



LAND FOR SALE

Vacant Commercial Land For Sale Suntree / Viera

3335 Freeman Lane Melbourne, FL 32940

FOR SALE | \$459,000

presented by:

MIKE MOSS, SIOR

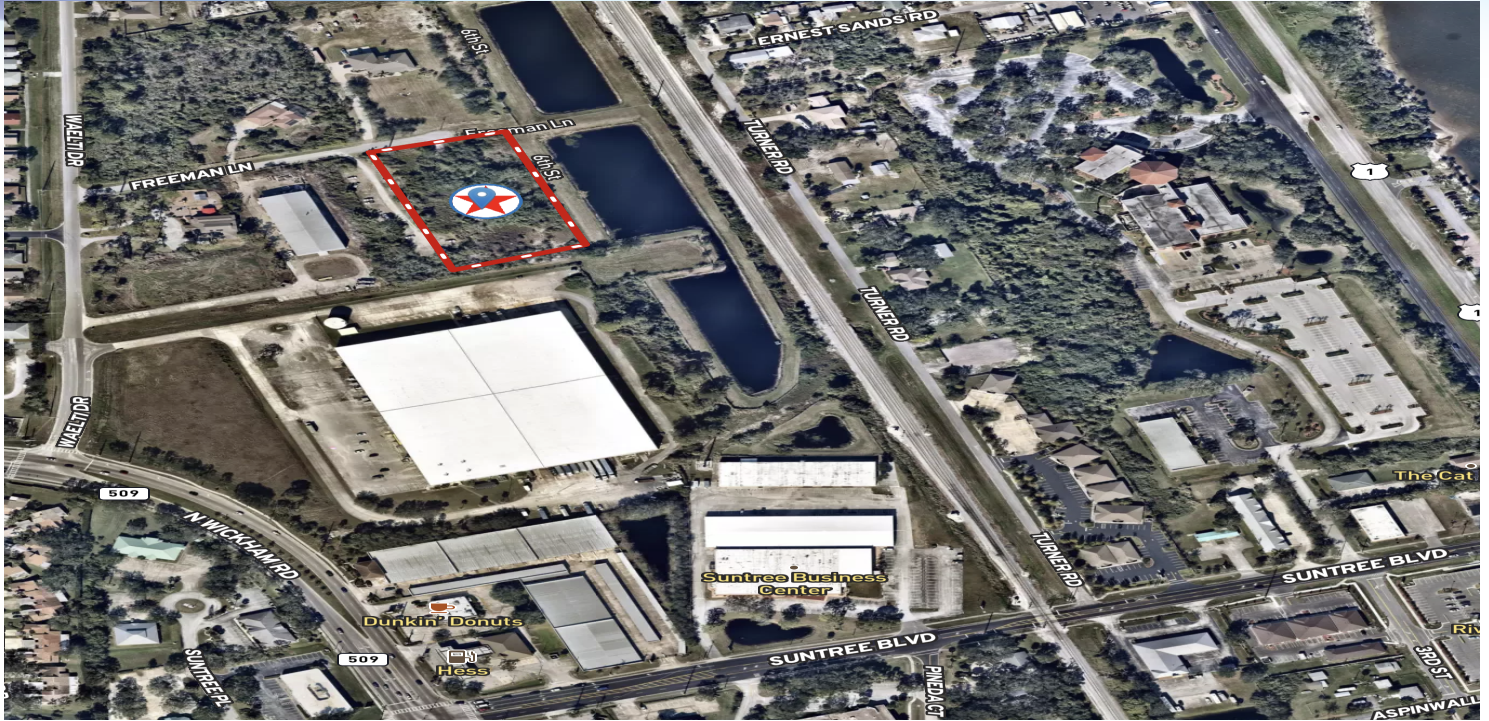
Principal | Industrial Team Director

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EXECUTIVE SUMMARY

+/- 2.23 Acres Vacant Commercial Land • 3335 Freeman Lane Melbourne, FL 32940



OFFERING SUMMARY

Sale Price: \$459,000

Price / Acre: \$205,830

Lot Size: 2.23 Acres

Zoning: BU-2

APN#: 26-36-12-DE-20-1

PROPERTY OVERVIEW

Property Zoned BU-2

Great Development Opportunity

Possible uses in this Zoning district include general retail, warehousing and wholesale business, contracting and heavy repair services and warehousing activities.

