

# Property Summary

65 Hollywood Boulevard  
For Sale



## PROPERTY DESCRIPTION

1.73 acres of Land located directly off Frank Lane, with deeded access to Hollywood Blvd.

Great site for Hotel or Multifamily in the city of West Melbourne.

Close to shopping, restaurants and Downtown Melbourne.

Property is sold with \$103,000.00 Impact Fee Credit that will be transferred to the buyer.

## LOCATION DESCRIPTION

Unique parcel located in the heart of Melbourne. One of the few remaining West Melbourne parcels suitable for Multifamily. The site is within walking distance to Restaurants, Melbourne Square Mall, and other Retail Services.

## OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1.73 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,574	25,955	61,464
Total Population	8,665	61,527	144,464
Average HH Income	\$90,971	\$85,855	\$83,959

## ROB BECKNER, SIOR

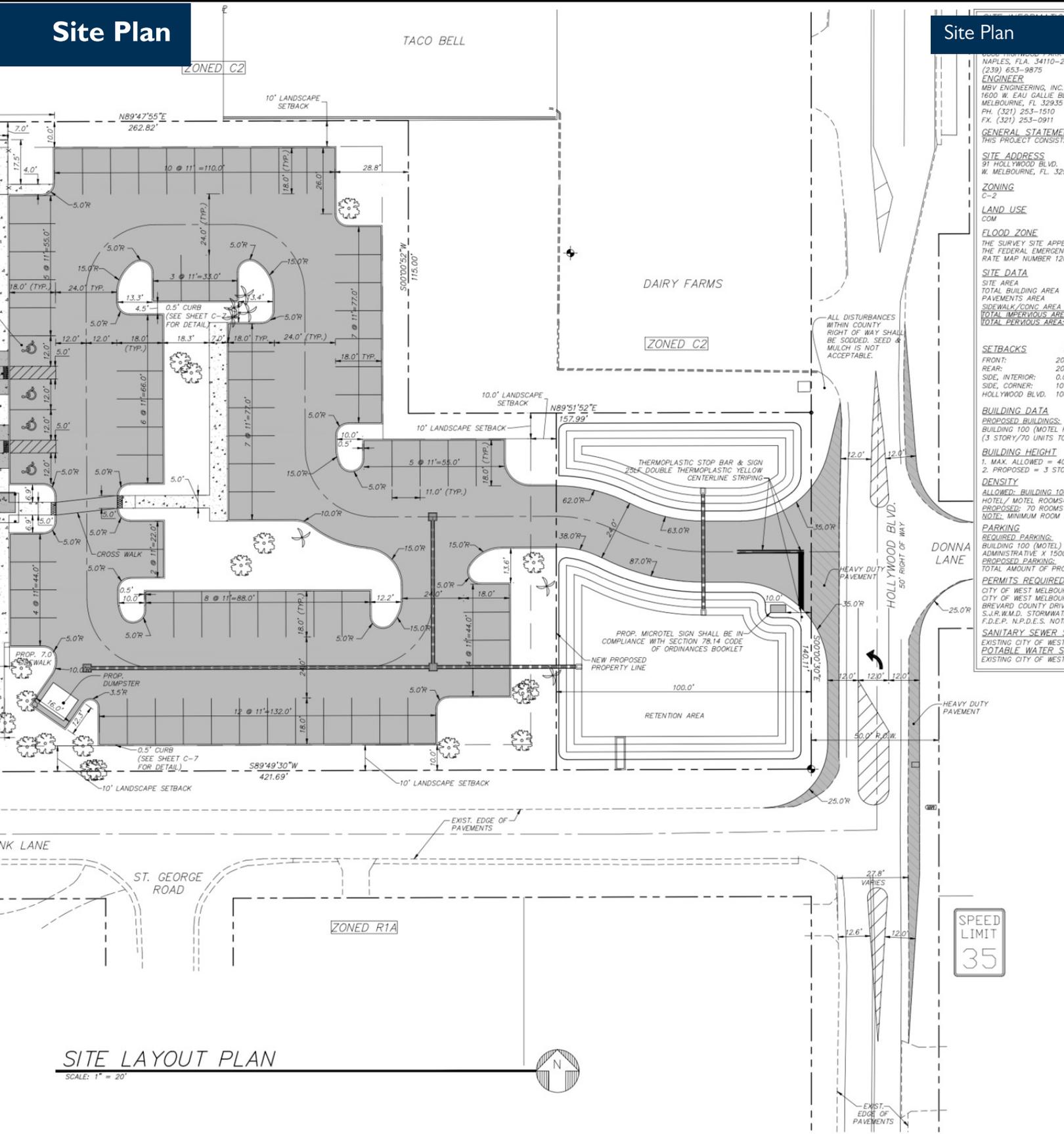
Principal  
321.722.0707 x11  
Rob@TeamLBR.com





# Site Plan

# Site Plan



1600 HOLLWOOD PARK  
 NAPLES, FLA. 34110-2  
 (239) 653-9875  
**ENGINEER**  
 MBV ENGINEERING, INC.  
 1600 W. EAU GALIE BL  
 MELBOURNE, FL 32935  
 PH. (321) 253-1510  
 FX. (321) 253-0911

