

PAD READY PRIME COMMERCIAL CORNER

West Melbourne, FL 32904



Dreyer & Associates Real Estate Group - Commercial Division

Minton & Heritage Oaks NEC 6.21 Acres , West Melbourne, FL 32904

PAD READY PRIME COMMERCIAL CORNER



Contact:



Michael Dreyer, CCIM, ALC

321.773.1480

michael.e.dreyer@gmail.com

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1924 South Patrick Drive
Indian Harbour Beach, FL 32937

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FOR SALE



OFFERING SUMMARY

Sale Price: \$3,000,000

Price / Acre: \$483,092

Lot Size: 6.21 +/- Acres

Zoning: C-P Commercial
Parkway

Traffic Count: 33,100

PROPERTY HIGHLIGHTS

- This prime commercial corner is "pad ready" with a total of 6.21 +/- vacant land acres .
- The parcel is on a with 325' +/- of Minton Rd frontage and 740' +/- Heritage Oaks Blvd frontage.
- The traffic count on this bustling stretch of Minton Road reflects 33,100 cars passing daily.
- PID#: 2837 07 00 00253.0 0000.00
- Tax ID: 2858404 / RE Tax: \$8,379.15
- CLICK BELOW FOR VIDEO LINK:
- <https://www.youtube.com/watch?v=c006FmfAkPQ>
- **Florida's Space Coast-One Small Step for your Giant Leap in to our Market**
- Kindly visit this link - <https://spacecoastedc.org/>

LOCATION OVERVIEW

The subject property is located in West Melbourne, Brevard County, Florida on the NE corner of Minton Road and Heritage Oaks Boulevard, next to the West Melbourne Post Office. Minton Road is a major North/South artery that runs from US Highway 192 South to Southeast Palm Bay and North of US 192 flows into Wickham Road, a high traffic corridor that travels to the high growth golf communities of Suntree/Viera to intersect with Interstate 95. The site is a half mile south of US Highway 192 (New Haven Avenue), a major East/West artery and prime commercial corridor and Causeway access to the Ocean to the East and Interstate 95 Interchange to the West as well as an alternate route to Orlando/Kissimmee/ Disney.



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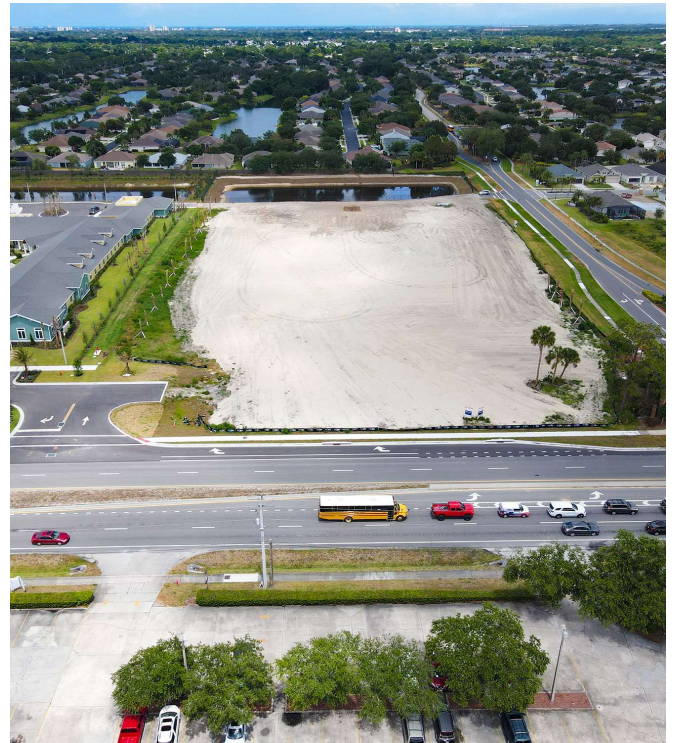
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PROPERTY HIGHLIGHTS

