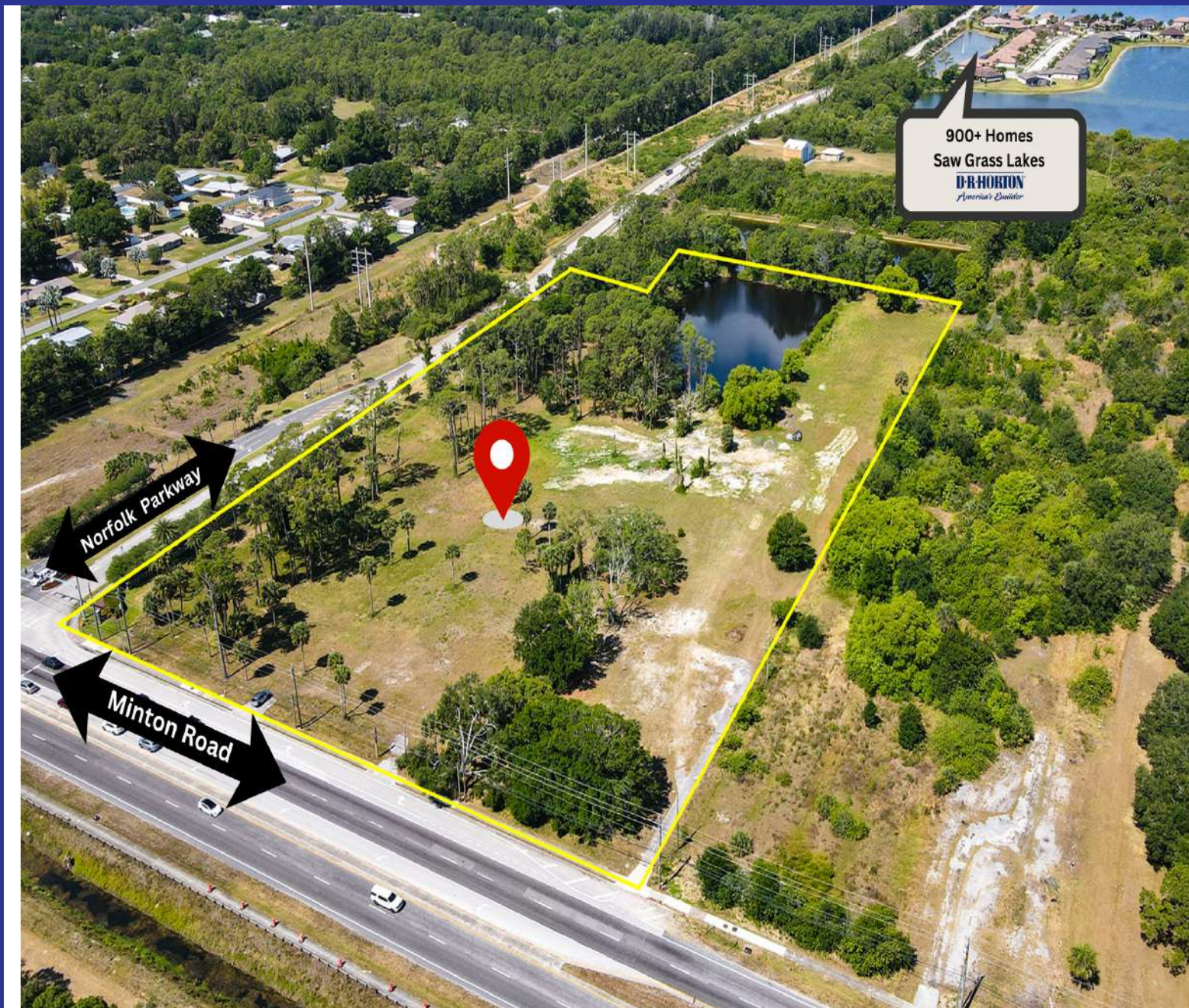


9.65+- Acres Commercial Acres in Major Growth Area - Minton Road West Melbourne FL

**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:



**Michael Dreyer, CCIM, ALC**  
321.773.1480  
michael.e.dreyer@gmail.com

Dreyer & Associates Real Estate Group  
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# FOR SALE



## OFFERING SUMMARY

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

**Survey :** <https://shorturl.at/ajVQY>

## LOCATION OVERVIEW



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 michael.e.dreyer@gmail.com

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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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## 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.

