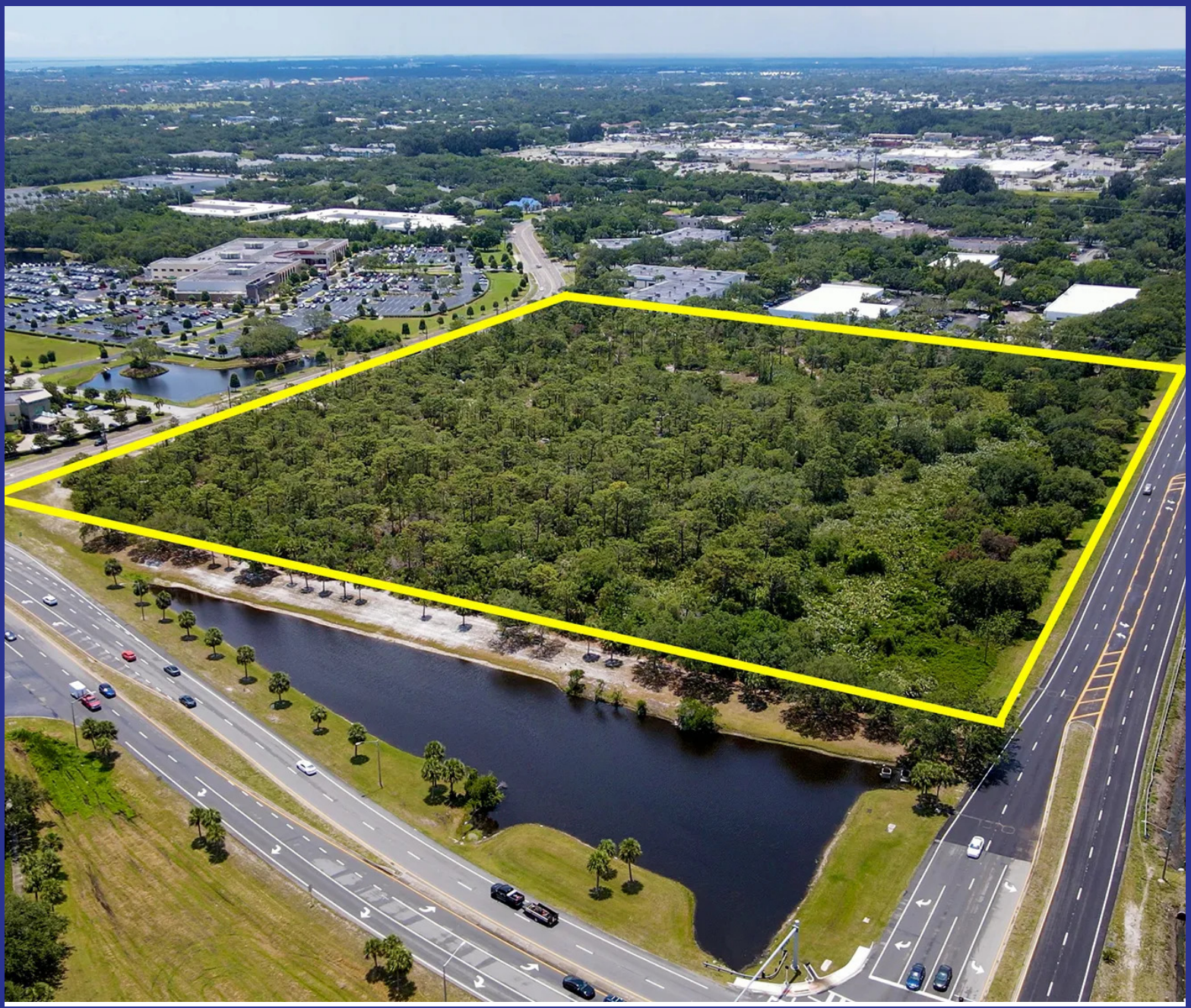
22.54±AC Development Site | Adjacent to Melbourne Orlando Int'l Airport

Industrial / Retail / Office / Hotel / Motel / Possible Multi-Family



Dreyer & Associates Real Estate Group - Commercial Division

1150 Gateway Drive , Melbourne, FL 32935

22.54±AC Development Site | Adjacent to Melbourne Orlando Int'l Airport | Retail/Office/Hotel/Motel/Possible Multi-Family

