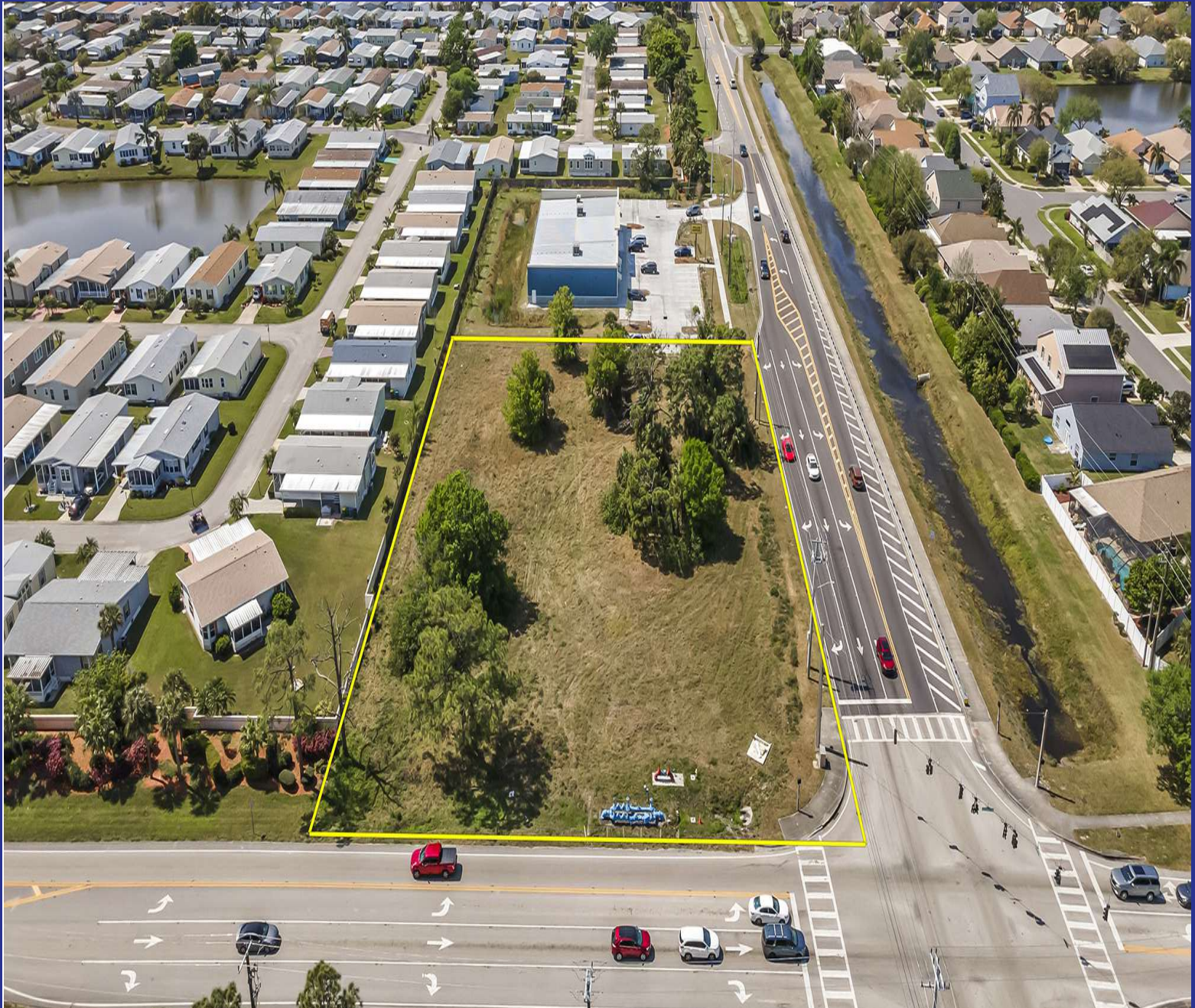


1.68+-Ac Commercial Development Parcel in the Heart of Hollywood and Eber Blvd's Growth Area Melbourne Brevard County FL.

FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

S/W CORNER EBER AND HOLLYWOOD BOULEVARD, MELBOURNE, BREVARD COUNTY, FL

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Contact:



Michael Dreyer, CCIM, ALC

321.773.1480

michael.e.dreyer@gmail.com

Dreyer & Associates
1924 South Patrick Drive
Indian Harbour Beach, FL 32937
www.dreyercommercial.com

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FOR SALE



OFFERING SUMMARY

Sale Price: \$1,100,000

Price / Acre: \$654,762

Lot Size: 1.68+- Acres

Zoning: BU1-A, Restricted
Neighborhood
Retail FLUM -
Neighborhood
Commercial

PROPERTY OVERVIEW "S/W CORNER OF EBER BLVD AND HOLLYWOOD BLVD"

Unlock the potential of a remarkable investment opportunity in the **S/W corner of Hollywood Boulevard and Eber Boulevard**. **Dollar General** adjacent of the West side of the property. This prime property is strategically located within a thriving **commercial and residential area**, offering an exceptional chance for developers and investors alike.

Positioned near the bustling **Melbourne Square Mall**, this site benefits from intense commercial development, including several anchored shopping centers and prominent national retailers. The surrounding neighborhood features a **variety of service shops, auto repair businesses, and light industrial properties**, ensuring a steady flow of foot traffic and economic activity. Additionally, the historic downtown district is just a stone's throw away, showcasing a vibrant mix of locally operated retail shops and restaurants.

With a strong presence of key institutions such as the **Melbourne Regional Medical Center** and the **Florida Institute of Technology**, this location is well-situated to capitalize on the region's growth. The **Melbourne International Airport**, a significant **economic driver**, adds to the area's appeal, supporting both passenger travel and air freight services.

This property is ideal for various development possibilities, whether you envision **commercial spaces, mixed-use facilities**. With **approximately 75%** of the surrounding area already developed and a high demand for new projects, now is the perfect time to invest in this dynamic market. Don't miss out on the chance to be part of Melbourne's bright future.

Water utilities are from the **City of Melbourne** and **sanitary sewer utilities** are from the **City of Palm Bay**.

Please click here for links

Water and Sewer Easement Agreement with Covenant and Restriction:

<https://drive.google.com/file/d/1s91MsqRzTYT1PvW8D9H6CdM3fGW2Qx1y/view?usp=sharing>

Drainage Easement Agreement:

<https://drive.google.com/file/d/1qRUqjMlvYTD6-l4hTSiZJk3d5qPxSCDg/view?usp=sharing>

Property Video: <https://vimeo.com/ccvideoproductions/review/1070499880/506ce9cd60>



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LOCATION DESCRIPTION

Market Area and Property Characteristics Summary

The defined market area is approximately 75% developed, with most improvements occurring over the last 30 years. The Space Coast region stands out for its high concentration of engineering professionals, boasting 48 engineers per 1,000 workers, which is the highest in Florida and ranks 16th nationally. This strong engineering presence has fueled a dynamic high-tech economy, leading to the creation of thousands of jobs, particularly in the aerospace and aviation sectors, with over 6,000 employees working at Melbourne Airport (MLB) as of 2015. Key landmarks in the neighborhood include the Melbourne Square Mall, HealthFirst, Holmes Regional Medical Center, and the Melbourne Municipal Golf Course, contributing to the area's vibrant commercial landscape.

Development primarily consists of commercial properties along major roadways, with industrial and residential uses situated on interior streets. The area features a mix of anchored and non-anchored shopping centers, medical offices, convenience stores, and restaurants, while the historic district of Downtown Melbourne offers small offices and retail shops. However, new development opportunities are constrained by the limited availability of vacant commercial sites, resulting in average to above-average land values driven by proximity to key amenities and employment centers. This dynamic environment presents a unique opportunity for investment and growth in a thriving community.

Surrounding Land Uses

The most intense commercial development in the area is concentrated along New Haven Avenue, particularly near the Melbourne Square Mall, which features several anchored shopping centers and prominent national retailers. Surrounding side streets to the south and east of the mall are home to a variety of service shops, auto repair businesses, and light industrial storage facilities. Additional light industrial development can be found in commercial subdivisions along Vicki Circle and Atlantis Road in the northwest part of the neighborhood. The historic downtown district along New Haven Avenue also offers a mix of locally operated retail shops and restaurants, enhancing the area's commercial vibrancy.

