

Prime Industrial Development Property-Space Coast Brevard County-West Melbourne Florida

FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

825 S John Rodes Blvd, West Melbourne, FL 32904

Prime Industrial Development Property-Space Coast Brevard County-West Melbourne Florida.



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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OFFERING SUMMARY

Sale Price: \$4,055,000

Price / Acre: \$216,266

Lot Size: 18.76 Acres

Zoning: M-1

PROPERTY DESCRIPTION

Lot Size: 18.76+- (Brevard County Tax Collectors Office). 631+- on John Rodes Blvd, 1,287+- North Boundary, 624+- East Boundary, 1,288+- South Boundary.

Zoning: M-1 Light Industrial City of West Melbourne. The M-1 light industrial and warehousing district is intended to apply to an area located in close proximity to transportation facilities and which can serve manufacturing, warehousing, distribution, wholesaling and other industrial functions of the city and the region. Restrictions in this division are intended to minimize adverse influences of the industrial activities on nearby nonindustrial areas.

Utilities: Water-8" Water Main at the S/E corner of John Rodes and Ellis Road. Sewer: Gravity Sewer on John Rodes Blvd at the corner of Fortune Place Industrial Park adjacent on the South Boundary of the property.

Please click the Youtube link to view the property: <https://tinyurl.com/2a686unm>



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PROPERTY OVERVIEW

18.76+- Gross Acres at 825 South John Rodes Blvd West Melbourne Florida 500+- FT South of the corner of John Rodes Blvd and Ellis Road. Property on the East Side of the road

The Subject property is zoned M-1 light Industrial in the City of West Melbourne

The property has great highway exposure with 631+FT of frontage on John Rodes Blvd which is a two lane asphalt paved road

The site contains approximately 7.2 acres of wetlands, which can be permitted for development at an estimated mitigation cost of \$150,000 per acre of wetland impact.

There appear to be no adverse easement or encroachments on the the property.

There is currently a Lamar Bill Board-Lease on the property payable at \$3,000 annually. The lease renews annually on July 1 to June 30th and was just renewed. The renewal period concludes 6-30-2024. Termination notice is 60 days prior to to the conclusion of the term.



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LOCATION DESCRIPTION

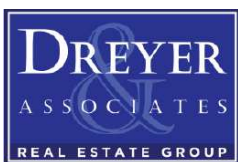
The neighborhood surrounding the subject property is approximately six square miles in the City of West Melbourne. It extends two miles East to West, and three miles North to South. The North boundary is Sarno Road and the South Boundary is US 192. The East boundary is Evans Road and the West boundary is I-95. The neighborhood features a variety of land uses. However, most fall within a broad range of commercial and light-industrial classifications.

The North boundary, Sarno Road, is a connector road between Wickham Road and I-95 to the West, with US 1 to the East. The South boundary is US 192, which is a major East to West artery connecting US 1 and the beaches to the East, with I-95 and the central Florida City of Kissimmee-Orlando to the West. John Rodes Boulevard connects US 192 with Aurora Road to the North. Ellis Road is slated for widening from two to four lanes in the near future with a new interchange recently completed less than 1/4 mile Northwest with I-95 which is signalized.

Residential sectors of the neighborhood are comprised of nice dwellings located East and West of Wickham Road and East of John Rodes Boulevard.

Commercial development is clustered along the main thoroughfares of Wickham Road, Ellis Road, US 192 and Sarno Road. Properties include retail businesses, professional offices, restaurants, gas stations, strip centers, warehouses and convenience stores.

Occupancy levels appear to be in the 90% range and the area is approximately 75% built up. Neighborhood residents appear to be the primary clientele for the majority of the commercial enterprises. The main retail areas serving South Brevard are located in along US 192 and US1. The areas North and South of Ellis Road in the vicinity of the subject are developed with light-industrial of good good quality ranging in age from 25-years old to new. The area has several large - scale industrial parks which are becoming almost 100% built out. These parks saw rapid development in the 1980's with a slow-down in the early 90's then rapid development until 2008 ending at the beginning of the national recession. However, the area is now seeing new industrial development within rising rents and values; making the property and excellent investment opportunity.



