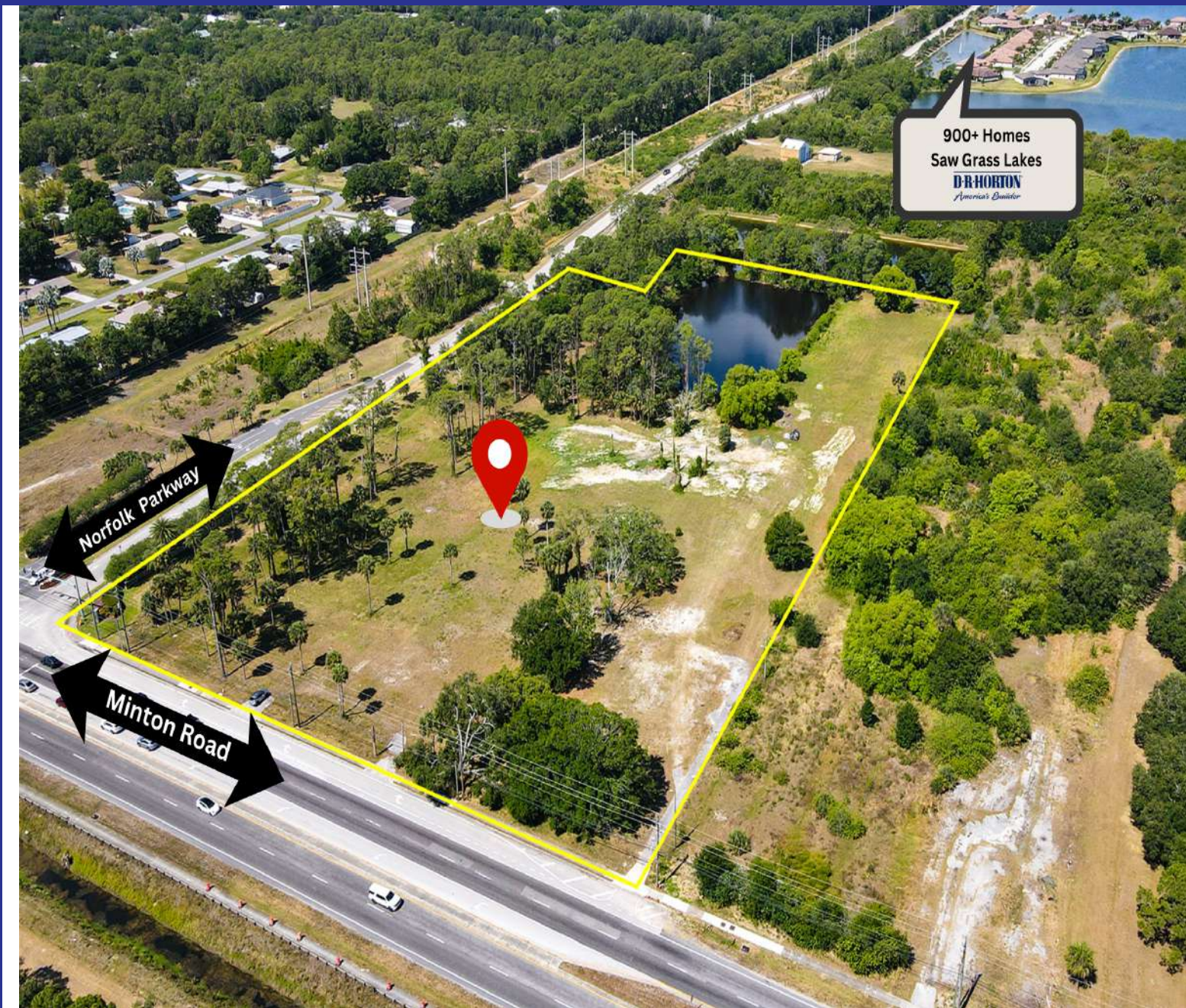


9.65+- Acres Commercial Acres in Major Growth Area - Minton Road West Melbourne FL

FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

3780 Minton Rd, Melbourne, FL 32904

9.65+- ACRES COMMERCIAL ACRES IN MAJOR GROWTH AREA-MINTON ROAD WEST MELBOURNE FL.