## LOCATION OVERVIEW

Property is located at the N/W corner of Minton and Norfolk Parkway Brevard County Fl. The Norfolk Parkway is in the



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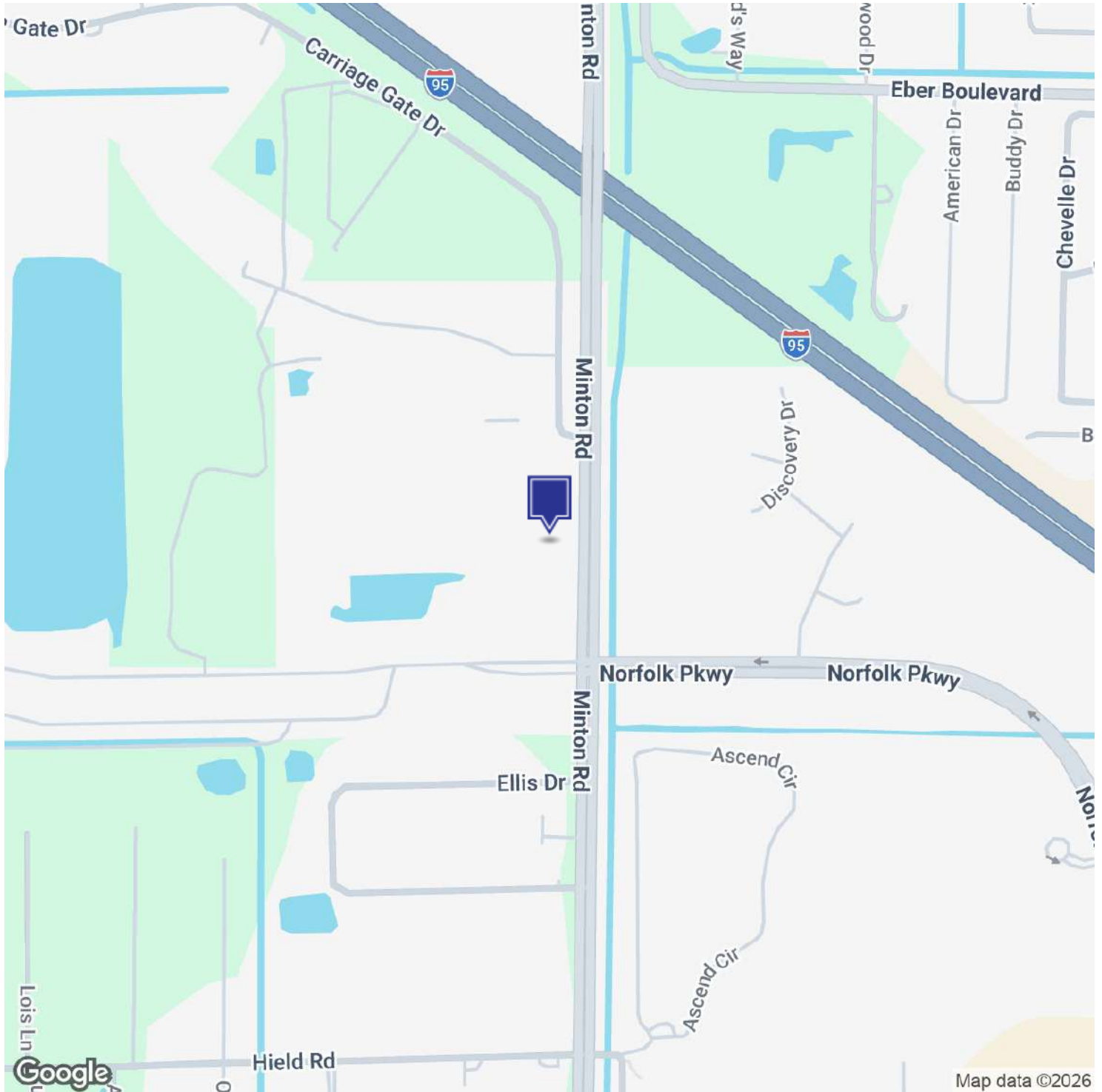