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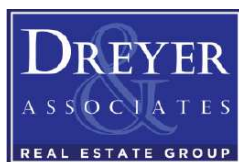
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COMMISSION ARRANGEMENT

There is no cooperating Broker Fee being offered and any Buyer Broker will need to be compensated by the Buyer. Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating to the property and the purchase. The property is being sold on an "AS IS, WHERE IS" basis. Your complete inspection of the property is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors during an agreed upon inspection period. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

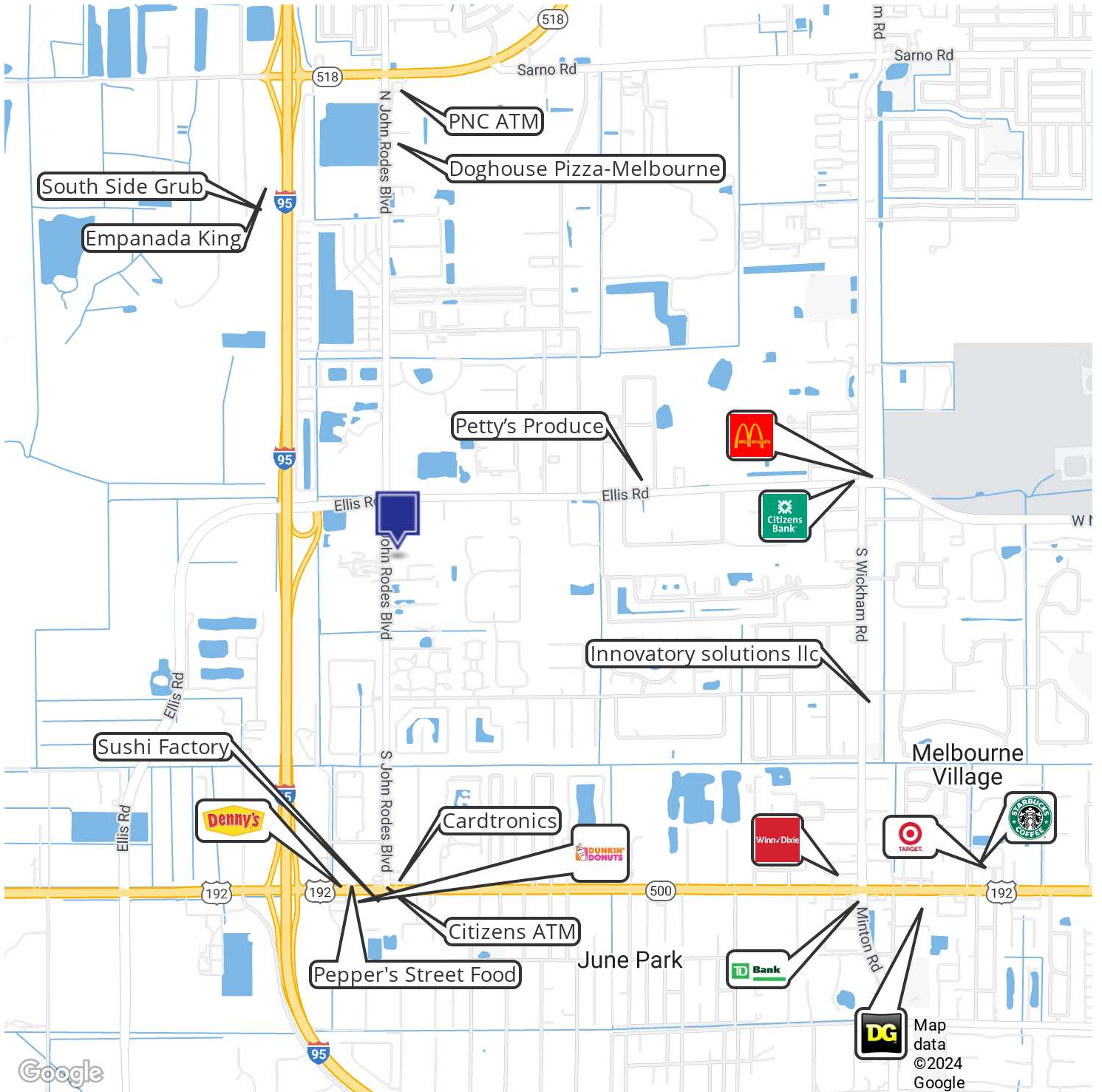


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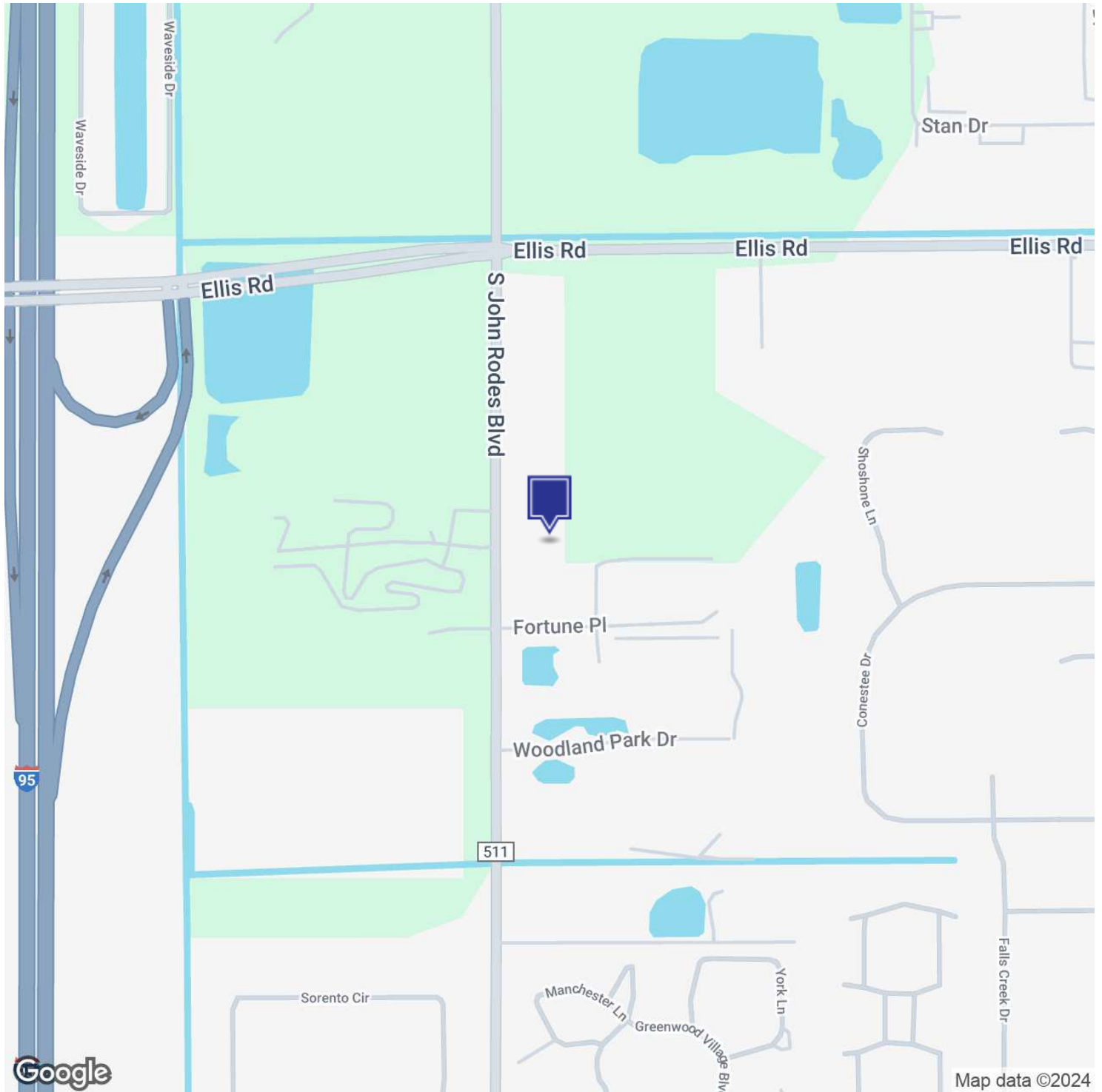


