

Prime Residential Development Property-Space Coast-West Melbourne Florida

**FOR SALE**



**Dreyer & Associates Real Estate Group - Commercial Division**

**3400 Lakewood Dr, Melbourne, FL 32904**

Prime Residential Development Property-Space Coast-West Melbourne Florida



Contact:



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## OFFERING SUMMARY

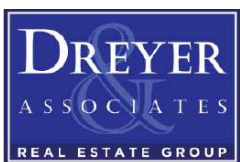
**Sale Price:** \$895,000**Price / Acre:** \$222,084**Lot Size:** 4.03+- Acres**Zoning:** R1A and R-1AA

## PROPERTY OVERVIEW

The subject consists of 4 parcels NOT to include the single family home at the corner of Lakewood Drive and South Lakewood Drive. The four non-contiguous parcels (vacant and partially improved) vary between 0.49+- acres to 1.60+- acres for a total of 4.03+- acres with frontage on Lakewood Drive, South Lakewood, Denton Drive and Henry Avenue. South Lakewood Drive, an undeveloped road, bisects the four undeveloped parcels

Parcel 1 is improved with a 1,280+- square foot metal outbuilding, an 832+- square foot carport, and a 960+- square foot detached garage. Parcels 2 - 4 are heavily wooded sites. Parcel 2 has a portion located on the southwest corner of Lakewood Drive and Denton Drive and a portion on South Lakewood Drive. The portion of Parcels 2 - 4 fronting South Lakewood Drive on the west has no access due to a drainage ditch running the road length and would have to be improved to include a culvert for access.

The property is further identified as 4 non-contiguous (partially improved) land parcels located on Lakewood Drive, S. Lakewood Drive, Denton Drive and Henry Avenue, West Melbourne, Brevard County, FL 32904.



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**VIDEO**

## PROPERTY OVERVIEW

Parcel 1 - 28-37-05-00-779, Acc # 2865079. Parcel 2 - 28-37-05-00-762, Acc # 2819838. Parcel 3 - 28-37-05-00-760, Acc # 2819836 and Parcel 4 - 28-37-05-00-776. Acc # 2860482

Lot size: 4.03+-Ac. Total

Parcel 1: 0.54+- acres

Parcel 2: 0.51+- acres and 0.89+- acres

Parcel 3: 0.24+- acres and 0.25+-acres

Parcel 4: 0.63+- acres and 0.97+- acres

### Zoning:

Parcel 1: R-1A

Parcel 2: R-1A

Parcel 3: R-1A West of S. Lakewood Dr. and R-1AA East of S Lakewood Dr.

Parcel 4: P-1 West of South Lakewood Dr. and R-1A East of South Lakewood Dr.

**Note:** Conversation with Ms. Cindy Shay, Planner with the City of West Melbourne. Ms. Shay said the subject would need to complete a rezoning and a Comprehensive Land Use change for the portion zoned institutional. She recommended rezoning to a single classification for consistency. As for future development, Ms. Shay said a conceptual site plan would need to be submitted for review for further approval. Of important note, she pointed out that the city is no longer approving zoning changes for multifamily development. We further asked if the sites were to be subdivided, would the subject need to meet subdivision requirements. She said this would require additional research because if the subject sites have already been divided once, then it is no longer a lot split but now falls under the subdivision of the property to create lots.

Both the R-1A and R-1AA are similar zoning classifications. The difference is the required lot width and lot size. R-1A requires a minimum lot width of 75', whereas, R-1AA's minimum lot width is 85'.

**Note:** Regarding South Lakewood Drive: Ms. Cindy Shay Planner with the City of West Melbourne suggested that because S. Lakewood Drive is an undeveloped road, if the subject were to be developed, S. Lakewood Drive would need to be completed to county road standards with a culvert. She further stated this would be the responsibility of any future developer.

**Utilities:** City Water and Sewer Available

**Note:** The subject has access to public water and sewer; however, extensions would be required. There are water and sewer mains along Lakewood Drive and Henry Avenue. There is a sewer main along Denton Drive. All prospects and developers are advised to speak with the City of West Melbourne Utility Division and Planning Department

Please click the YouTube link to view the property: <https://youtu.be/fBMna3UGAQ8>



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## LOCATION OVERVIEW

3400 Lakewood Drive West Melbourne Florida is a property located in City West Melbourne, Brevard County Florida. West Melbourne is situated on the East Coast of Florida, near the Atlantic Ocean. The property is located in a residential area, which is primarily made up of single-family homes. Surrounding the property are other homes with similar architectural styles and designs. There are also several parks, schools, and commercial establishments within a short driving distance of the property.

