

**2.08+- ACRES OF WATERFRONT MULTI-FAMILY LAND IMPROVED  
WITH SINGLE-FAMILY HOMES E. MELBOURNE AVE FL**



**Dreyer & Associates Real Estate Group - Commercial Division**

**625 E Melbourne Ave, Melbourne, FL 32901**

**2.08+- ACRES OF MULTI-FAMILY LAND IMPROVED WITH SINGLE-FAMILY HOMES**



Contact:

Dreyer & Associates Real Estate Group  
1924 South Patrick Drive  
Indian Harbour Beach, FL 32937

625 E Melbourne Ave, Melbourne, FL 32901

# FOR SALE



## PROPERTY DESCRIPTION

The Subject property consists of two contiguous lots located at **625 E. Melbourne Avenue, Melbourne, FL 32901**. Nestled on the south side of East Melbourne Avenue and bordered to the north by Crane Creek, these lots are conveniently situated just one block south of Downtown Melbourne. This prime location offers easy access to the vibrant amenities of the downtown area, including shops, restaurants, and cultural attractions, making it an ideal spot for both residential and potential redevelopment opportunities.

Surrounding land uses enhance the Subject's appeal. To the north, the property is adjacent to a City of Melbourne parking lot and the contemporary Highline Apartments, fostering a lively urban environment. To the south lies Crane Creek and the City of Melbourne Water Treatment facility, providing essential municipal services. The eastern and western boundaries of the Subject are flanked by estate single-family residential properties, contributing to a serene residential atmosphere while maintaining proximity to urban conveniences.

The Subject encompasses a total of **1.04+- acres**, as recorded by the Brevard County Property Appraiser.

The neighborhood's layout supports a diverse mix of land uses, effectively catering to the needs of its population. With commercial developments located along major roadways, residents have access to various shopping, dining, and recreational options. The nearby West New Haven Avenue corridor, known for its array of national retailers and the Melbourne Square Mall, provides a convenient shopping destination for local residents. Furthermore, the historic Downtown Melbourne, located just a short distance away, offers a unique blend of local shops, eateries, and cultural attractions, enhancing the neighborhood's overall appeal.

In summary, the location of 625 E. Melbourne Avenue is strategically situated within a thriving neighborhood that combines residential comfort with urban convenience. The proximity to Crane Creek, alongside a mix of estate single-family homes and modern apartment living, contributes to a community that is both inviting and functional. As the area continues to develop, it maintains a harmonious balance between its natural beauty and urban amenities, making it an ideal setting for both current residents and potential future developments.

**PROPERTY VIDEO :** <https://vimeo.com/ccvideoproductions/review/1079165190/8f1a390dd0>

**HOUSE PICS 1: 625 E MELBOURNE AVE:** <https://tinyurl.com/55v5fw8v>

**SHOWING INSTRUCTION:** Property has to be shown **BY APPOINTMENT ONLY**

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,000,000
<b>Utilities:</b>	The Cities of Melbourne and West Melbourne provide water and sewer.
<b>Lot Size:</b>	1.04+- Acres
<b>Zoning:</b>	R-3 (15), Multiple-Family Dwelling High Density District City of Melbourne

<b>DEMOGRAPHICS</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	605	1,223	3,399
<b>Total Population</b>	1,016	2,263	7,361
<b>Average HH Income</b>	\$48,557	\$48,509	\$56,223



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## LOCATION DESCRIPTION

Located at **625 E. Melbourne Avenue in Melbourne, Florida**, the subject property enjoys a prime position within an inviting neighborhood characterized by a mix of residential, commercial, and natural elements. This location is situated on the **south side of East Melbourne Avenue, flanked to the north by a City of Melbourne parking lot and the contemporary Highline Apartments**, which contribute to the area's urban vibrancy. This proximity to well-maintained residential complexes and essential services enhances the appeal of the neighborhood for both residents and visitors alike.

To the south, the property borders Crane Creek, providing a scenic waterway that adds to the natural charm of the area. The creek is not only a beautiful natural feature but also serves as a boundary for the City of Melbourne's water treatment facility. This strategic positioning ensures that the surrounding areas are well-served and maintained, while also offering residents picturesque views and opportunities for outdoor activities. The presence of Crane Creek fosters a sense of tranquility, contrasting with the bustling urban life nearby.