- Your Life Memory Care is a new state-of-the-art memory care facility with 100 + beds. This facility is adjacent to the parcel at the Minton Road and Henry Avenue signalized intersection.
- Stormwater treatment is provided on-site
- Prime corner for commercial development 6.21 +/- acres with 325" +/- Minton Road frontage and 740" +/- Heritage Oaks Blvd frontage.
- No mitigation is required.
- City of West Melbourne utilities, water, and sewer are stubbed to the site.
- Water and gravity sewer are both extended across the site and the perimeter trees are preserved
- 2 driveways are stubbed to the property; Minton Road and Heritage Oaks Blvd
- West Melbourne Zoning: C-P Commercial Parkway
- Land Use: Commercial /Retail / Office / Automotive / Hotel /Restaurant / Nightclubs .
- Explosive residential growth in the immediate area. Brookshire at Heritage Oaks is a 49 lot single family subdivision located at the Southeast corner of Minton and Heritage Oaks. South of the property, is the newly developed Saw Grass Lakes. This subdivision is a 500-acre 933 lot subdivision just minutes away on Minton Road.
- Not zoned for apartments
- Traffic count: 33,100 ADT
- Zoning Information:
<https://buildout.com/docs/documents/2224635?token=e31e658e2bfdd771f3b8080c91363d5b49e53c4d>



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PROHIBITED

Auctions
 Rehab clinics
 Mental health clinic
 Long term care facilities
 Fortune tellers, etc
 Fire sales etc
 Flea markets etc
 Homeless shelters
 Dry cleaning facilities
 Adult bookstores
 Video stores
 Vehicle sales
 Pool halls
 Bowling alleys, arcades, etc
 Skating rinks
 Dating or escort services
 Entertainment
 Auditorium
 Garbage storage or disposal
 Funeral home
 Gambling, gaming etc
 Auto part store
 Tire store
 Dollar store/dollar general store
 Obtrusive or obnoxious uses
 Gas stations/oil lube stores

Per City Code for Town Center Overlay

Prohibited uses:

Gas stations and service stations
 Truck stops
 Firework Sales
 Mini warehouse and self-storage facilities
 Day labor employment agencies and other help supply services
 Modular, mobile, and pre-fab home display and sales,
 New and used motor vehicles, major recreational equipment,
 and mobile home sales or rentals
 Auto title load, paycheck advance facilities, and other personal
 credit institutions
 Pawn Shops
 Tattoo parlors

PER CITY CODE FOR C-P ZONING

Allowable uses:

Retail store
 Personal service establishments
 Professional offices, studios, clinics, general offices, business
 schools or similar
 Hotels and motels
 Restaurants
 Commercial recreation such as theaters, driving ranges, bowling
 alleys
 Research, design and development activities and accessory
 laboratories
 Plant nurseries and greenhouses
 Public and private clubs and lodges
 New and used motor vehicle, major recreational equipment,
 and mobile home sales or rentals
 Telephone switching stations, electrical substations and similar

Conditional uses:

Vet hospital
 Drive-in theater
 Planned commercial development
 Travel trailer campground
 Radio/tv broadcasting
 Dry cleaning
 Churches
 New/used motor sales
 Service stations

Prohibited uses:

Residential uses except for strictly accessory in nature
 conforming to R-2 district regulations
 Outdoor sales and or display areas
 Manufacturing activities
 All uses not specifically or provisionally permitted
 Any use not in keeping with highway approach character
 Nightclubs