To the east of the property and approximately 5 miles away, are the fabulous beaches of Brevard County to include; Indialantic, Melbourne Beach (South Beaches to Sebastian Inlet) , Indian Harbour Beach, Satellite Beach and Cocoa Beach-all popular destination for residents and tourists alike offering various outdoor activities, such as swimming, surfing, and sunbathing.

The Melbourne Square Mall is proximate, with several national retailers and anchored shopping centers is located nearby.

The property is also located near several major highways including Interstate 95, New Haven Avenue (1-92) which provides easy access to other cities in Florida, such as Orlando, Miami, and Jacksonville. Additionally, the Melbourne International Airport is about 10 miles away, providing convenient access to domestic and international destinations.

Overall, the property located at 3400 Lakewood Drive West Melbourne Florida is situated in a very desirable location, offering convenient access to various amenities and outdoor activities.



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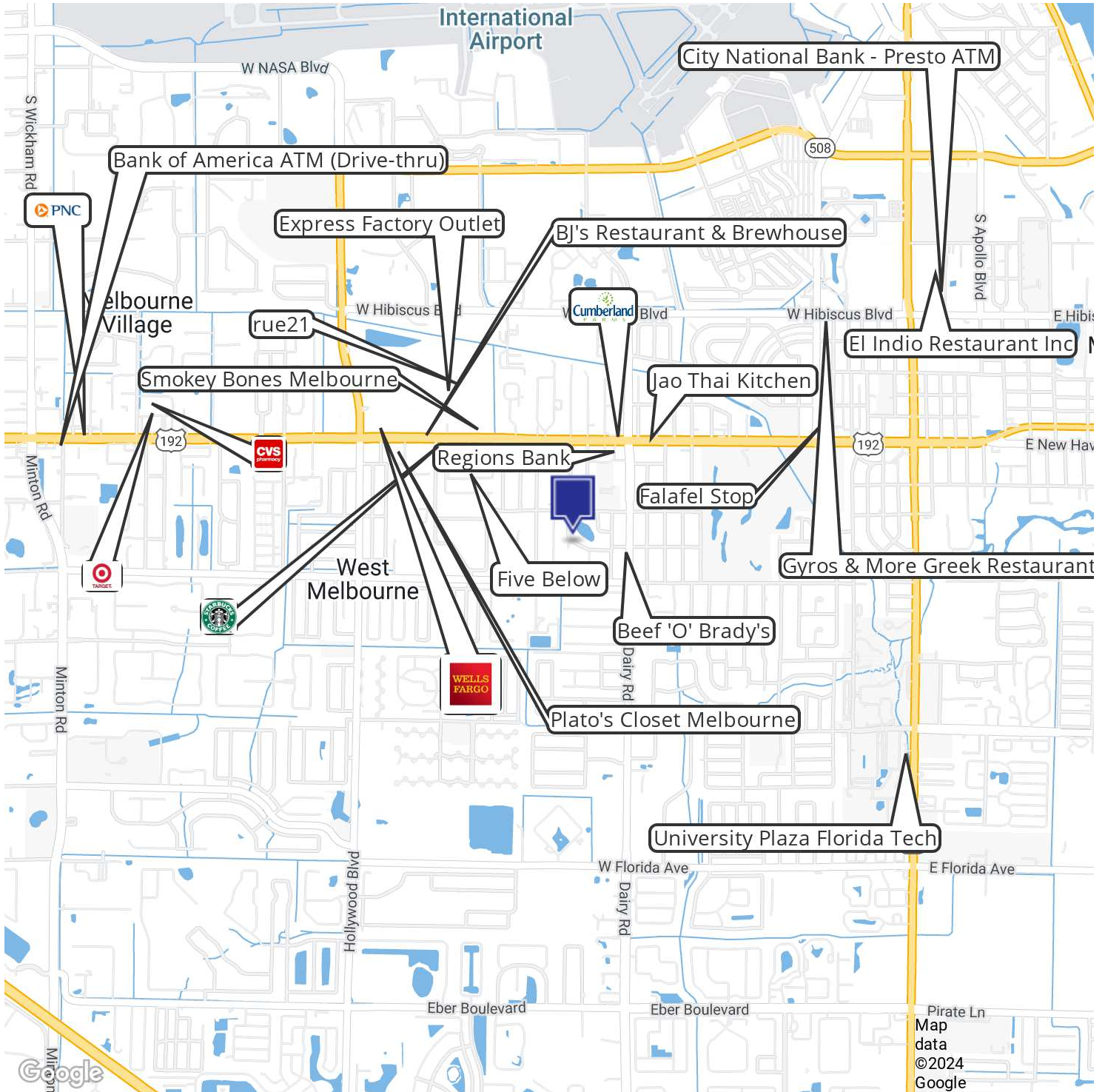