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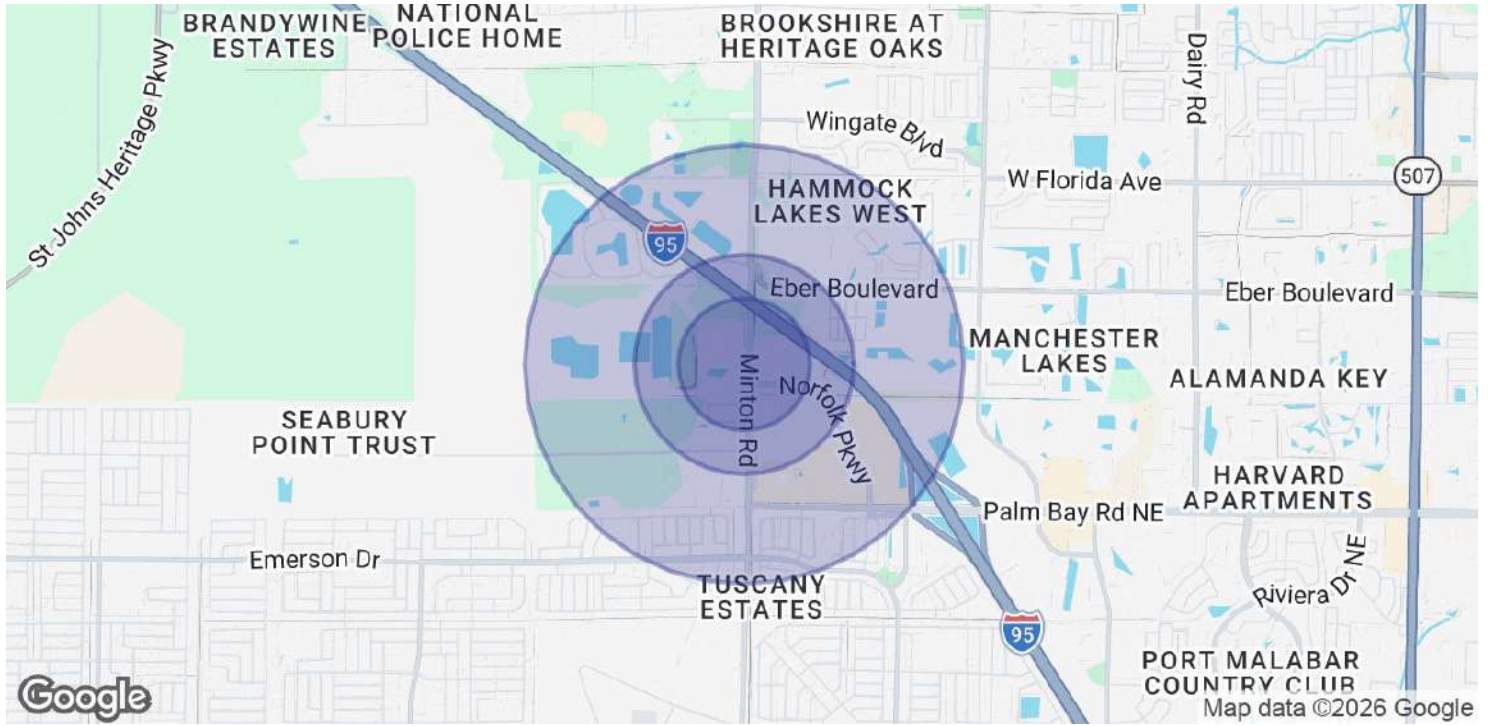