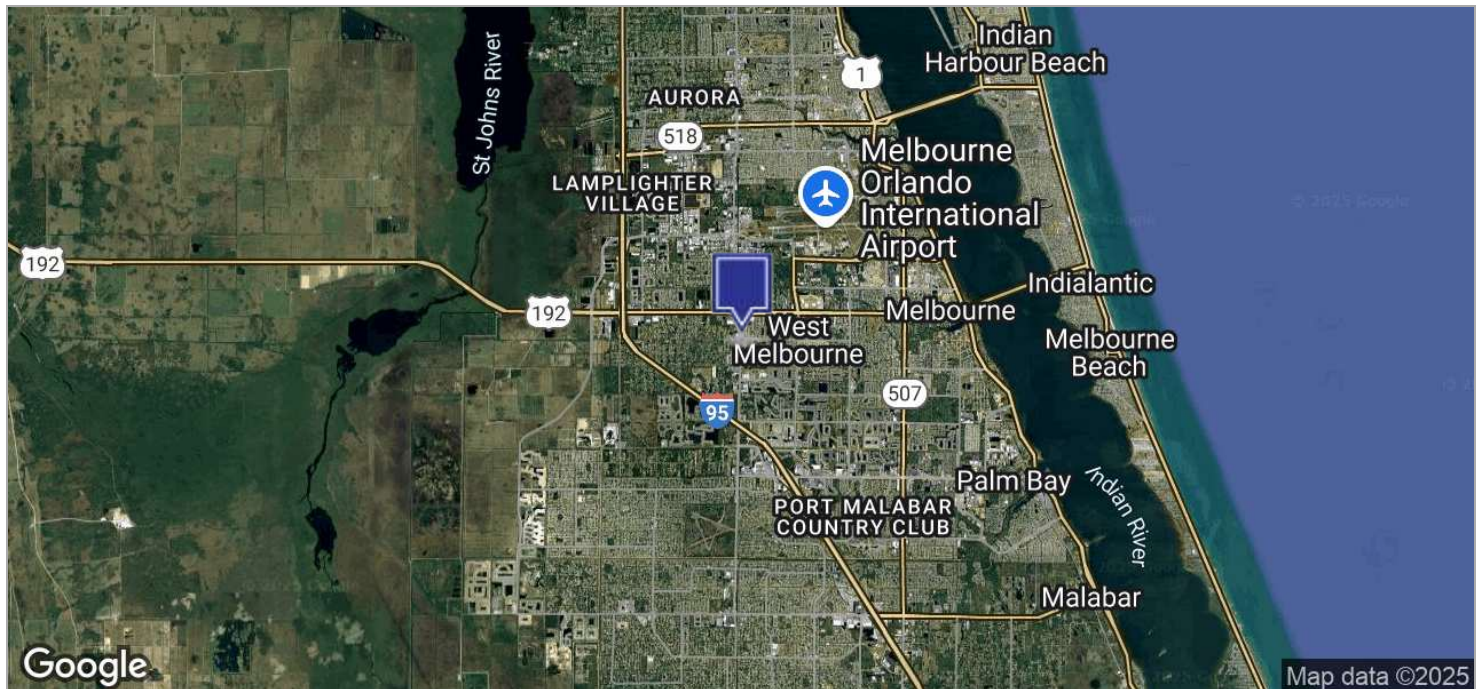
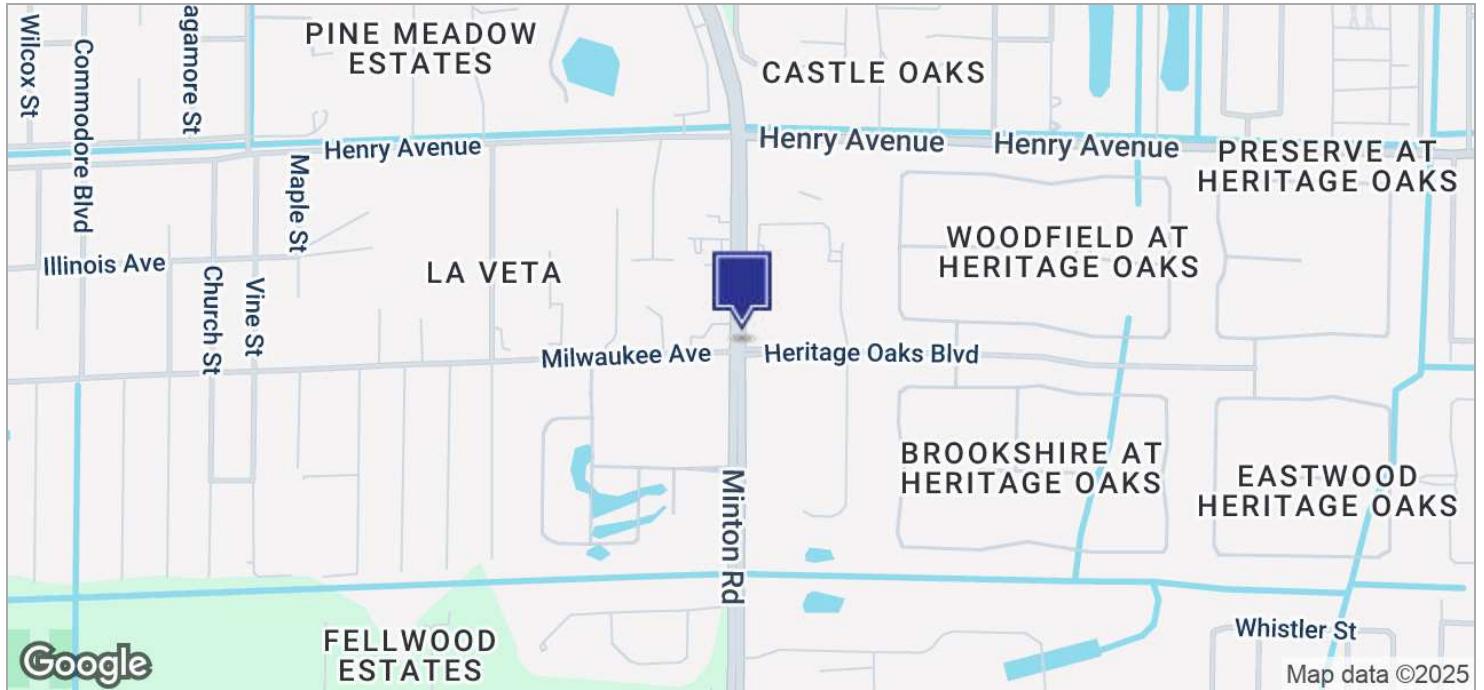


