

SPACE COAST MIXED-USE - COMMERCIAL DEVELOPMENT OPPORTUNITY



Commercial Parcel for Development

West Eau Gallie Blvd, Melbourne, Florida, 32934

ID# 27-36-23-00-505 - .93 AC (+/-)

This .93-acre commercial development parcel in Melbourne, FL is immediately to the southwest of the I-95 and Eau Gallie Blvd Interchange. This level site provides .98 acres that is designated as uplands and developable.

The property will be accessed via the curb-cut at Groveland Street, which is the first roadway after the northbound I-95 access ramp to Eau Gallie. The property site is 450 feet east of I-95 and 330 feet south of W. Eau Gallie Blvd. The parcel is located within the City of Melbourne.

The rectangularly shaped property is 125 feet wide and 330 feet long and totals .98 acres. It carries a Mixed-Use future land use designation. The mixture of residential, retail, offices, and limited light industrial is allowed. The maximum residential density is 20 dwelling units per acre. The maximum intensity is a .70 FAR. Density bonuses may be available.

The property fronts a thirty-acre pond/storm-water site owned by Brevard County which will provide wild-life and water-views to buildings to be constructed here. Ideal uses include a professional office development, a small residential apartment building or light industrial storage bays. The surrounding and nearby properties are commercial – industrial with retail shopping services along W. East Gallie, including a RaceTrac at the corner and a Wawa less than 1,000 feet to the east. The property provides easy access to Melbourne and the Atlantic Ocean to the east and new developments in the growing Space Coast area along I-95.

Please contact broker for additional property details.

\$450,000.

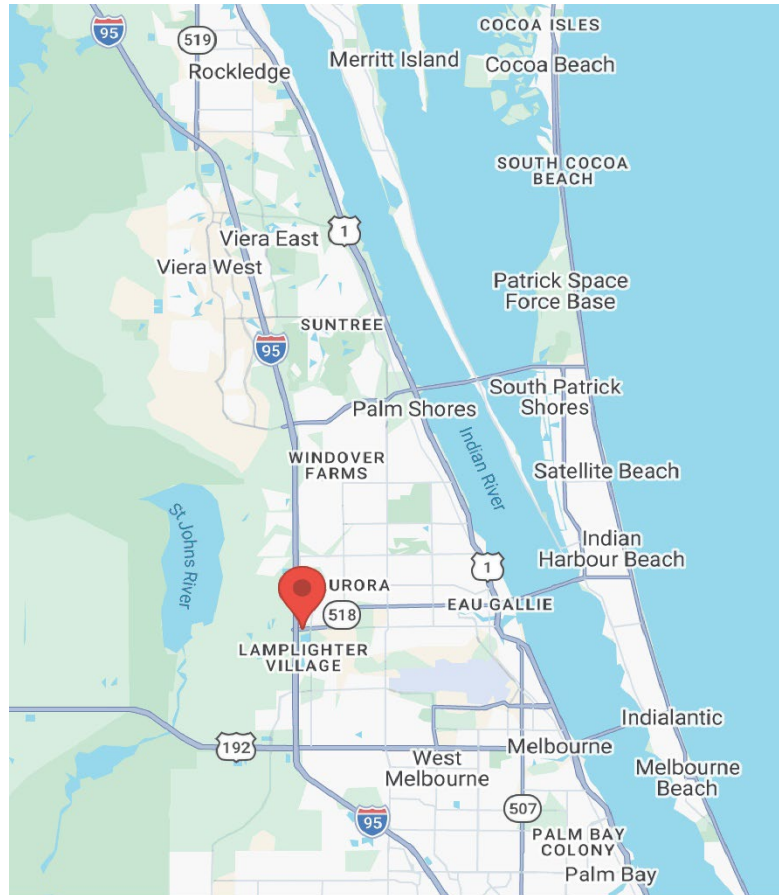
SE CORNER OF I-95 & W. EAU GALLIE BLVD

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MELBOURNE OFFICE- COMMERCIAL DEVELOPMENT OPPORTUNITY



The property is best used for an investor or owner-user seeking a location for a professional / medical office or an apartment building!