Seller will consider owner financing

Binding Development Plan for Mini-Storage / Warehouse Facility

LOCATION OVERVIEW

Vacant Commercial Property is Located in Desirable North Melbourne Suntree / Viera Area

Freeman Lane is Off of Wickham Road and Waelti Drive

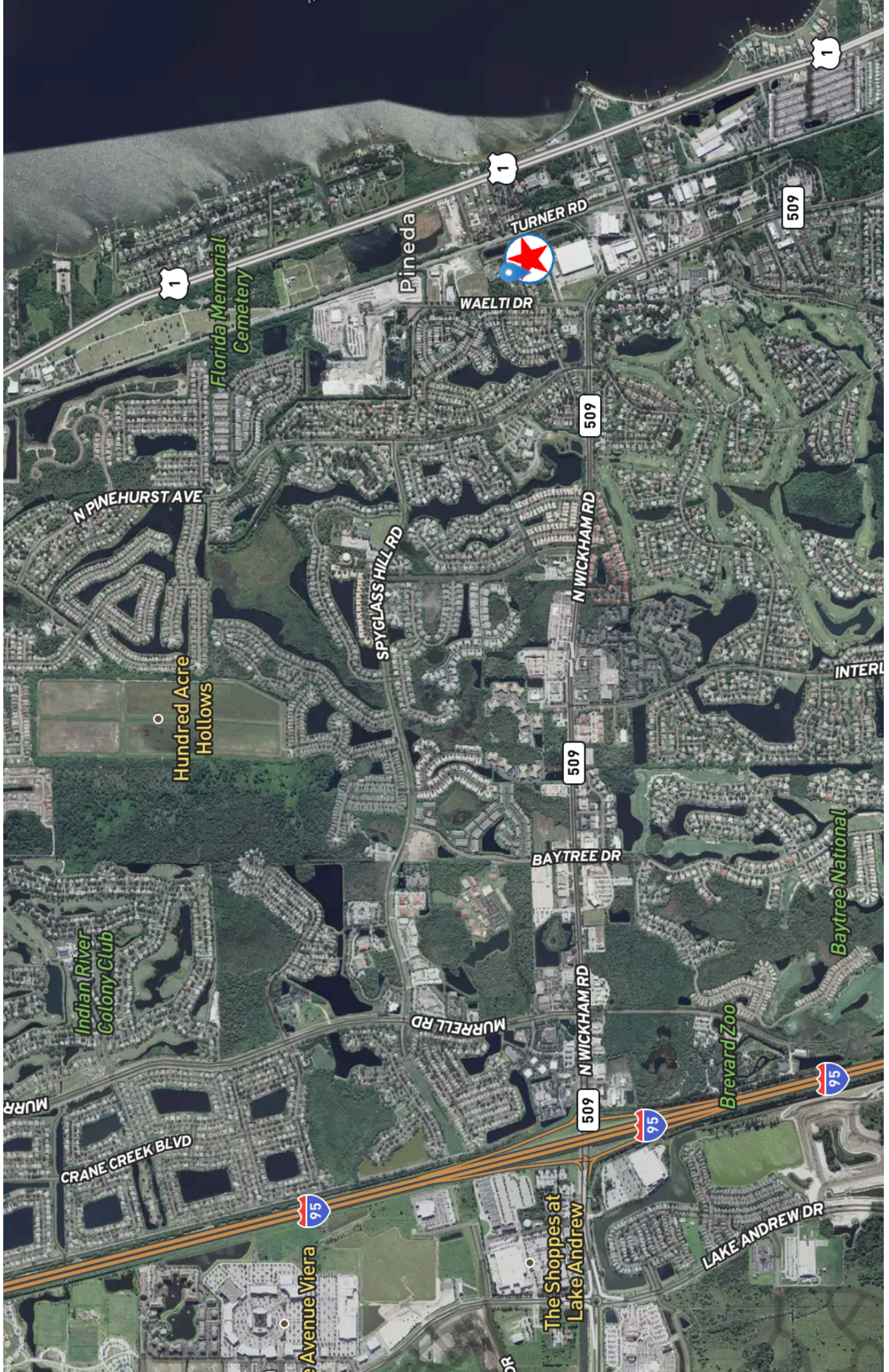
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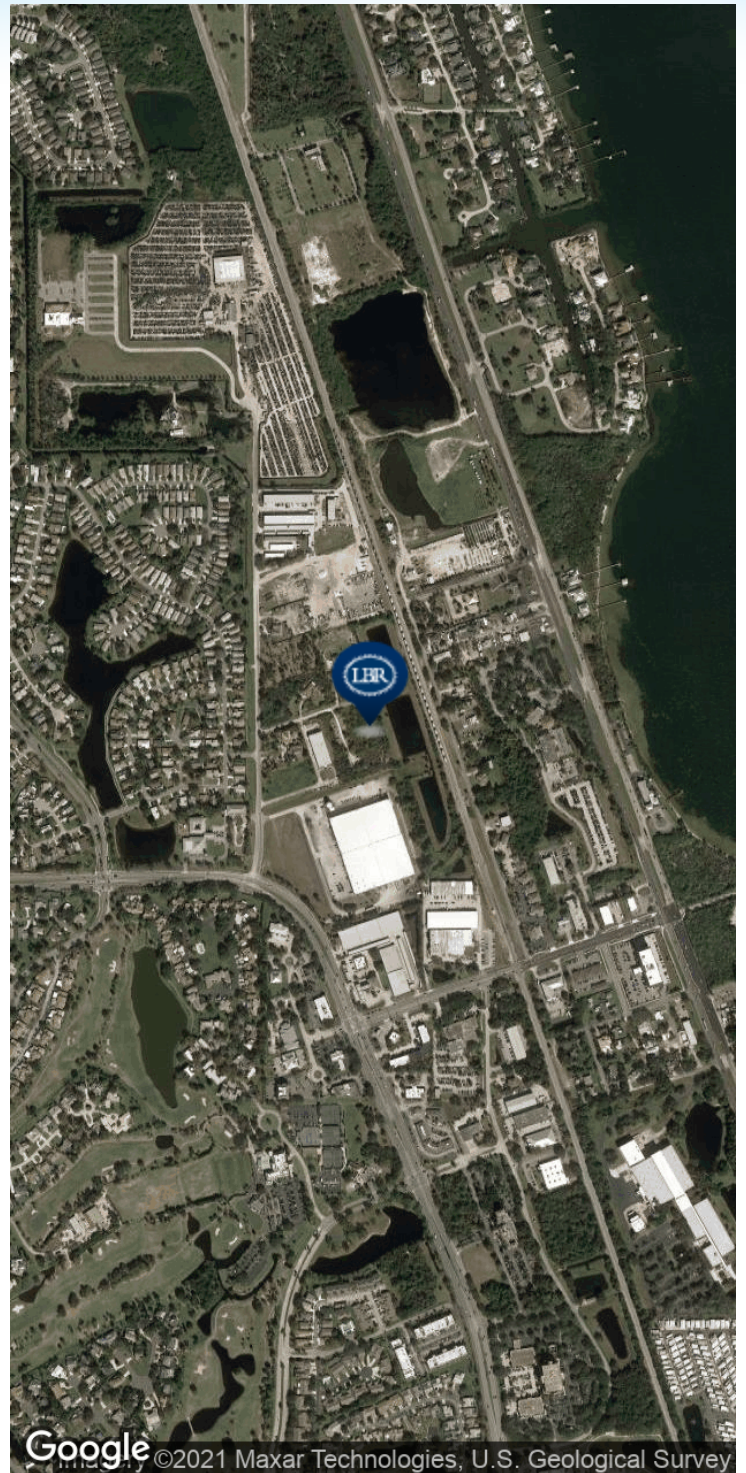
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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