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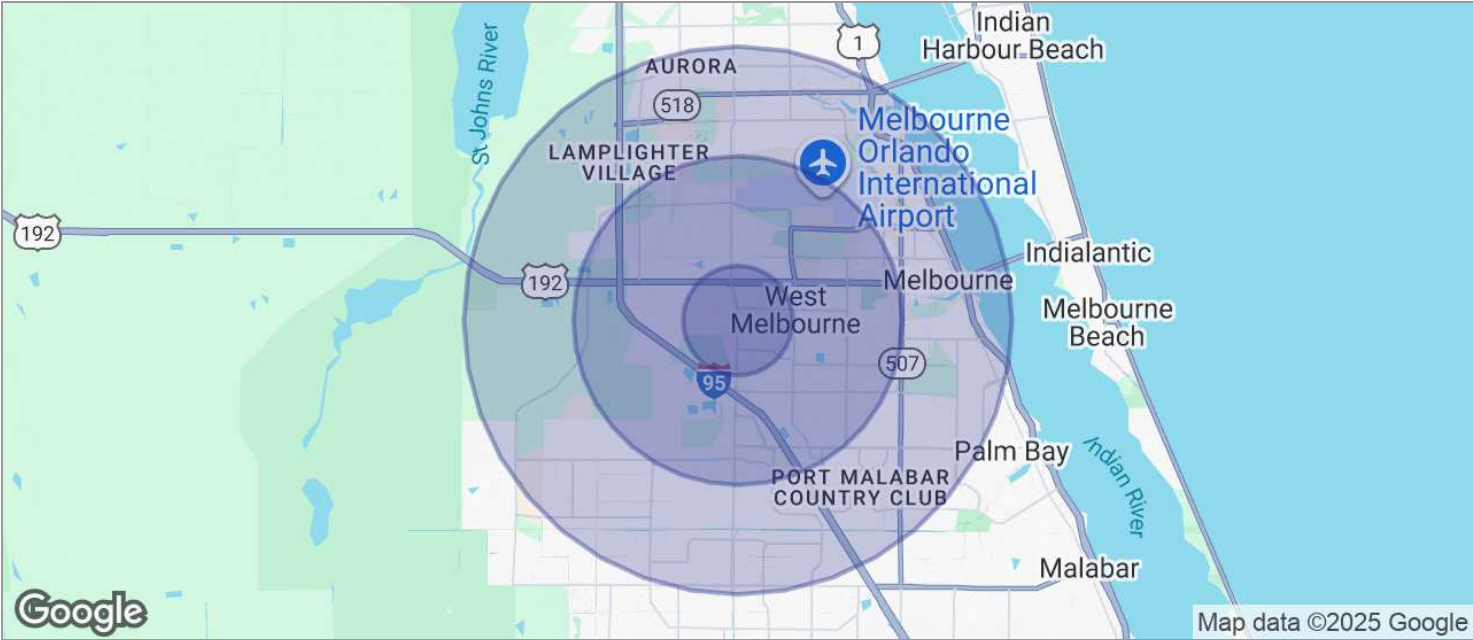
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,267	41,323	124,429
MEDIAN AGE	42.0	43.5	42.5
MEDIAN AGE (MALE)	42.2	41.8	39.7
MEDIAN AGE (FEMALE)	41.7	45.0	44.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,181	16,669	50,602
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$60,430	\$59,946	\$53,863
AVERAGE HOUSE VALUE	\$204,856	\$191,811	\$169,933