The subject property is situated in close proximity to significant local institutions that influence the area, including the Melbourne Regional Medical Center and Melbourne International Airport. Additionally, the Florida Institute of Technology (FIT), located to the east, serves as a major educational and economic driver with an undergraduate enrollment of approximately 5,600 students across its 130-acre campus. The presence of these institutions not only supports local businesses but also fosters development in the surrounding area, contributing to a dynamic and growing community.

Transportation and Traffic

Transportation in Brevard County is primarily facilitated by Interstate 95, which runs north-south and serves as the main limited access highway for the region. Palm Bay Road, a six-lane thoroughfare, extends from US One westward through Palm Bay to Minton Road, just west of its interchange with I-95. New Haven Avenue (U.S. 192) is a vital four-lane east-west artery connecting the Melbourne area to the Brevard beach communities to the east and Orlando to the west, with an impressive daily traffic count of approximately 40,850 vehicles, marking it as one of the busiest routes in south Brevard. Other significant routes include Dairy Road, which averages 25,170 vehicles daily, and Minton Road, which has been widened to four lanes and continues to experience increasing traffic volumes.

Additional roads such as Babcock Street and U.S. Highway 1 further enhance connectivity within the area. Babcock Street, a four-lane artery, links the neighborhood to Palm Bay and U.S. Highway One, which is a six-lane road connecting Melbourne with Rockledge/Cocoa to the north and Palm Bay to the south. U.S. 1 sees substantial traffic, with an average of 38,860 vehicles per day between Strawbridge Avenue and Hibiscus Boulevard, while the segment between Strawbridge and New Haven experiences around 27,810 vehicles daily. These well-traveled routes not only support commuter traffic but also facilitate access to residential developments and commercial areas, contributing to the overall connectivity and accessibility of the region.

Surrounding Residential Home Trends

The surrounding residential area primarily features single-family homes built over twenty-five years ago, characterized as small to mid-size and generally in fair to average condition. Currently, there is no new residential development underway, although a nearby parcel of land is on the market with potential for significant residential development, previously proposed by Southern Homes. Additionally, the multi-family housing landscape includes a mix of scattered apartment and condominium developments, particularly along University Boulevard, where small to medium-scale apartment complexes cater to students from the Florida Institute of Technology (FIT). These student-oriented apartments tend to experience fluctuating occupancy levels in accordance with the academic calendar.



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EBER BOULEVARD AND HOLLYWOOD BOULEVARD, MELBOURNE, BREVARD COUNTY, FL 32904, SouthWest Melbourne, FL 32904

