

I-95 and Coastal Lane 25.009 Acres. M-2 Heavy Industrial City of West Melbourne FL

LAND FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

I-95 and Coastal Lane, West Melbourne, FL 32904

I-95 and Coastal Lane 25.009 Ac. M-2 Heavy Industrial City of West Melbourne F



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OFFERING SUMMARY

Sale Price:	\$3,500,000
Price / Acre:	\$139,949.618
Lot Size:	25.009 +/- Acres
Zoning:	M-2 General Industrial - City of West Melbourne

PROPERTY HIGHLIGHTS

- The subject property is a vacant land parcel consisting of 25.0093+/- acres.
- The site boasts 1,865' Frontage on Interstate 95.
- There exists a 30-foot wide access and utilities easement that extends along the eastern border of the property.
- Ingress and egress is possible via three (3) public right-of-ways to John Rodes Blvd and Coastal Lane.
- City of West Melbourne Zoning: M-2 General Industrial / FLU: Industrial. This zoning designation allows for (but is not limited to) the following uses: general manufacturing and assembly, warehousing, general industrial functions.
- Tax ID: 2704573 / PID: 27-36-34-00-1

LOCATION OVERVIEW

This vacant land parcel is situated along the eastern border of Interstate 95, just south of Ellis Road and on the northern border of Coastal Lane. This location provides easy access to State Road 192/New Haven Avenue to the south via Coastal Lane, and will be benefitted by the new Ellis Road Interchange off I-95, recently completed.

YouTube Video: <https://youtu.be/YhX-hnZX-Ek>



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PROPERTY DESCRIPTION

To the direct north of the property, construction has been completed for the new Interstate 95 interchange at Ellis Road, which provides a direct route to the Orlando Melbourne International Airport passenger terminal.

To the south, the Space Coast Town Center which is under construction, is anticipated to impact and accelerate the demand and pricing for development land opportunities in its proximity, which includes the subject property. This 170-acre project development will be a nexus of activity, drawing a broad range of consumers and could allow for 61 planned buildings, including 257,000 SF of Retail, Grocer: 30,000 - 60,000 SF, Residential: 1,800 to 2,000 multifamily residences, Office: 360,000 SF, Hotel: Two hotels - 250 to 300 keys.

Providing developable access via Coastal Lane from US Highway 192 would require construction of an additional 1700+- linear feet of road.

Public Water and Sewer will be available via main extensions by the City of West Melbourne.

See attached plan here: <https://drive.google.com/drive/u/1/search?q=City%20of%20WMM%20OffSite%20Utility%20Plans>

The closest municipal water service line is located 575' south of the southern property line and is serviced by the City of West Melbourne. The nearest municipal sewer line is located 650' south and 300' feet east of the southeast corner of the subject property. This sewer line would require a lift station.

City of West Melbourne Zoning: M-2 General Industrial / FLU: Industrial. This zoning designation allows for (but is not limited to) the following uses: general manufacturing and assembly, warehousing, general industrial functions.

M-2 Zoning Classification Link:

https://library.municode.com/fl/west_melbourne/codes/code_of_ordinances?nodeId=PTIICOOR_CH98ZO_ARTIIDI_DIV13GEINDI

Brevard County is thriving and has become home to several aerospace-support industry giants, such as NASA's Kennedy Space Center, Blue Origin, OneWeb Satellites, and Firefly. Brevard County is remaining the corporate hub for professional leaders including Lockheed Martin, Harris/L3 Company, Northrup Grumman, Embraer and others.



