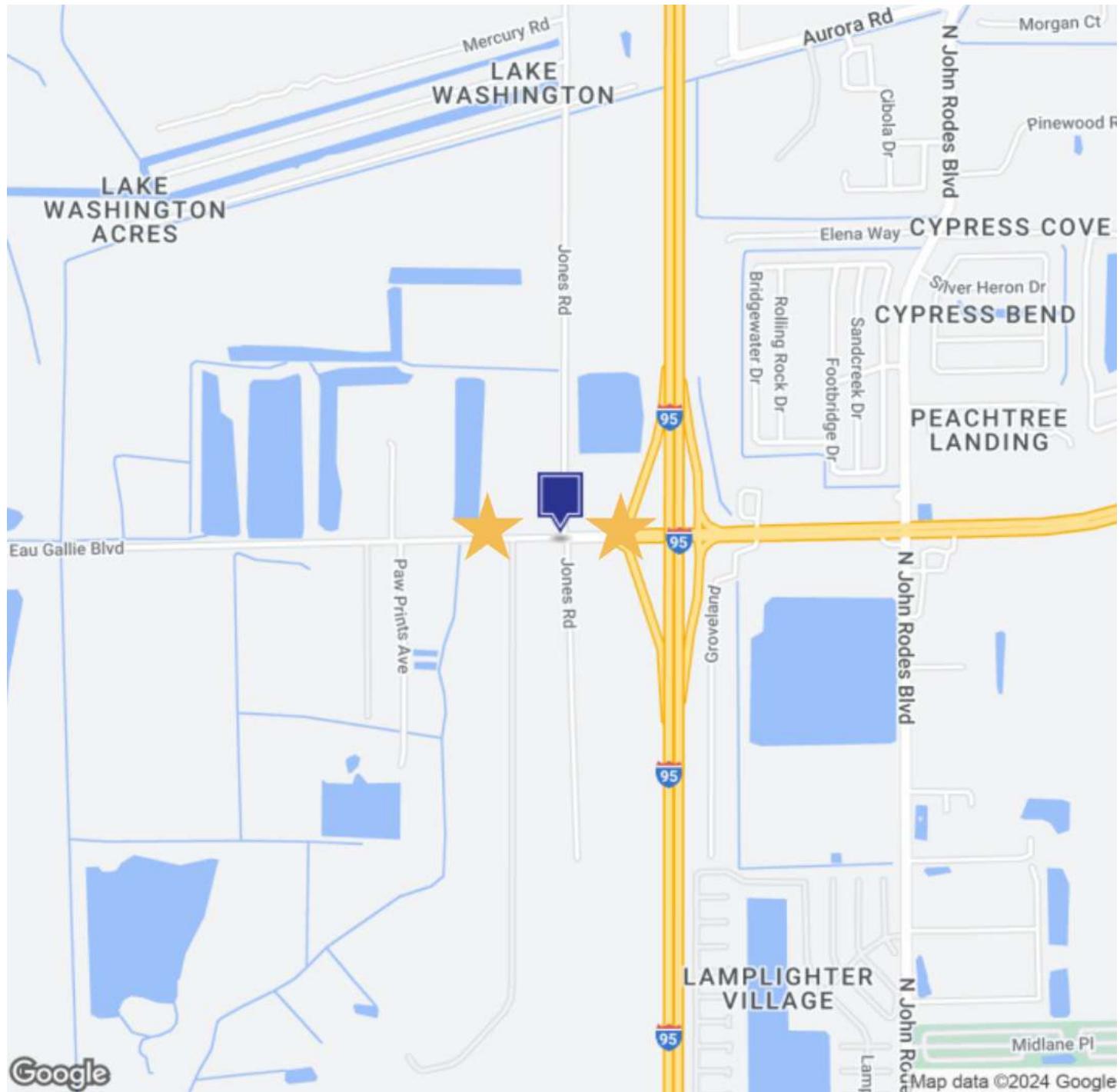
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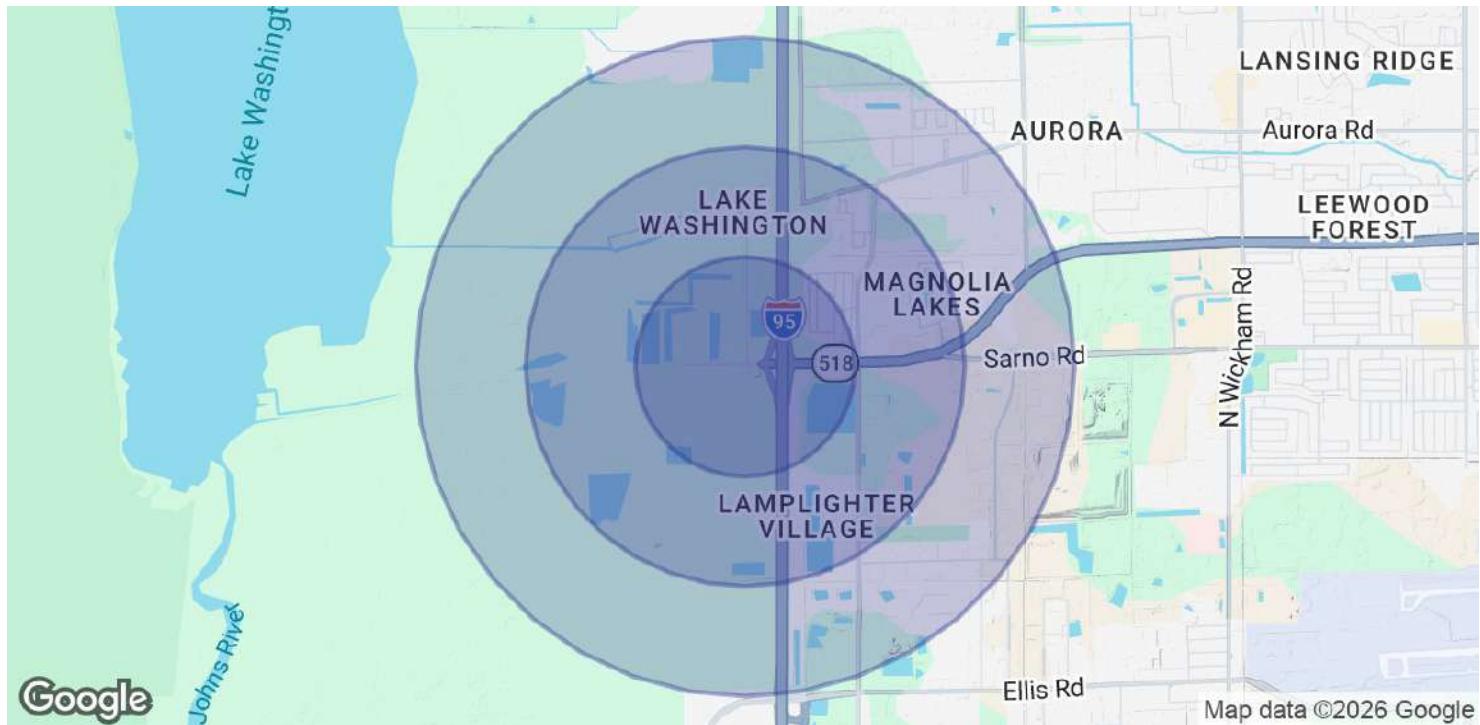
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	906	2,824	5,278
Average Age	53.6	52.0	51.2
Average Age (Male)	54.4	52.4	51.3
Average Age (Female)	53.1	51.7	51.6

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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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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