FOR SALE



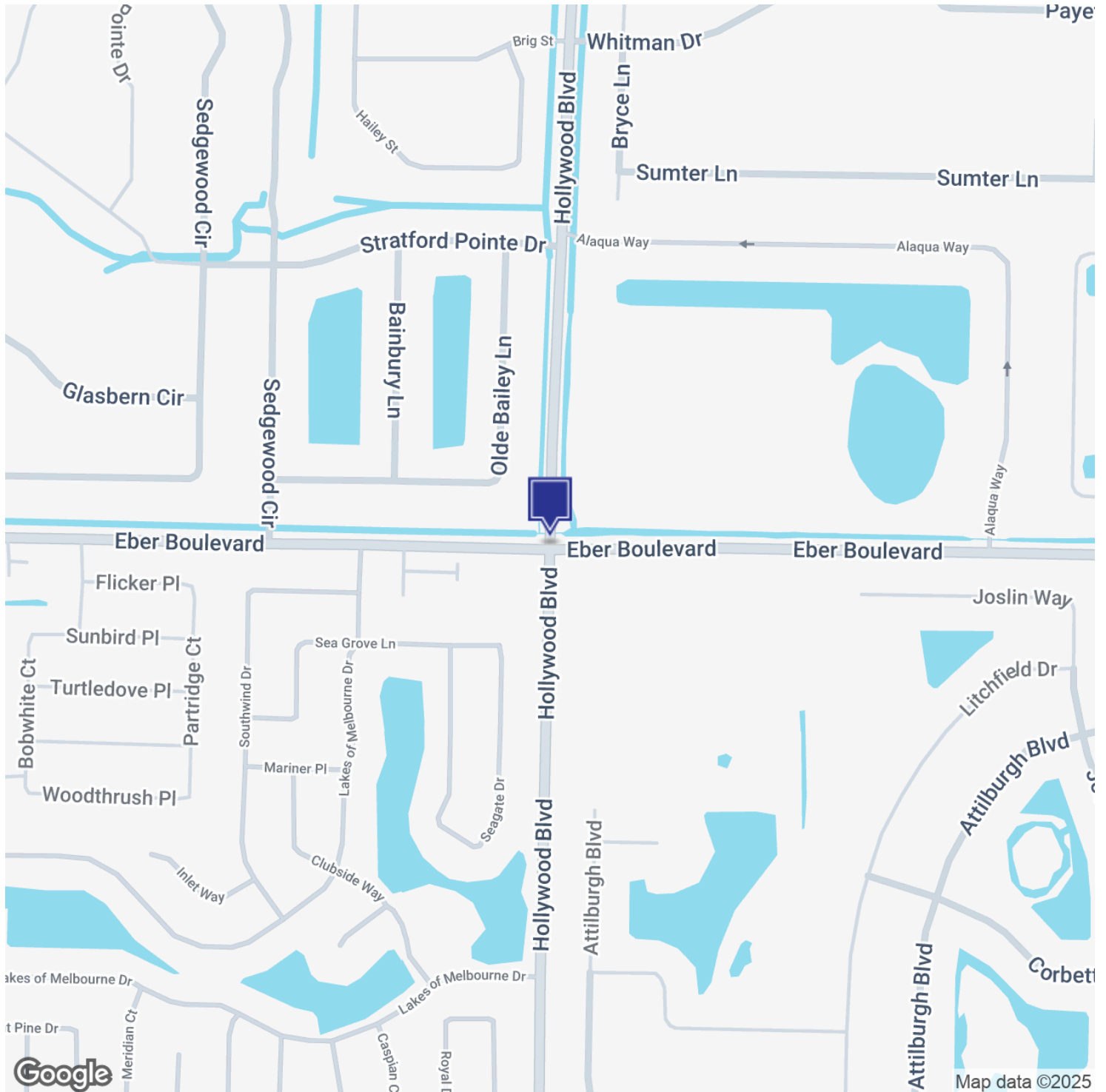
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Information Herein from Sources Deemed Reliable but Not Warranted

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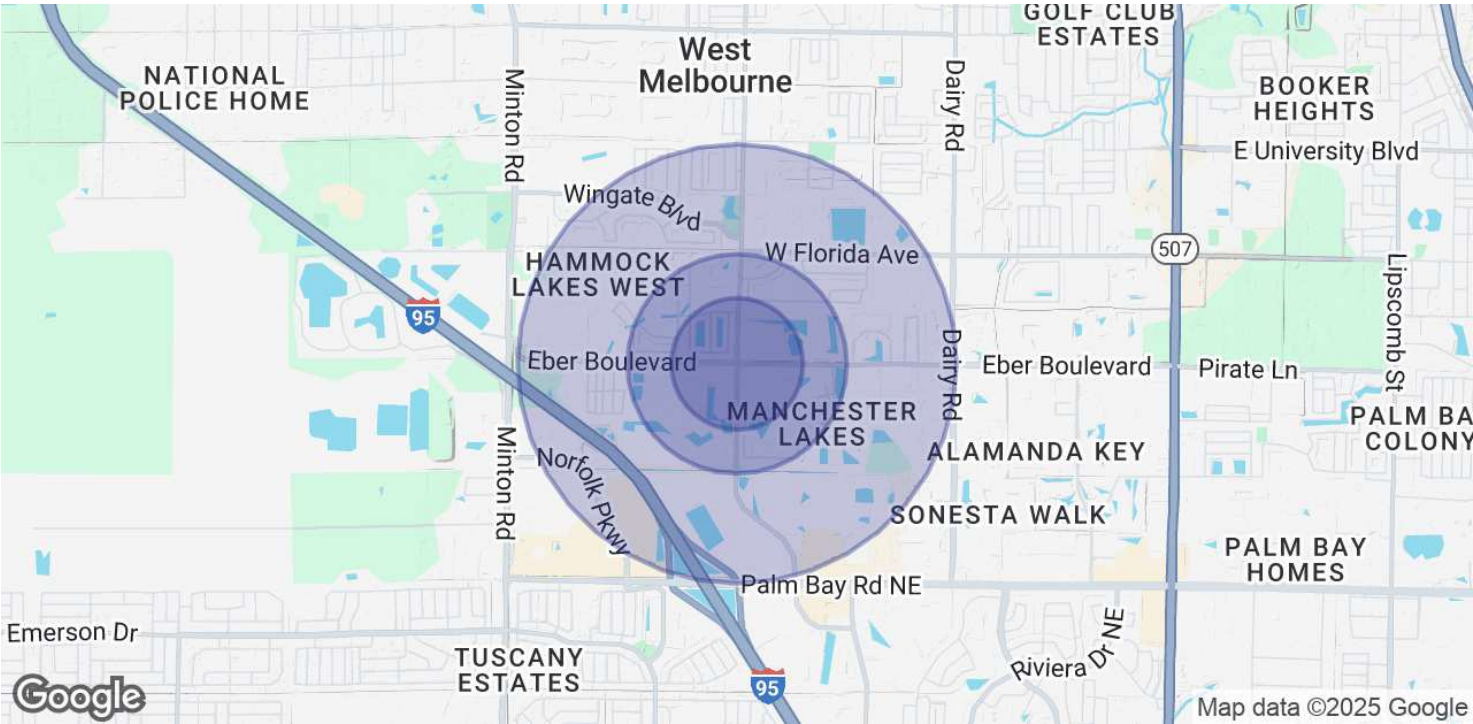
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,092	3,806	10,213
Average Age	42	43	45
Average Age (Male)	41	42	43
Average Age (Female)	43	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	1,583	4,303
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$96,295	\$96,404	\$97,752
Average House Value	\$338,140	\$332,864	\$323,058