Contact:



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3780 Minton Rd, Melbourne, FL 32904

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OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	9.65 Acres (Survey Available)
Note:	Property includes a 1.74+- Onsite retention pond 447.92+- Feet on Minton Road 782+- Feet on Norfolk Parkway (No Access)
Zoning:	C-1 Low Density Commercial City of West Melbourne
Utilities:	Water and Sewer

PROPERTY OVERVIEW

The Property has easy access to Interstate I-95 and New Haven Avenue (I-92) and also has easy access to the beautiful beaches of Brevard County. The Melbourne Orlando International Airport is approximately 5 miles from the property and the Orlando International Airport is approximately one hour away. The Shoppes of Minton and Hammock Landings retail centers are approximately 1.5 miles South of the property. These exclusive retail centers are occupied by such major national tenants as Publix Super Markets, Dollar Tree, Wall Greens, Target, Ross Dress for Less, Bealls Outlet, Hobby Lobby, Kohl's, Pet Supermarket and Academy Sports to name a few.

Parcel IDs
 *28-36-13-00-755-Account # 2802673-6.69+- Acres
 *28-36-13-00-775-Account # 2862110-3.00+- Acres

Traffic Counts: Minton Road AADT: 34,650
 Norfolk Pkwy AADT: 14,964
 I-95 AADT: 84,450

The property is located at the N/W corner of Minton and Norfolk Parkway Brevard County FL. The Norfolk Parkway is in the planning stages to be connected to the Heritage Parkway in the future. The site is surrounded by major residential and commercial developments:

Residential Development:

Several thousands ew homes and apartment are under construction and completed 2 mile radius of the property. to name a few: Saw Grass Lakes' 900+ subdivision by DR Horton. Accent At Hammock Landings, a 300 unit Class "A" Apartment Complex. Epoch Residential, a 288+ unit Class "A" Apartment complex.

Commercial Development:

The Shoppes of Minton and Hammock Landings retail centers are approximately 1.5 miles south of the property. These exclusive retail center are occupied by such major national tenants as Publix Supermarkets, Dollar Tree, Walgreens, Target, Ross Dress for Less, Bealls Outlet, Hobby Lobby, Kohl's, Pet Supermarket and Academy Sports to name a few. The property has easy access to the interstate I-95 and New Haven Avenue known as highway I-92. The property has easy access to the beautiful beaches of Brevard County The Melbourne Orlando International Airport is approximately 5 miles from the property and the Orlando International Airport is approximately 1 hour away.

Property Video :

<https://vimeo.com/ccvideoproductions/review/948504314/f24d81ed31>

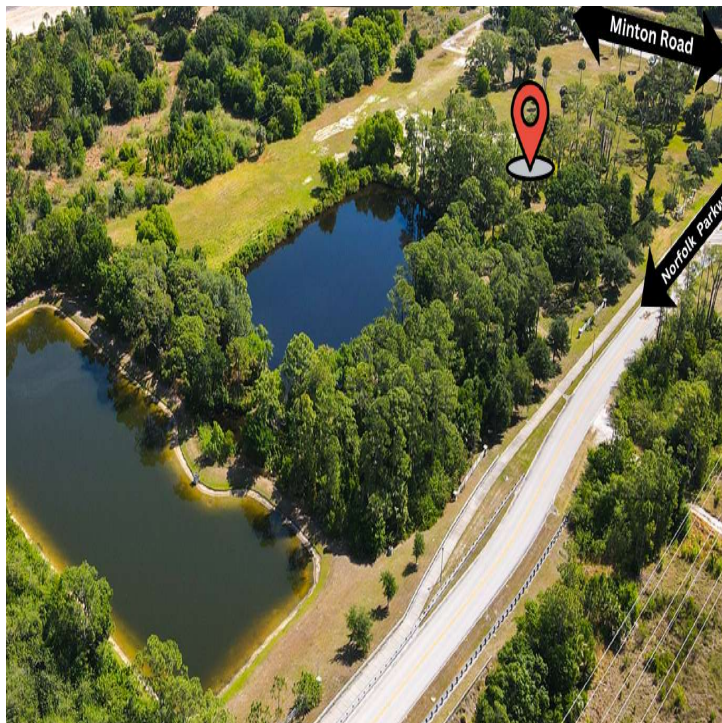


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PROPERTY DESCRIPTION

3780 Minton road West Melbourne Florida

9.65+- Acres at the N/W Corner of Minton Road and Norfolk Parkway with 447+- Feet on Minton Road and 782+- Feet on Norfolk Parkway Lot.. Note: Property has access "only" from Minton road.

