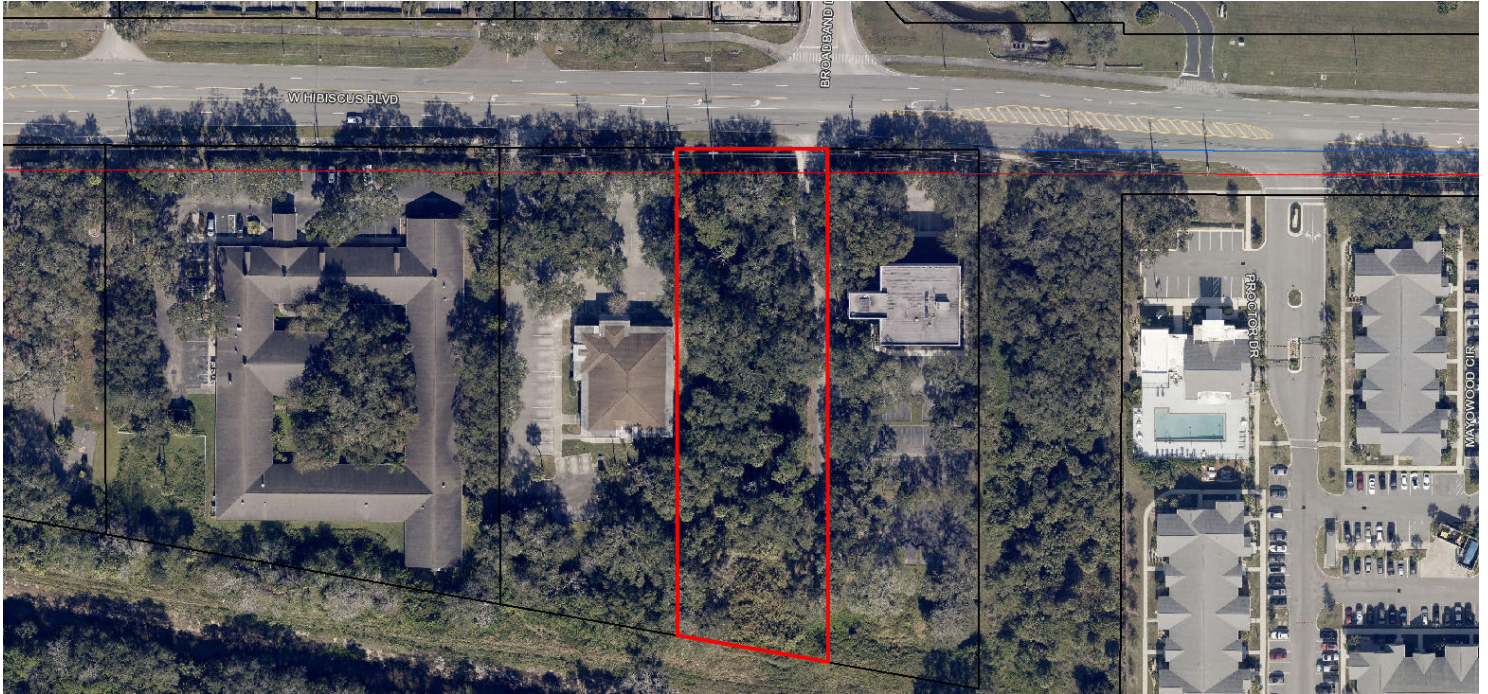


Commercial Land In Heart Of Melbourne

Hibiscus Boulevard, Melbourne, FL 32901

Centrally Located / Proximity to Employers / Short Drive to I-95 & US1



OFFERING SUMMARY

Sale Price: \$495,000

Acres: 1.45 Acres

Zoning: City of Melbourne
General Commercial
(C2)

PROPERTY OVERVIEW

Est. 138' Frontage on Hibiscus Boulevard
Depth Ranges 445' – 470' +/-
Traffic Count est. 16,700 VPD on Hibiscus Boulevard
Utilities: City Water/Sewer, FPL Electric, AT&T Fiber
Existing Onsite Stormwater/Drainage Infrastructure (Easement Rights)
Located within a Certified Opportunity Zone
Accessible via Shared Driveway w 1735 W. Hibiscus (Ingress/Egress Easement)

LOCATION OVERVIEW

Strategically positioned directly on Hibiscus Boulevard, the halfway point between the Melbourne International Airport and the Melbourne Square Mall. Surrounding employers include Northrop Grumman, Thales, Wabtec, and L3Harris to name a few. Lots of schools, daycare, restaurants, and shopping nearby. Make this the future home for your business today!

