

Prime 1.25-Acre Parcel Near Melbourne's Leading Medical Facilities

MEDICAL OFFICE
DEVELOPEMNT SITE
for
SALE

1.25 acres

\$595,000

- + primary: medical
- + land: 1.25 ac
- + zoning: C1 - Vacant Commercial Land

107 palm ave
melbourne, fl
32901

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vice president
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Bishop Beale Duncan
COMMERCIAL REAL ESTATE

**Major Price
Reduction!**
WAS ~~\$895,000~~
**NOW
\$595,000**





Build Your Next Practice in Melbourne's Expanding Medical Market

This 1.25-acre parcel of land in Melbourne, Florida, offers an exceptional opportunity for healthcare companies seeking a strategic location in one of Central Florida's fastest-growing medical hubs. Positioned in close proximity to numerous hospitals, specialty clinics, and medical office complexes, this site is ideally suited for the development of a medical office building, outpatient center, urgent care, or specialty healthcare practice. With strong population growth, easy access to major roadways, and a thriving healthcare ecosystem, this property presents the perfect foundation for expansion or relocation.





highlights

Proximity to Major Medical Facilities:
Located near Health First's Holmes Regional Medical Center, Melbourne Regional Medical Center, and numerous specialty practices.

- Growing Patient Base: Melbourne and Brevard County continue to experience strong population growth, particularly among retirees and aging residents with increasing healthcare needs.
- Established Medical Corridor: Surrounded by diagnostic centers, labs, surgical clinics, and physician offices – ideal for referrals, partnerships, and integrated care delivery.
- Highly Accessible Location: Excellent connectivity to US-1, I-95, and major east-west corridors, providing convenient access for patients and staff.
- Business-Friendly Environment: Florida offers no state income tax and Melbourne provides a supportive atmosphere for medical business operations.
- Quality of Life: A desirable coastal community that helps attract and retain top talent, with a low cost of living, beautiful beaches, and year-round recreation.



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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com



the parcel
1.25 acres

silver palm ave

aerial



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ground level

the parcel
1.25 ac

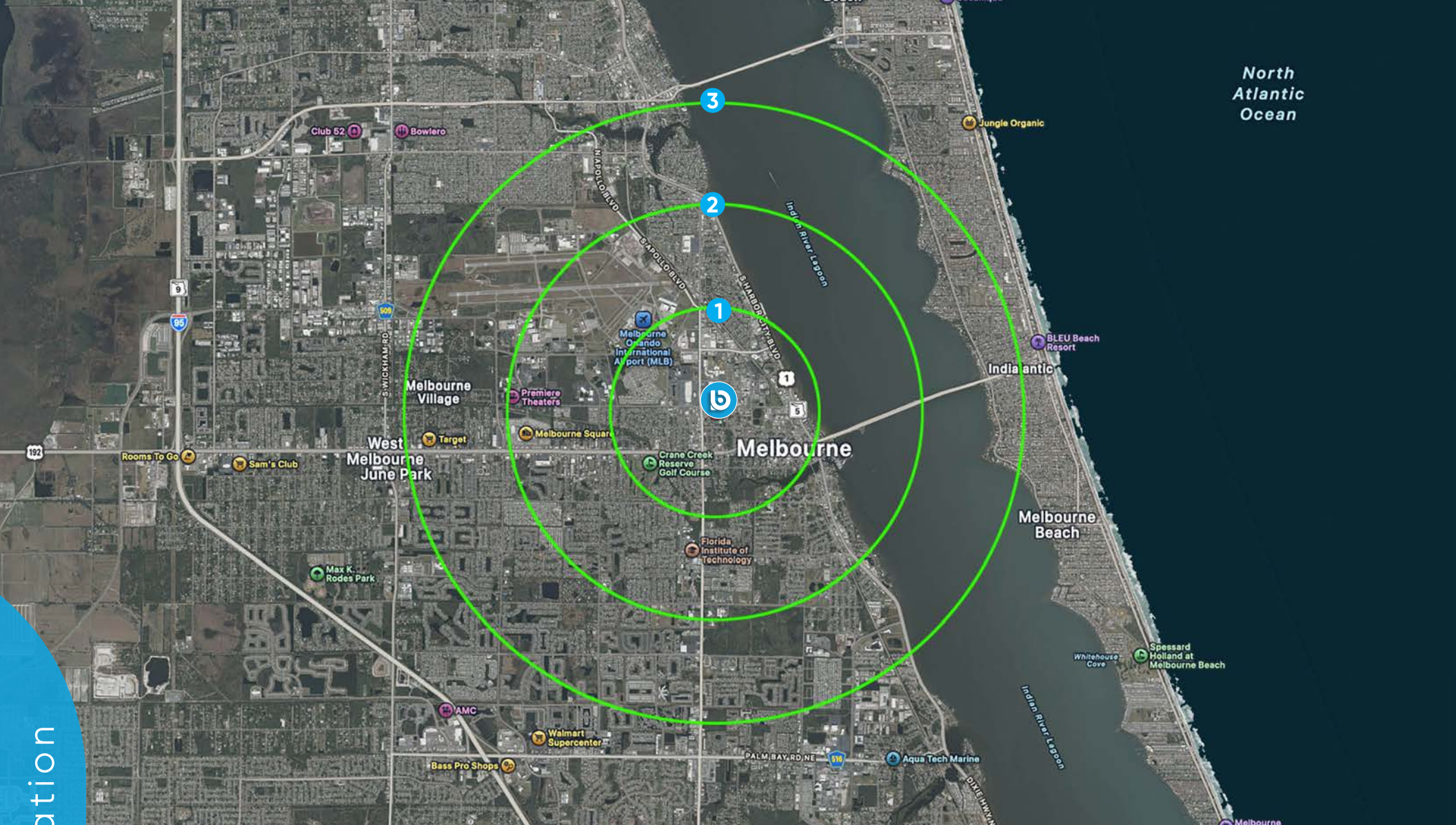
elevation

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location map | melbourne area



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location



location +
demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	7,520	\$56,692	2,096	16,282
2-Mile	23,189	\$58,397	3,592	29,092
3-Mile	43,378	\$70,024	4,856	39,185