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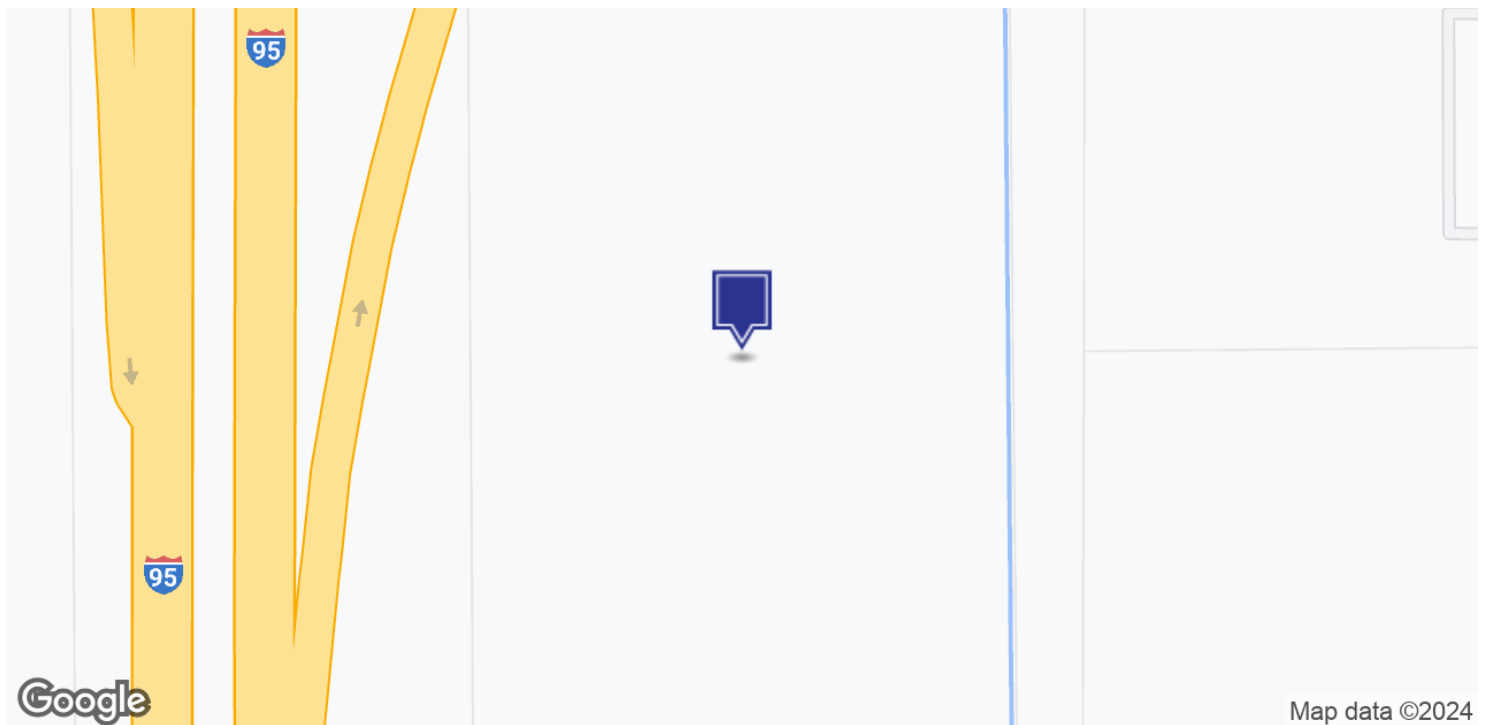
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I-95 and Coastal Lane, West Melbourne, FL 32904 - new Ellis Road interchange

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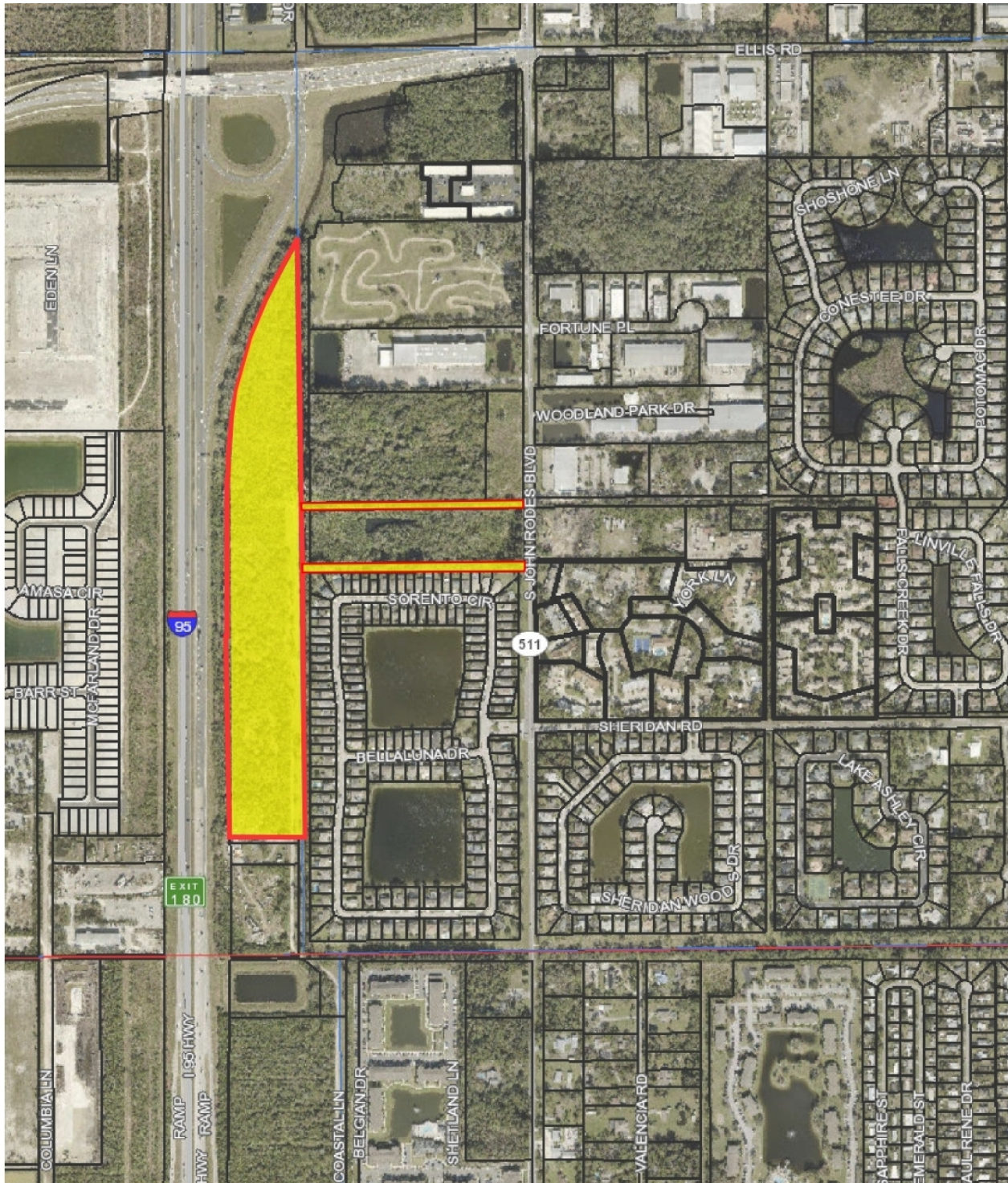
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TWO PUBLIC ROW'S THAT RUN FROM JOHN ROADES BLVD TO THE SUBJECT PROPERTY