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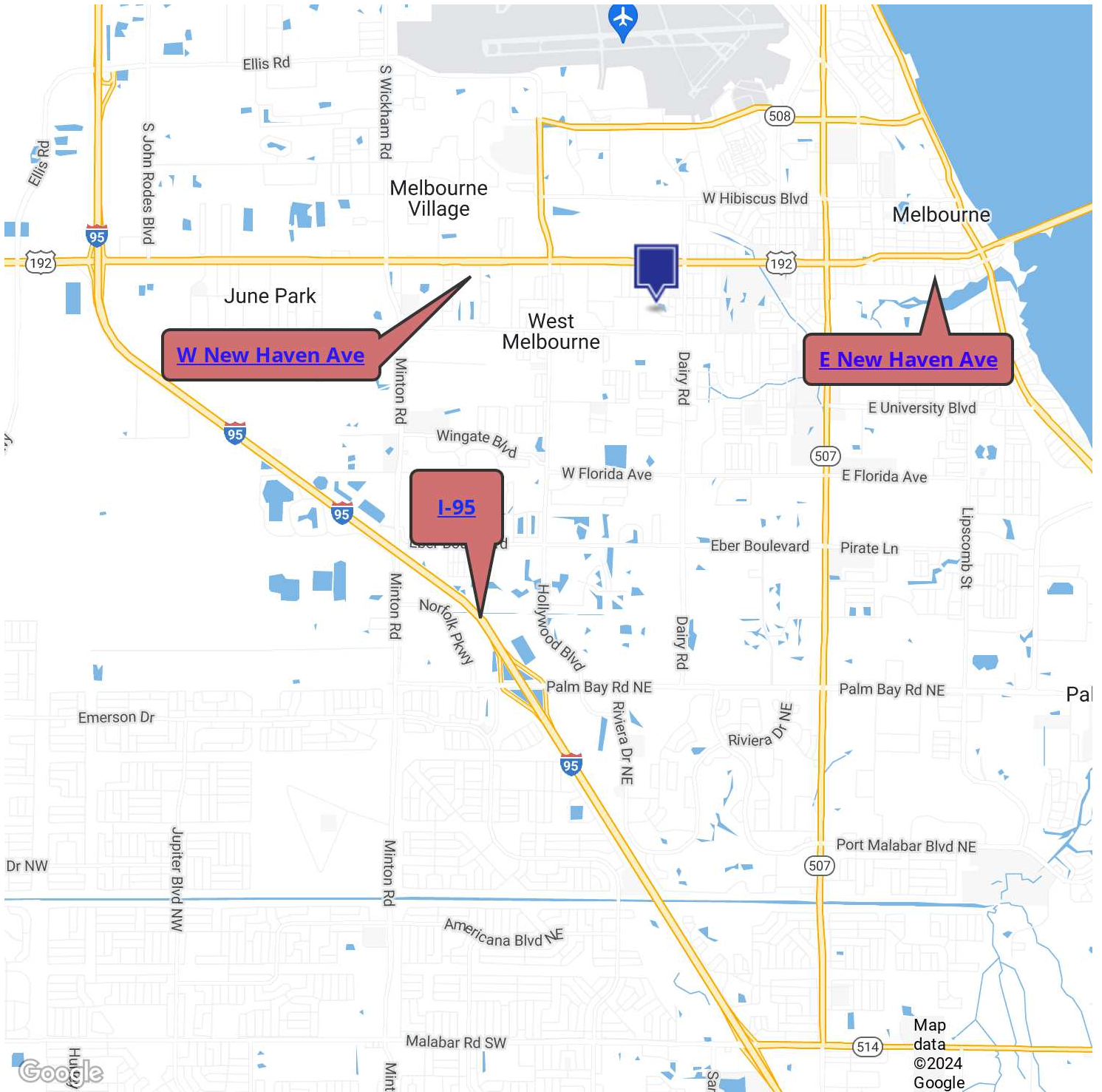