Parcel ID's

- *28-36-13-00-755-Account # 2802673-6.69+-Acres
- *28-36-13-00-775-Account # 2862110-3.00+- Acres

Brevard County Tax Records

- *Property Includes a 1.75+- Onsite Retention pond
- *Zoning: C-1 Low Density Commercial City of West Melbourne

*In the C-1 low density commercial zoning district is intended to apply to an area adjacent to major arterial streets and convenient to major residential areas. the Types of uses permitted are intended to serve the consumer needs of nearby residential neighborhood as well as the commercial needs of the motorist. Lot sizes and other restrictions are intended to reduced conflicts with adjacent residential uses and to minimize the interruptions of traffic along thoroughfares

Principal uses and structures

In the C-1 low density commercial district, the following uses and structures are permitted for any use or group of uses that is developed on a site 3 acres or less:

- *Retail stores, sales and display room, except automotive and similar uses, including places in which goods are produced and sold at retail upon the premises.
- *Personal service establishments such as beauty shops and barbershops, laundry and dry cleaning pickup stations, tailor shops and similar uses.
- *Professional offices, studios, clinics, laboratories, general offices business schools and similar uses.
- *Hotels, motels and guest cottages. Eating and drinking establishments.
- *Vocational and trade schools not involving operations of an industrial nature.
- *Banks and financial institutions.
- *Public and private parking lots and garages.
- *Telephone switching stations, electrical substations, and similar operational equipment used by public utilities.



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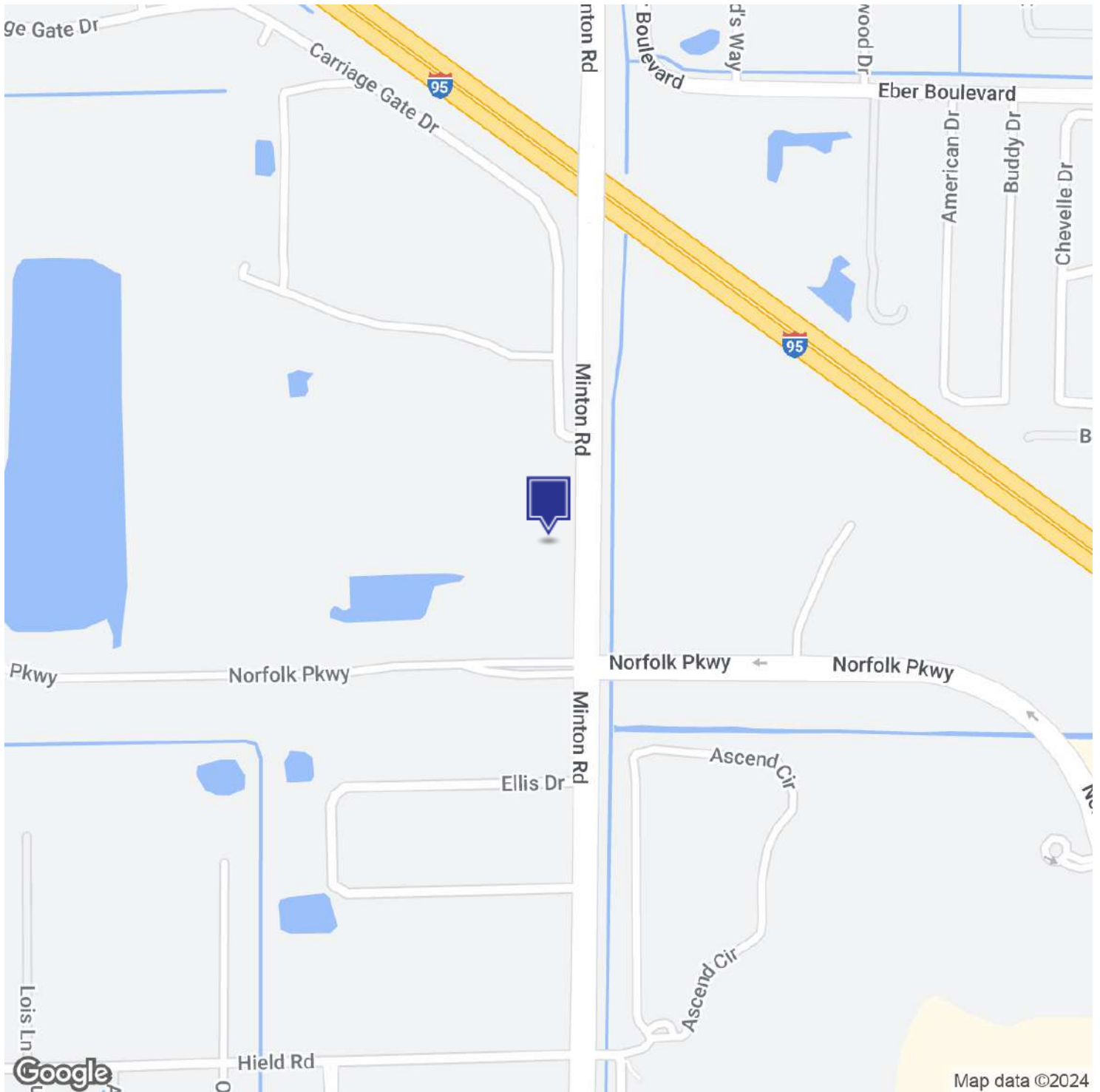