Contact:

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Indian Harbour Beach, FL 32937

1150 Gateway Drive , Melbourne, FL 32935

FOR SALE

OFFERING SUMMARY

Sale Price:	$21,000,000.00
Price / Acre:	$931,677
Lot Size:	22.54+-Acres
Zoning:	M1 Industrial City of Melbourne
Utilities	Water and Sewer Available

PROPERTY OVERVIEW

This 22.54-acre, vacant, rectangle-shaped parcel is nestled in the heart of the Melbourne Executive District. Zoned M-1 Commercial, possible uses include (but are not limited to): Office/Hotel/Motel/Restaurant/Retail/Convention Center/Bank possible multi-family (Kindly see the link for City of Melbourne Ordinance - **https://drive.google.com/file/d/1f2npfRRPMDSz2cehkIts3B216FO-lA62/view**)
Flanked by large engineering and corporate firms, traffic counts in this area are as follows:
Nasa Boulevard - 25,420 (high) - 15,010 (low)
Evans Road - 16,510
Gateway Drive - 3,550
The Northrup Grumman campus is directly across Nasa Blvd and is expanding to add 1900 new jobs which will bring their total employee population to 4000 individuals. Harris, Embraer, Health First, and Rockwell Collins are four of the largest employers in Brevard County and each is a mile or less from this site in addition to the previously mentioned GE Corporation and Northrup Grumman. NASA Boulevard located north of the site runs west and ties directly into Ellis Road with a signalized intersection at Wickham Road. This is one of the busiest intersections in Brevard County. Ellis Road will be a four-lane thoroughfare in the next few years and have a full new interchange at I-95. The interchange is fully funded. Virtually all Airport traffic would then likely run pasts the subject property en route.
Parcel IDs: 27-37-32-00-536 & 27-37-32-00-505

Tax ID#s Acreage: **2729402** - 12.00 Acres ; **2747958** - 10.54 Acres

The property is located within Melbourne Orlando International Airport Height Restriction Zone but is not within the airports flight pattern. However, concerning any future development of the property it will be necessary to work with the Federal Aviation Administration and complete a "Part 77 Flight Study". Please contact Marisol Elliott:
Marisol. Elliott
Community Planner
Federal Aviation Administration
407-407-451-9054 Work
Marisol.elliott@faa.gov

M1 Zoning Link: https://shorturl.at/bGcu4

Video link to view the property: https://shorturl.at/Vp63f

NASA AND GATEWAY SURVEY: https://shorturl.at/Dalh1

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PROPERTY DESCRIPTION

Subject Property is comprised of two adjacent rectangular-shaped parcels totaling 22.54±Acres with frontage to Nasa BLVD and exposed to a combined traffic count of 53,200± vehicles per day. The Subject is located in the heart of Melbourne's Executive District and adjacent to the Orlando-Melbourne International Airport. The subject faces Northrop Grumman's regional corporate campus to its north and Health First's 198,654±SF Urgent Care facility to its east.The parcels are zoned M-1 commercial, which possible uses include but are not limited to office/hotel/ retail/ restaurant/convention center & banking to include possible multi-family. The subject is also located within an opportunity zone, which can provide investors with significant tax incentives for development. The Property is situated on the southeast corner of Nasa Boulevard to the north and bordered by Evans Road to the west and Gateway Drive to its' east.Alongside Northrop Grumman, the Property is also located within one mile of four of the largest employers in Brevard County: Harris Corporation, Embraer, Health First & Rockwell Collins.

PROPERTY HIGHLIGHTS

- Only Adjacent Property to Orlando-Melbourne International Airport (MLB)
- $61M Terminal Expansion Before TUI Brings UK Tourists, Allegiant: Direct Flights Announced to Nashville, Pittsburgh
- Strategically Located in Melbourne Executive District & Surrounded by Corporations such as Northrop Grumman, Embraer, Harris Corporation & Health First
- M-1 Commercial Zoning allows for possible uses such as Office / Hotel/ Retail/ Restaurant/ Convention Center & Banking. Note: The City of Melbourne will consider allowing the current zoning to be changed to multi-family. See link to ordinance number 2022-01
- **https://drive.google.com/file/d/1f2npfRRPMDSz2cehkIts3B216FO-lA62/view**
- Hard Signalized Corner & Above AHHI | $66,150± Within One-Mile
- Melbourne Ranked #2 in US by Milken Institute | Best-Performing Cities 2021
- Located Within a Designated Federal Opportunity Zone
- Northrop Grumman to expand Melbourne campus as B-21 Raider production begins in California. More than 5,000 employees work on an array of high-tech programs, including the B-21 Raider, at Northrop Grumman's campus at the Melbourne airport.