LOCATION MAPS

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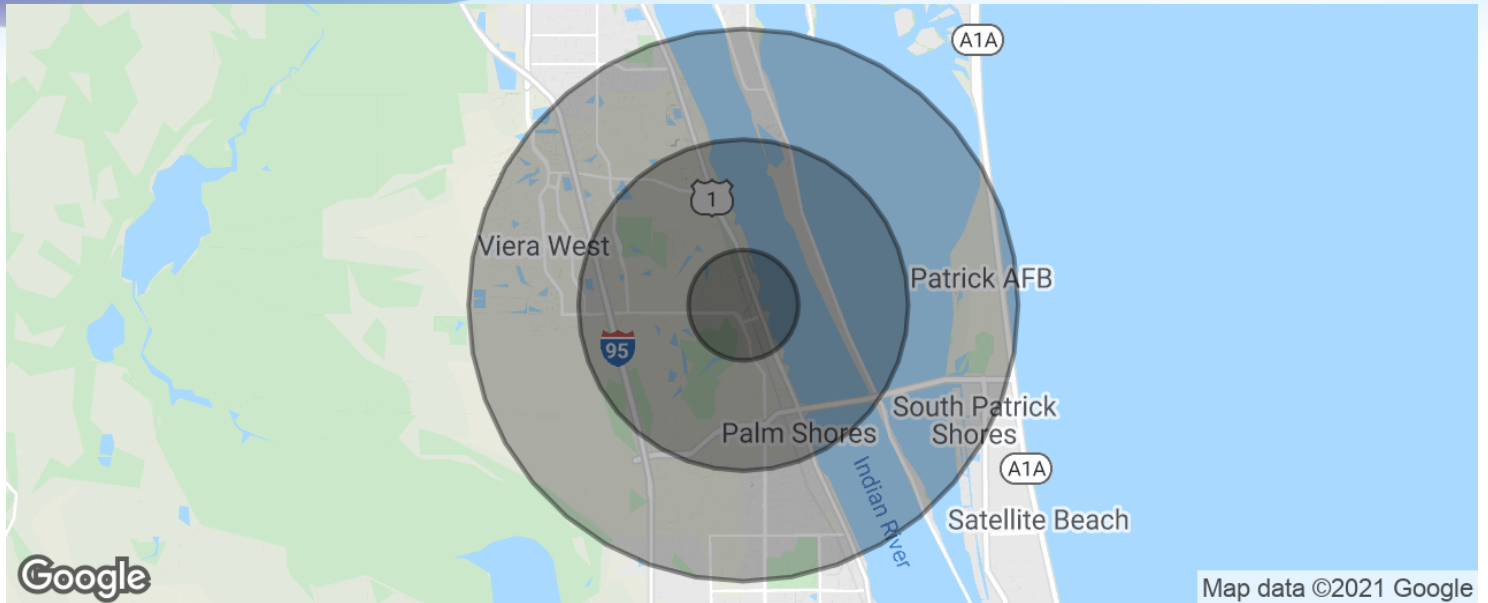
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,178	32,683	68,056
Median age	49.2	47.3	45.8
Median age (Male)	48.6	47.1	45.4
Median age (Female)	49.6	47.4	46.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,780	13,360	27,409
# of persons per HH	2.3	2.4	2.5
Average HH income	\$86,544	\$90,402	\$87,307
Average house value	\$253,998	\$281,255	\$288,981

* Demographic data derived from 2010 US Census

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