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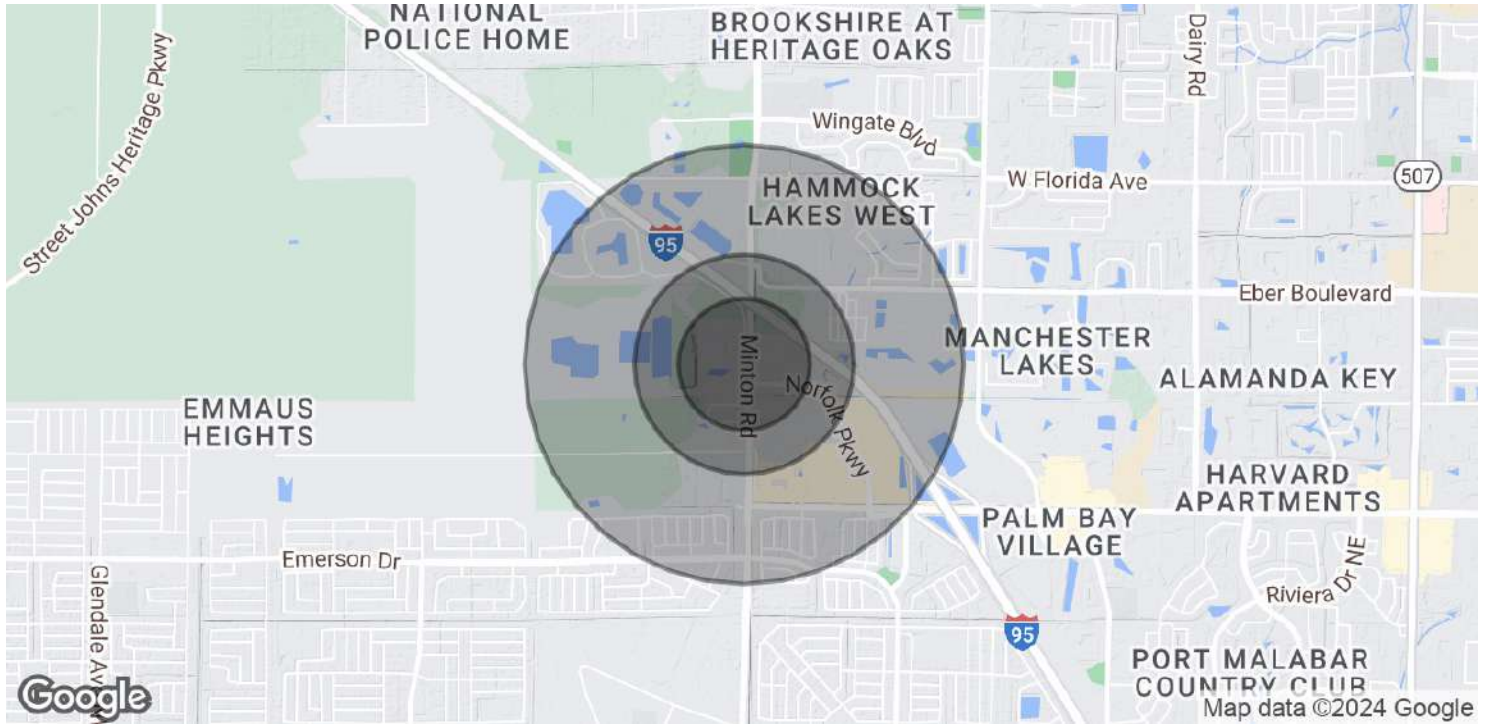