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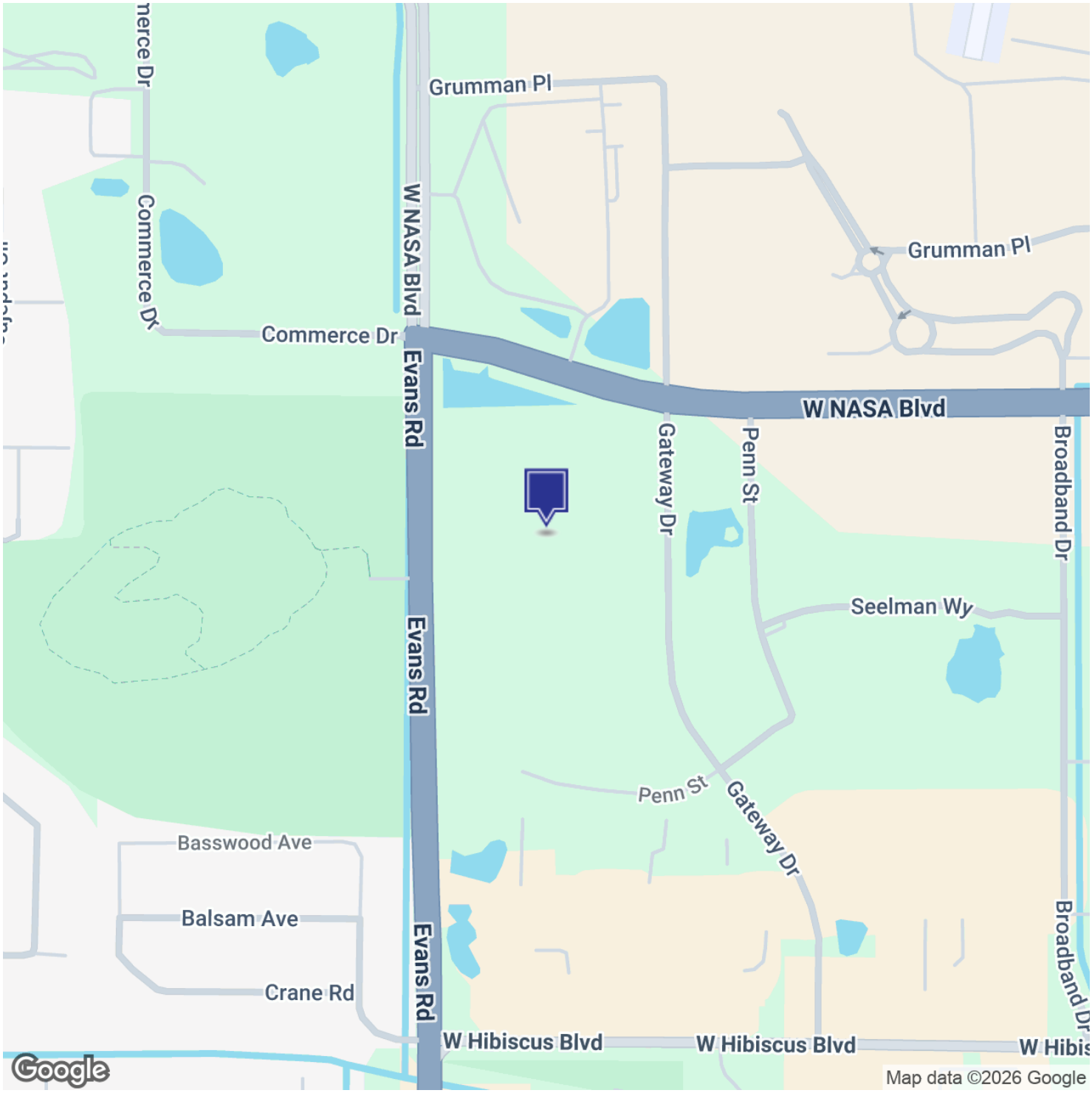