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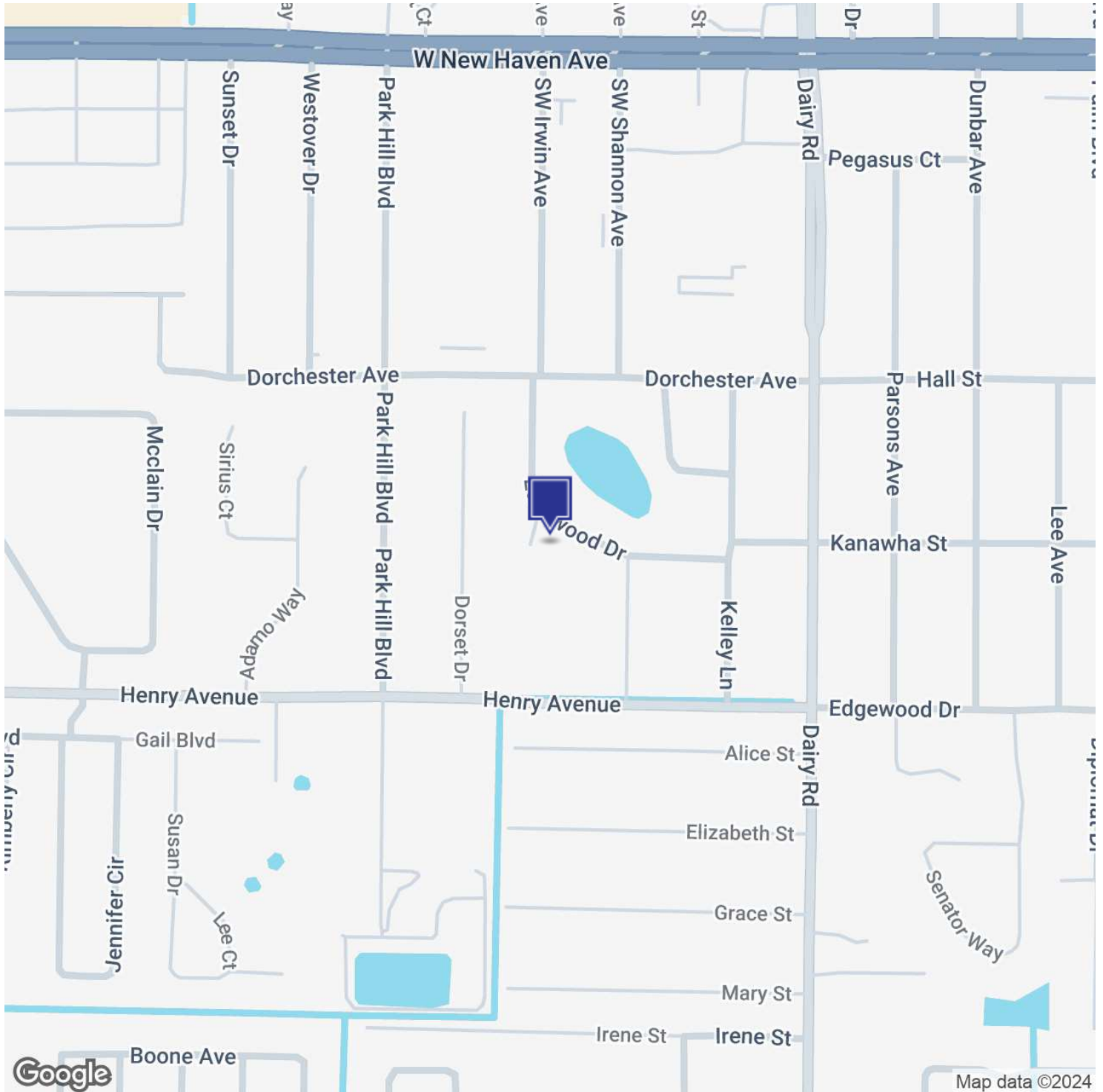