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	384	1,370	6,481
Average Age	43	47	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

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

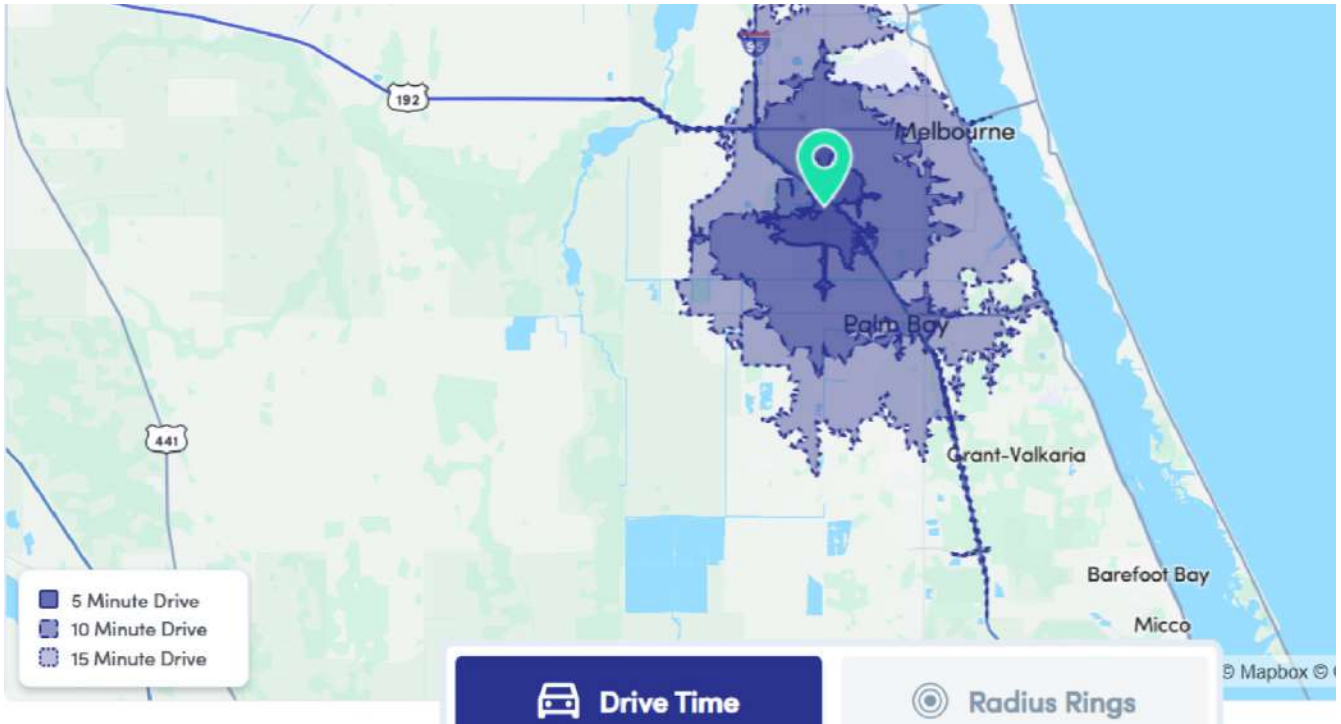


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View Chart 
  2030 Forecast 
  National Avg. 
  Show Counts #

	5 minutes	10 minutes	15 minutes
Worked at Home	512	4,798	8,478
Walked	91	485	959
Bicycle	11	253	471
Carpooled	185	3,337	6,029
Drove Alone	3,723	35,172	63,990
Public Transport	3	283	642
Other	46	583	1,083