Zach Ullian, SIOR

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



Commercial Land In Heart Of Melbourne

Hibiscus Boulevard, Melbourne, FL 32901

Surrounding Businesses



Zach Ullian, SIOR

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com

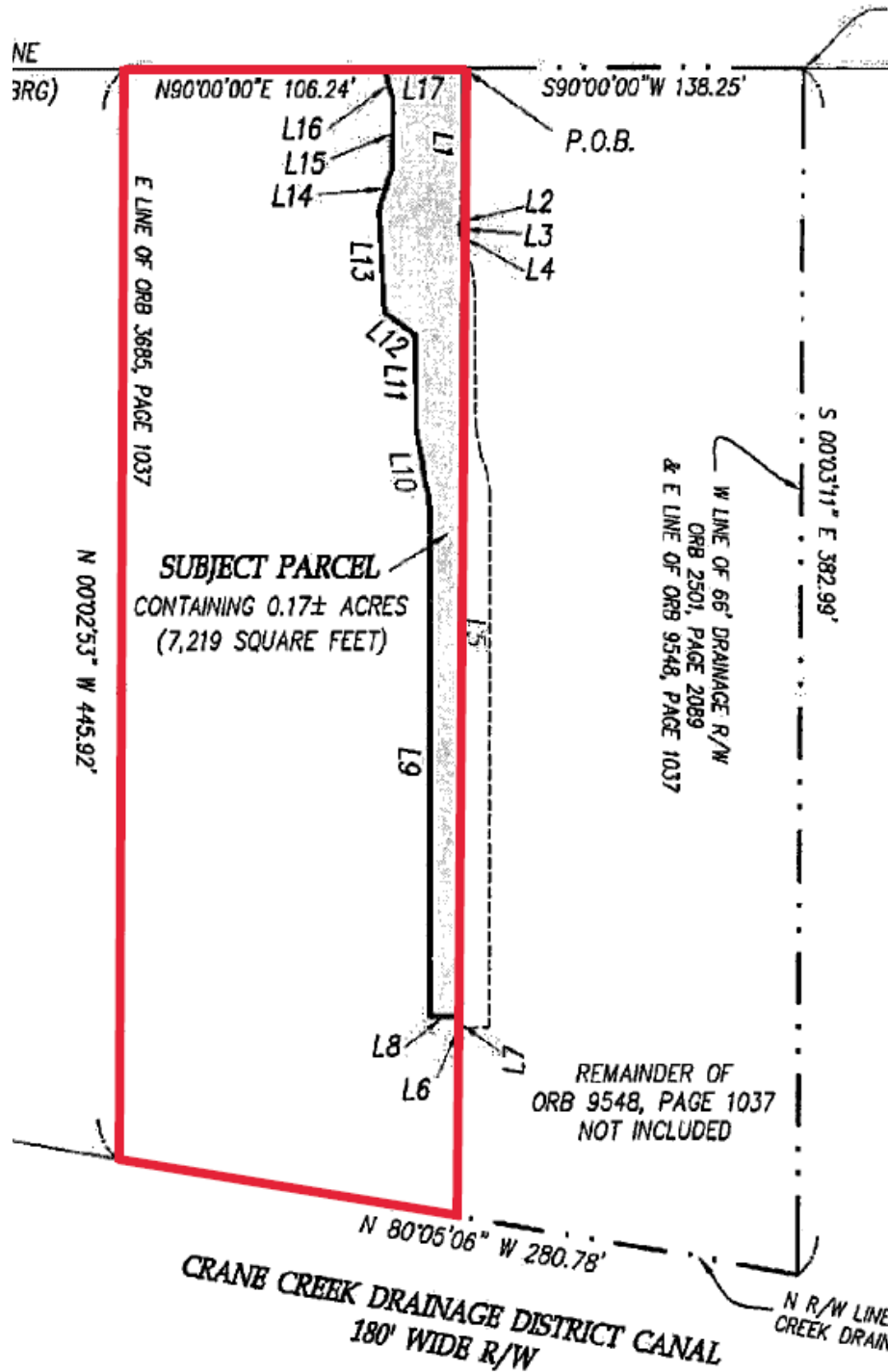


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

Commercial Land In Heart Of Melbourne

Hibiscus Boulevard, Melbourne, FL 32901

Survey - For Illustration Purposes Only



Zach Ullian, SIOR

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

Commercial Land In Heart Of Melbourne

Hibiscus Boulevard, Melbourne, FL 32901

Additional Photos



Zach Ullian, SIOR

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com



SIOR

Individual Members
Michael S. Ullian
Zachary M. Ullian