**GENERAL STATEMENT**  
 THIS PROJECT CONSISTS

**SITE ADDRESS**  
 91 HOLLYWOOD BLVD.  
 W. MELBOURNE, FL. 329

**ZONING**  
 C-2

**LAND USE**  
 COM

**FLOOD ZONE**  
 THE SURVEY SITE APPEA  
 THE FEDERAL EMERGENC  
 RATE MAP NUMBER 120

**SITE DATA**  
 SITE AREA  
 TOTAL BUILDING AREA  
 PAVEMENTS AREA  
 SIDEWALK/CONC AREA  
 TOTAL IMPERVIOUS AREA  
 TOTAL PERVIOUS AREA

**SETBACKS**  
 FRONT: 20'  
 REAR: 20'  
 SIDE, INTERIOR: 0.0'  
 SIDE, CORNER: 10'  
 HOLLYWOOD BLVD.: 100'

**BUILDING DATA**  
**PROPOSED BUILDINGS:**  
 BUILDING 100 (MOTEL F  
 (3 STORY/70 UNITS TO

**BUILDING HEIGHT**  
 1. MAX. ALLOWED = 40'  
 2. PROPOSED = 3 STOR

**DENSITY**  
 ALLOWED: BUILDING 100  
 HOTEL / MOTEL ROOMS  
 PROPOSED: 70 ROOMS  
 NOTE: MINIMUM ROOM S

**PARKING**  
 REQUIRED PARKING:  
 BUILDING 100 (MOTEL)  
 ADMINISTRATIVE X 1500  
 PROPOSED PARKING:  
 TOTAL AMOUNT OF PRO

**PERMITS REQUIRED**  
 CITY OF WEST MELBOUR  
 BREVARD COUNTY DRIV  
 S.U.R.M.M.D. STORMWAT  
 F.D.E.P., N.P.D.E.S. NOTH

**SANITARY SEWER S**  
 EXISTING CITY OF WEST  
**POTABLE WATER S**  
 EXISTING CITY OF WEST

## SITE LAYOUT PLAN

SCALE: 1" = 20'

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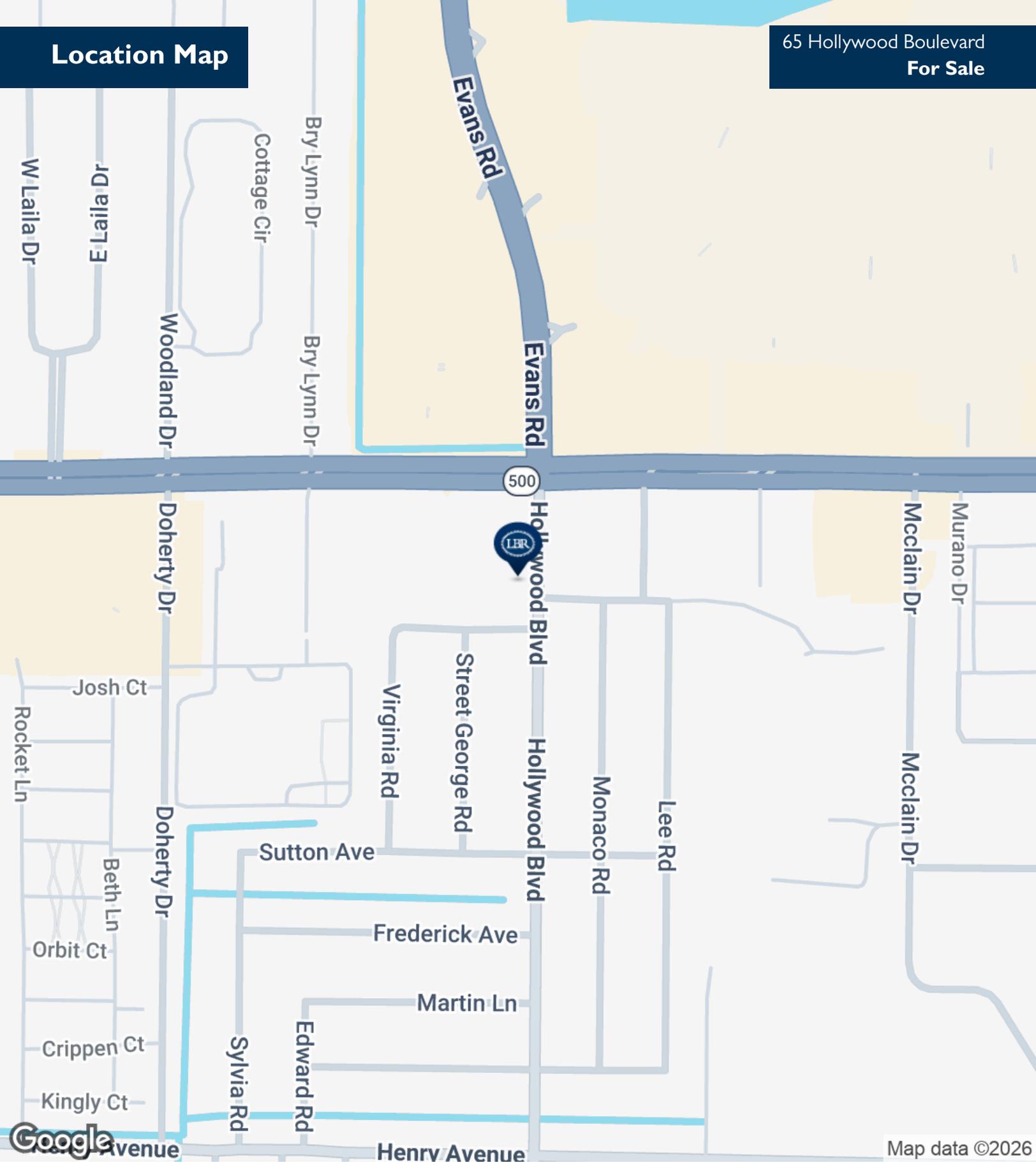
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# Location Map