Demographics data derived from AlphaMap



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Community Profile

4000 Hollywood Blvd, Melbourne, Florida, 32904
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 28.04564
Longitude: -80.65858

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	4,608	60,813	139,136
2020 Total Population	6,996	72,469	161,204
2020 Group Quarters	27	2,391	4,238
2023 Total Population	8,696	76,451	169,388
2023 Group Quarters	27	2,389	4,243
2028 Total Population	8,551	77,322	172,698
2023-2028 Annual Rate	-0.34%	0.23%	0.39%
2023 Total Daytime Population	6,975	75,890	180,290
Workers	2,549	34,954	87,539
Residents	4,426	40,936	92,751
Household Summary			
2010 Households	2,045	26,040	57,497
2010 Average Household Size	2.25	2.27	2.37
2020 Total Households	3,035	30,513	65,531
2020 Average Household Size	2.30	2.30	2.40
2023 Households	3,796	32,511	69,446
2023 Average Household Size	2.28	2.28	2.38
2028 Households	3,752	33,276	71,696
2028 Average Household Size	2.27	2.25	2.35
2023-2028 Annual Rate	-0.23%	0.47%	0.64%
2010 Families	1,282	15,753	36,326
2010 Average Family Size	2.80	2.83	2.91
2023 Families	2,149	19,185	42,998
2023 Average Family Size	2.92	2.88	2.95
2028 Families	2,110	19,560	44,195
2028 Average Family Size	2.91	2.85	2.92
2023-2028 Annual Rate	-0.37%	0.39%	0.55%
Housing Unit Summary			
2000 Housing Units	1,040	23,000	52,830
Owner Occupied Housing Units	81.0%	59.5%	64.5%
Renter Occupied Housing Units	8.1%	31.7%	26.1%
Vacant Housing Units	11.0%	8.8%	9.4%
2010 Housing Units	2,604	30,177	66,266
Owner Occupied Housing Units	59.6%	56.9%	60.1%
Renter Occupied Housing Units	19.0%	29.4%	26.6%
Vacant Housing Units	21.5%	13.7%	13.2%
2020 Housing Units	3,523	33,735	71,783
Owner Occupied Housing Units	62.4%	57.7%	62.1%
Renter Occupied Housing Units	23.7%	32.8%	29.2%
Vacant Housing Units	14.1%	9.5%	8.7%
2023 Housing Units	4,313	35,755	75,708
Owner Occupied Housing Units	61.9%	59.6%	64.1%
Renter Occupied Housing Units	26.1%	31.3%	27.6%
Vacant Housing Units	12.0%	9.1%	8.3%
2028 Housing Units	4,316	36,415	77,528
Owner Occupied Housing Units	62.3%	59.7%	64.4%
Renter Occupied Housing Units	24.7%	31.7%	28.1%
Vacant Housing Units	13.1%	8.6%	7.5%



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