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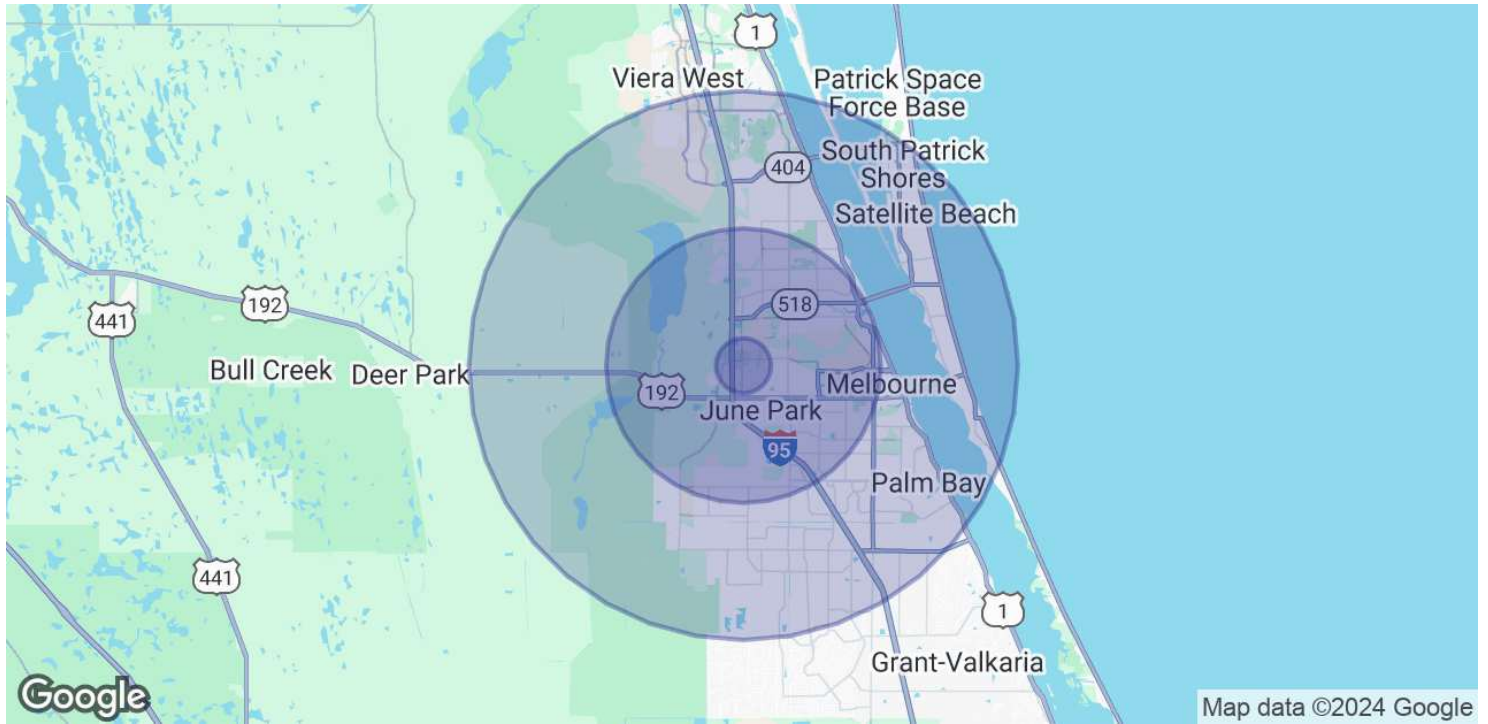


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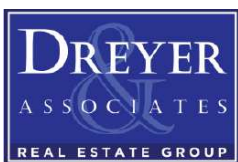
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,355	91,601	284,471
Average Age	47.5	42.6	45.1
Average Age (Male)	47.9	39.9	43.0
Average Age (Female)	47.1	44.9	46.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,884	38,779	124,932
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$71,244	\$65,213	\$71,005
Average House Value	\$199,123	\$196,339	\$228,677

2020 American Community Survey (ACS)



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