* Demographic data derived from 2020 ACS - US Census



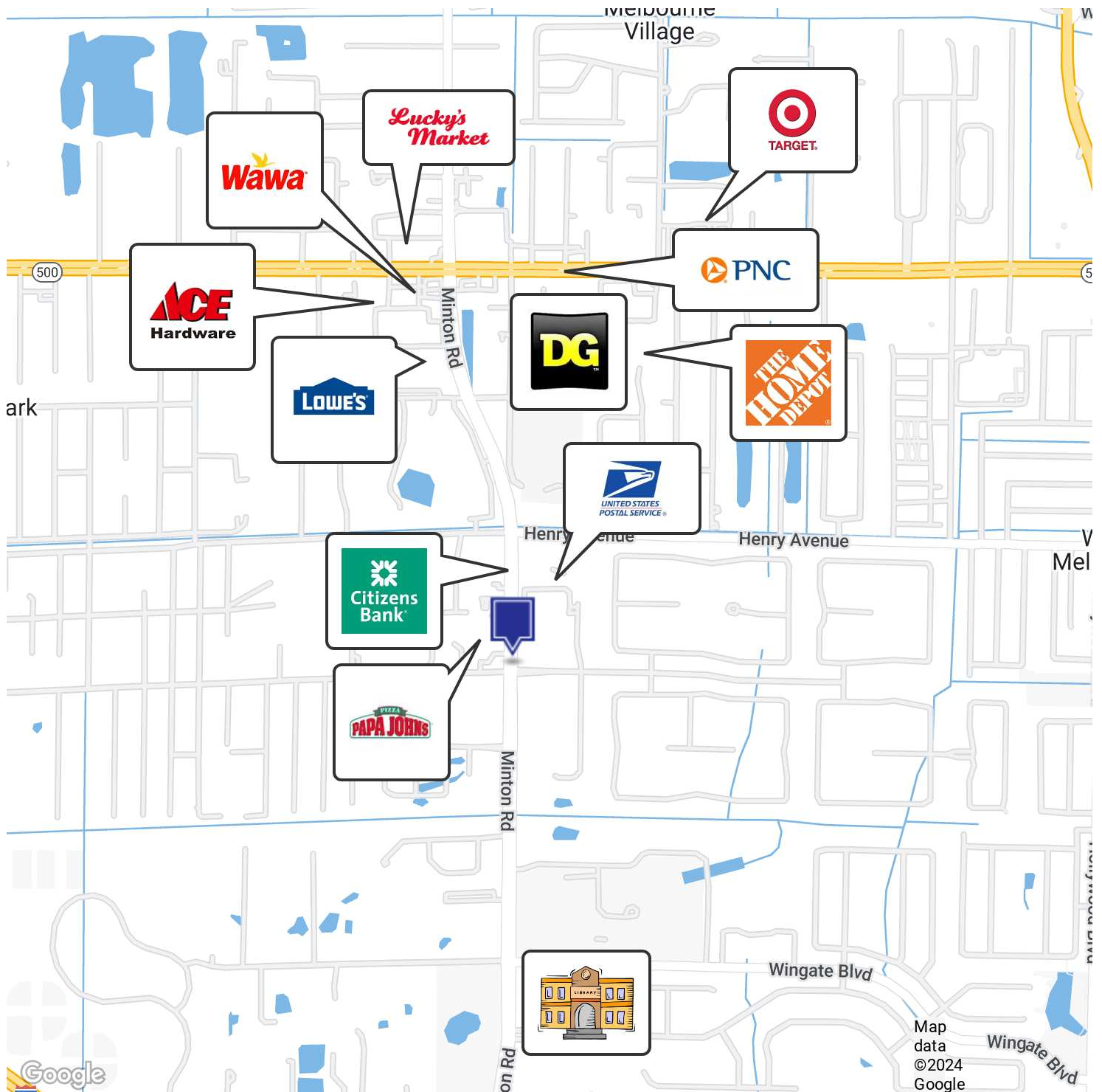
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ADVISOR BIO



MICHAEL DREYER, CCIM, ALC

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Direct: 321.773.1480 | Cell:

NON DISCLOSURE AGREEMENT

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