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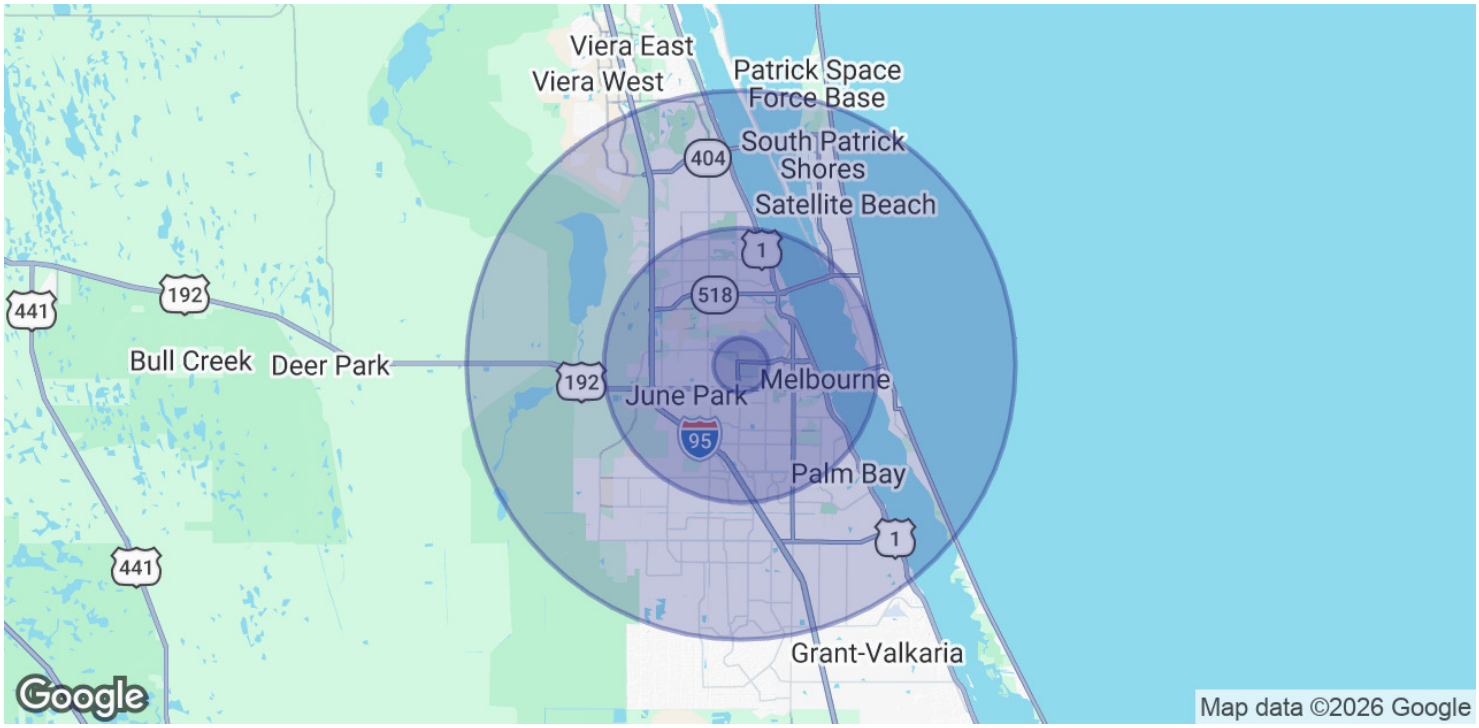

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,396	127,211	285,269
Average age	47.9	43.9	43.7
Average age (Male)	45.2	41.3	41.9
Average age (Female)	49.4	46.1	45.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,403	54,396	115,805
# of persons per HH	2.4	2.3	2.5
Average HH income	$52,694	$56,217	$65,185
Average house value	$197,950	$178,455	$233,272

** Demographic data derived from 2020 ACS - US Census*

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ADVISOR BIO

NON DISCLOSURE AGREEMENT

The information has been obtained from sources believed reliable, While we do not doubt its accuracy, it is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates uses are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to charge without notice. Dreyer & Associates assumes no responsibility for any errors, omissions or changes

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