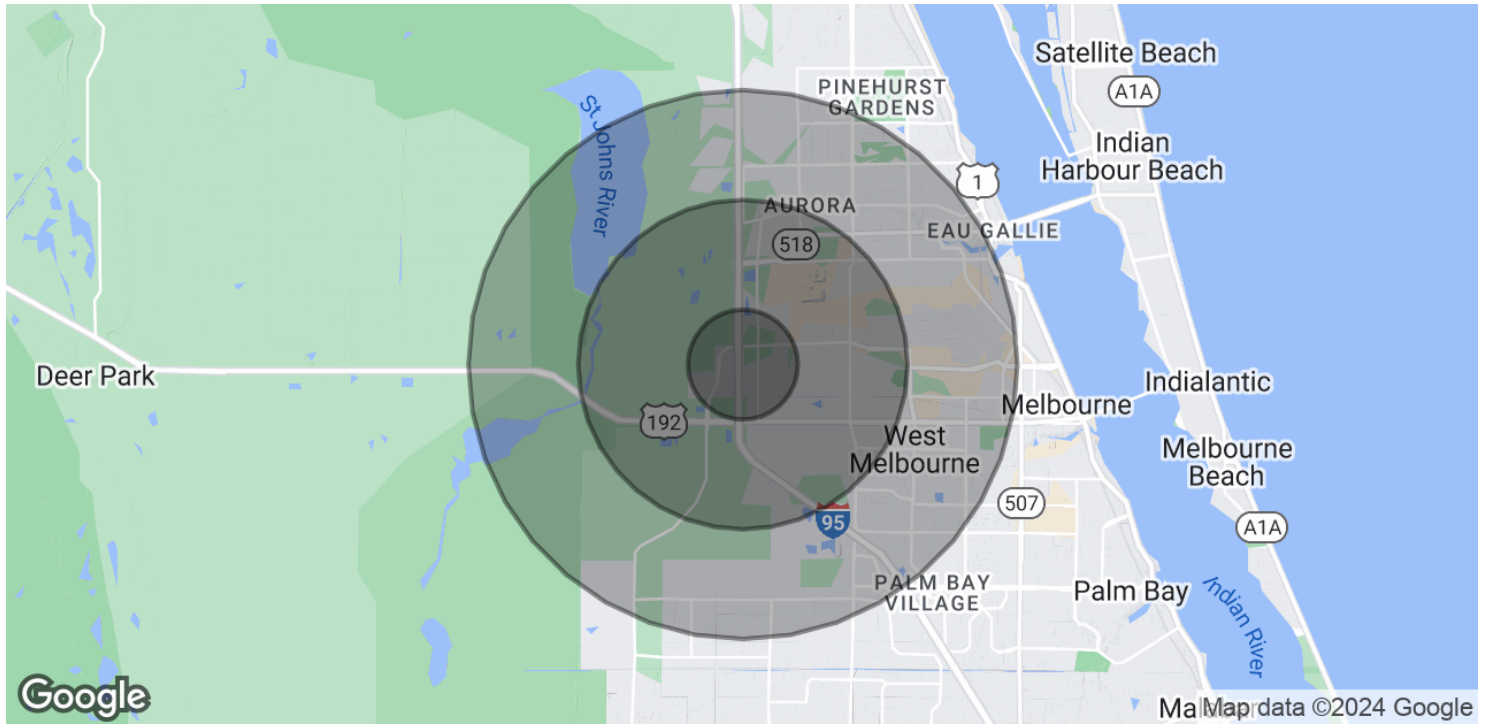
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,247	15,912	74,391
Average age	47.1	47.5	43.2
Average age (Male)	46.0	45.9	41.3
Average age (Female)	47.6	48.1	44.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	915	6,672	29,416
# of persons per HH	2.5	2.4	2.5
Average HH income	\$61,561	\$57,837	\$59,046
Average house value	\$211,870	\$163,135	\$178,328

* Demographic data derived from 2020 ACS - US Census



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