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	384	1,370	6,481
Average Age	43	47	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	157	586	2,631
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$89,397	\$90,033	\$92,649
Average House Value	\$353,858	\$334,580	\$342,987

Demographics data derived from AlphaMap

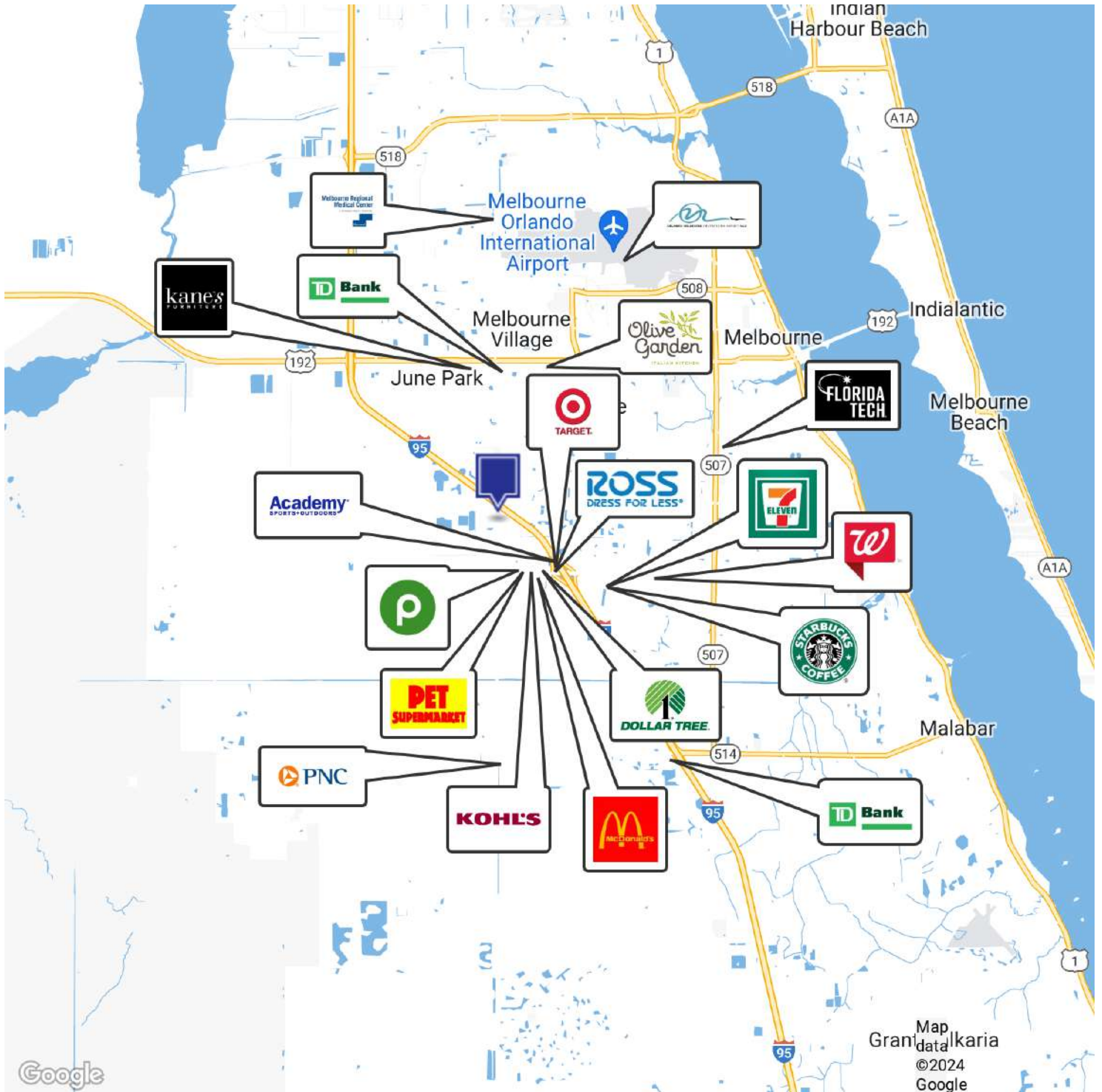


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