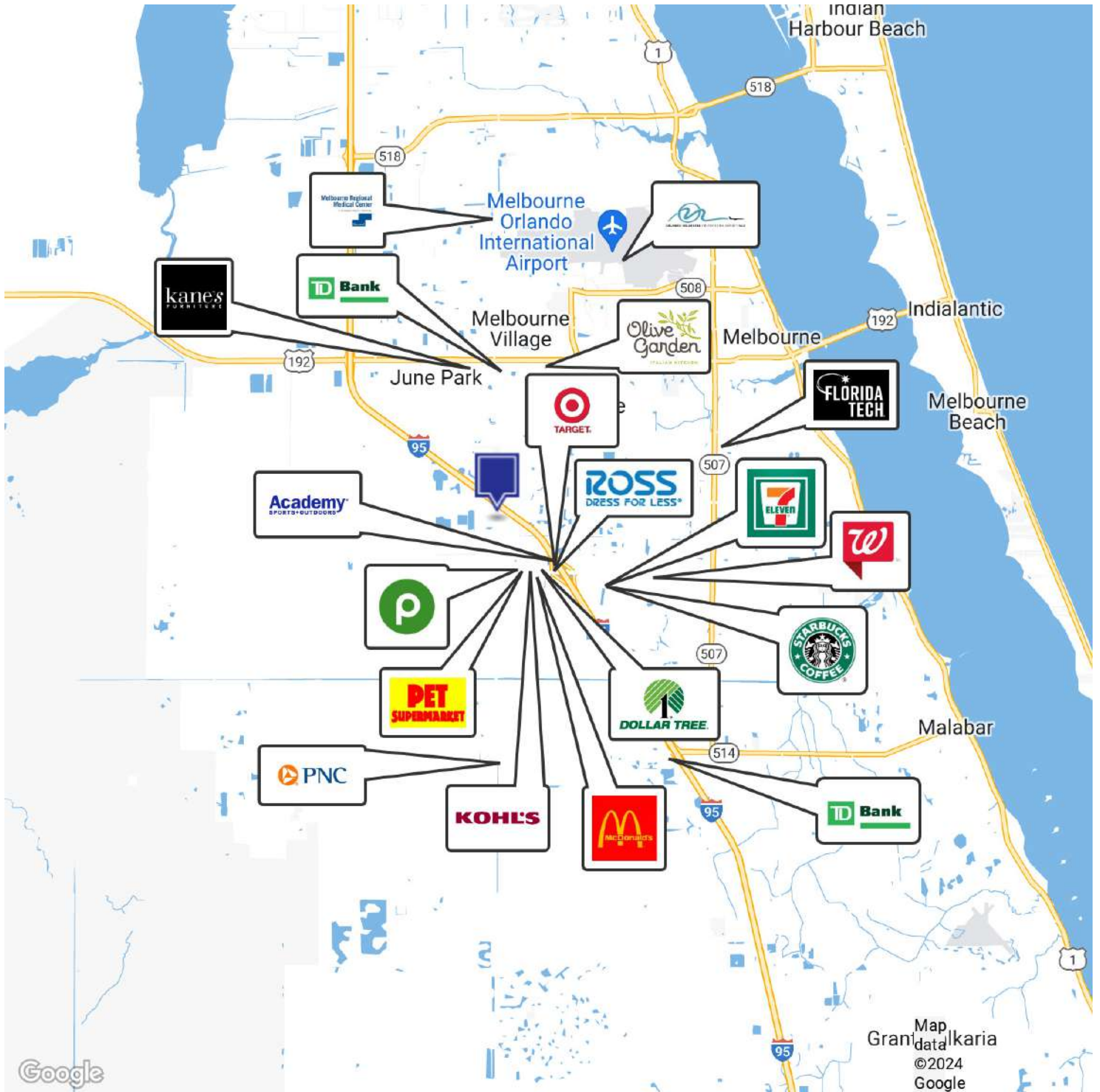


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# ADVISOR BIO



**MICHAEL DREYER, CCIM, ALC**

michael.e.dreyer@gmail.com

Direct: **321.773.1480** | Cell:

## 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 change without notice. Dreyer & Associates assumes no responsibility for any errors, omissions or changes



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