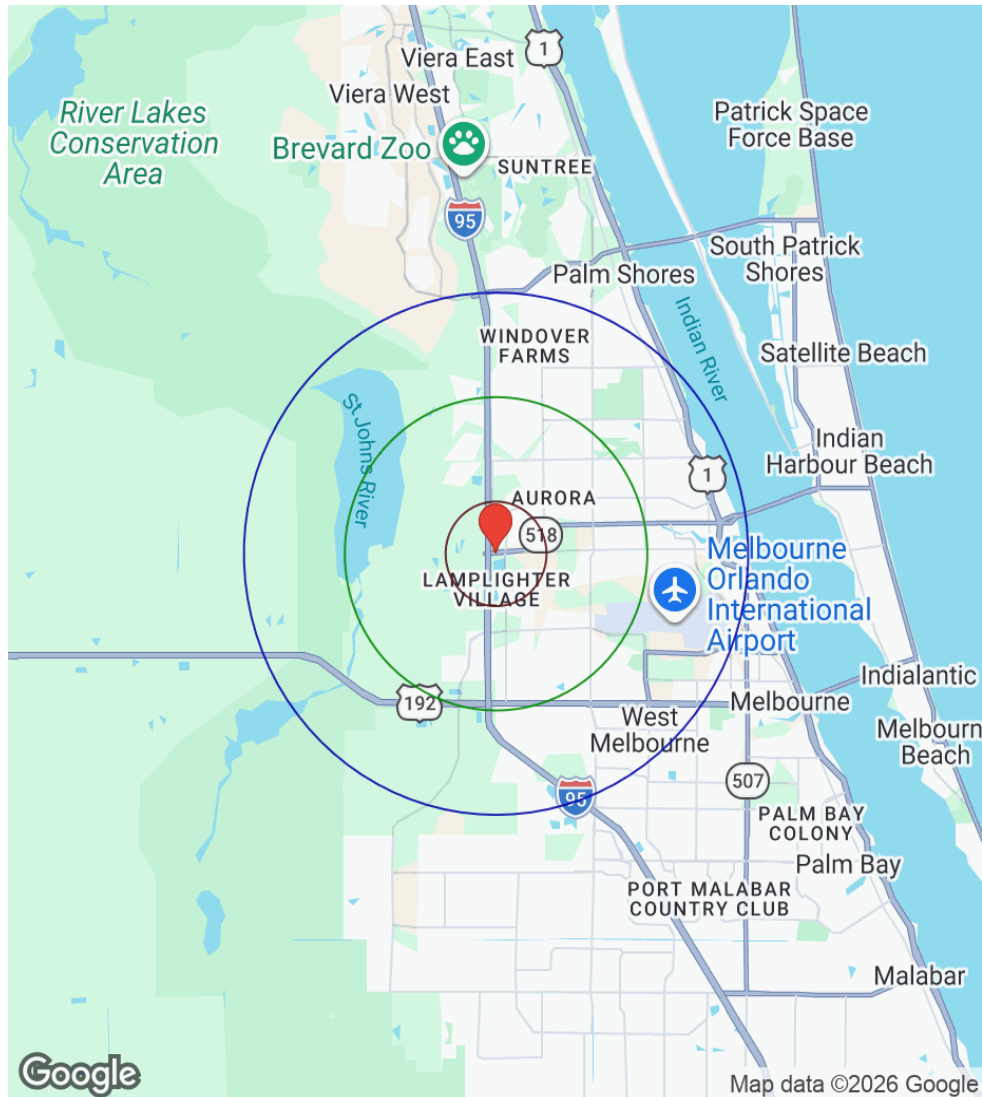
- FLU – Mixed Use Commercial
- .93 Vacant Acres
- Significant Development Nearby
- High-Growth Space Coast Area
- I-95 Expressway Nearby
- Easy Access
- 100% Uplands
- Utilities at Roadway
- Adjacent to Conservation



BUILDABLE SITE – MIXED-USE - COMMERCIAL - FLEX



MELBOURNE, FL AREA DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,907	15,159	43,581
Female	2,034	15,072	44,019
Total Population	3,941	30,231	87,599

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,712	21,917	63,115
Black	254	1,986	6,202
Am In/AK Nat	6	57	140
Hawaiian	N/A	12	35
Hispanic	674	4,187	11,922
Asian	164	1,149	3,662
Multiracial	121	865	2,383
Other	10	57	149

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,782	14,113	41,773
Occupied	1,623	12,800	37,525
Owner Occupied	1,330	8,702	25,143
Renter Occupied	293	4,098	12,382
Vacant	158	1,313	4,248

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	598	4,569	13,057
Ages 15 - 24	360	3,041	9,064
Ages 25 - 54	1,477	11,115	32,429
Ages 55 - 64	568	4,448	12,819
Ages 65+	939	7,058	20,231

Income	1 Mile	3 Miles	5 Miles
Median	\$85,572	\$83,940	\$82,365
Under \$15k	93	681	2,483
\$15k - \$25k	226	778	2,269
\$25k - \$35k	83	974	2,488
\$35k - \$50k	129	1,286	4,217
\$50k - \$75k	158	1,966	5,555
\$75k - \$100k	289	2,001	5,936
\$100k - \$150k	321	2,642	7,194
\$150k - \$200k	123	1,257	3,601
Over \$200k	201	1,216	3,779

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