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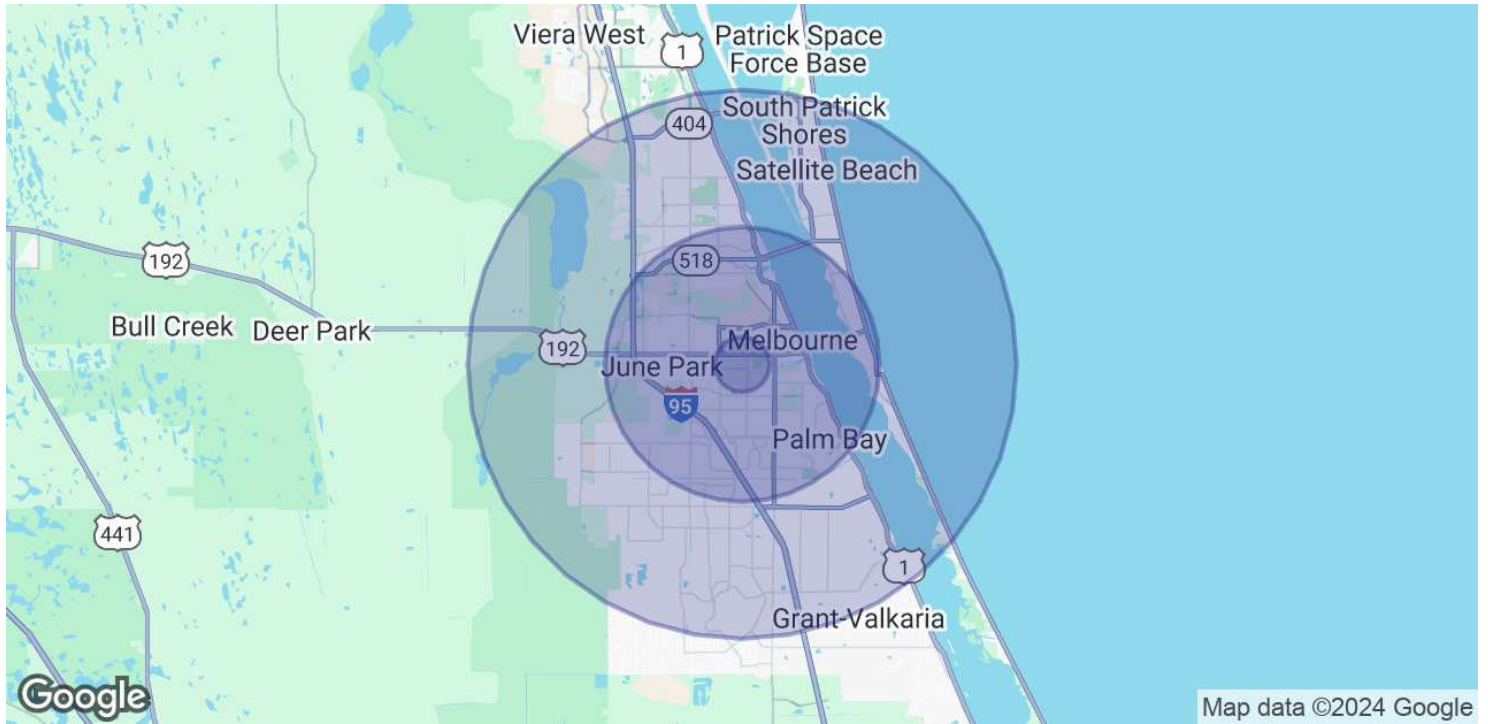
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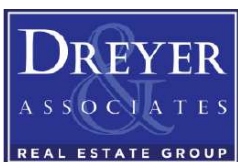
**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	7,583	140,302	290,295
Average Age	38.1	44.6	44.8
Average Age (Male)	38.8	42.0	42.7
Average Age (Female)	43.8	46.7	46.2

**HOUSEHOLDS & INCOME**

	1 MILE	5 MILES	10 MILES
Total Households	3,314	62,737	126,415
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$58,327	\$62,355	\$70,132
Average House Value	\$170,417	\$197,392	\$224,662

2020 American Community Survey (ACS)

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