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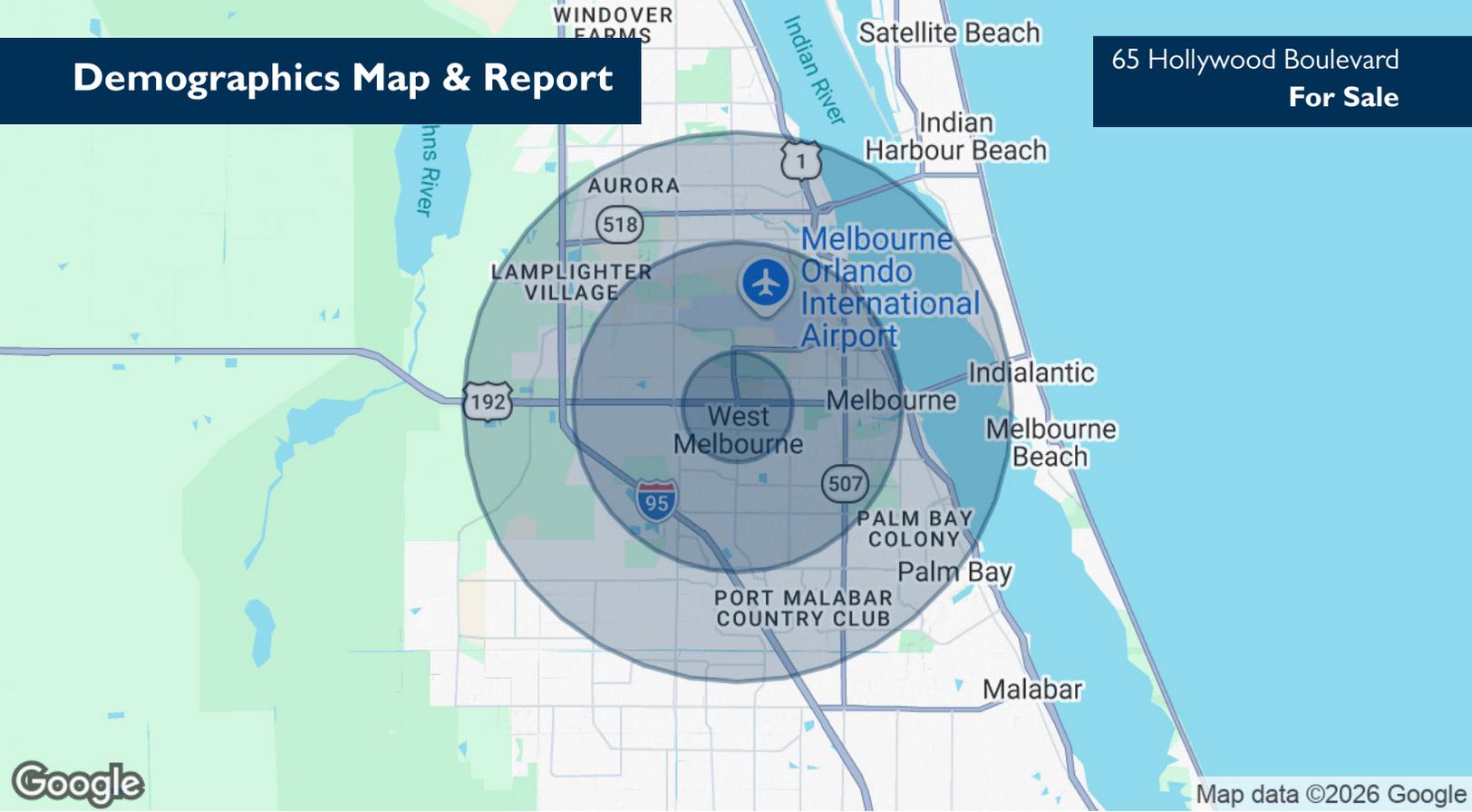
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# Demographics Map & Report

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,665	61,527	144,464
Average Age	47	45	45
Average Age (Male)	45	43	43
Average Age (Female)	48	47	47

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,574	25,955	61,464
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$90,971	\$85,855	\$83,959
Average House Value	\$323,804	\$314,827	\$315,096

Demographics data derived from AlphaMap

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