## Land Use Plan

The Subject property is designated for future land use as Medium Density Residential (MDR) by the City of Melbourne. The zoning classifications align with this future land use designation.

## Utilities

Are readily available and well-connected to the Subject property, ensuring a smooth transition for current or future occupants. The lots are equipped with municipal water and sewer services, while Florida Power & Light Company provides electricity. Additionally, a variety of service providers offer telephone and cable/internet services, making the property suitable for modern living standards. The availability of these utilities supports the potential for redevelopment into a multi-family residential project, catering to the growing demand for housing in the area.

## Topographically

The Subject property is mostly level with the surrounding roadways, although it gently slopes downward toward Crane Creek. The soil conditions are typical for the region and appear adequate for both the existing use and potential multi-family redevelopment. The front of the site is largely clear of vegetation, while the rear area near Crane Creek features some natural greenery. According to the National Wetlands Inventory, no wetlands exist on the property, further simplifying development considerations. Overall, the Subject's topography and access to essential utilities position it as a viable option for both current residential use and future growth opportunities within this thriving Melbourne neighborhood.

## Public Service

The area is served by two hospitals: Wuesthoff Medical Center located on Wickham Road and the recently expanded Holmes Regional Medical Center near downtown, at the intersection of Hibiscus and Hickory Streets. Holmes Regional Medical Center has undergone a significant multi-million-dollar expansion that introduced a new Birth Center and a Heart Center. Residents benefit from sufficient access to emergency services, including police and fire stations, and Waste Management effectively handles trash services. The neighborhood also offers access to quality public schools, as well as parks and libraries for community use.

## Flood Hazard Zone

The Subject Property is categorized within Flood Zones "X" and "AE" as indicated by the Flood Insurance Rate Map (Panel Number 112009C0603H, dated January 29, 2021), which was created for the National Flood Insurance Program by the U.S. Department of Housing and Urban Development (HUD). Flood Zone "X" designates areas that are considered outside of special flood hazard zones, whereas Flood Zone "AE" falls within a special flood hazard zone. The region adjacent to Crane Creek is classified as being in the "AE" Zone. The Subject Property is displayed on the referenced flood map.



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## **BUSINESS DEVELOPMENTS AFFECTING BREVARD COUNTY AND FLORIDA'S SPACE COAST**

Here are some of the most significant business developments affecting Brevard County and Florida's Space Coast over the past 30 days:

### Top Business News (Last 30 Days)

#### 1. Blue Origin Expands Manufacturing Presence

Blue Origin is moving forward with its "Project Horizon" expansion at Cape Canaveral Spaceport. The project includes an 830,000-square-foot manufacturing facility and a reported \$600 million investment that is expected to create roughly 500 high-wage aerospace jobs, reinforcing Brevard's role as a major aerospace manufacturing hub.

#### 2. Major Retail and Mixed-Use Development in West Melbourne

A new project called Landing at Space Coast was announced in West Melbourne. The 225-acre development is planned to include more than 77,000 square feet of retail space, restaurants, shops, and a grocery anchor. Developers expect it to attract workers from the aerospace, defense, and technology sectors while generating hundreds of jobs.

#### 3. \$15 Million Airport Infrastructure Grant

The Space Coast Regional Airport received a \$15 million infrastructure grant aimed at attracting additional aerospace companies and supporting future economic growth in North Brevard.

#### 4. Artemis II Launch Delivers Tourism Windfall

The Artemis II launch generated a major economic boost for the Space Coast. Approximately 346,000 visitors came to northern Brevard County during launch week, producing an estimated \$41 million in visitor spending. This represents one of the largest tourism impacts in recent Space Coast history.

#### 5. Continued Growth of International Space Companies

The Economic Development Commission of Florida's Space Coast reports ongoing expansion and recruitment of aerospace manufacturers, including Italian satellite company Argotec and other aerospace suppliers establishing or expanding operations on the Space Coast.

### Key Trends to Watch

Aerospace remains the dominant growth engine in Brevard County.

Commercial space activity continues attracting manufacturing and supply-chain investments.

Retail and housing development are accelerating in response to population growth.

Artemis-related tourism and future launches are creating substantial economic impacts.

Workforce development initiatives are expanding to support aerospace and advanced manufacturing hiring needs.

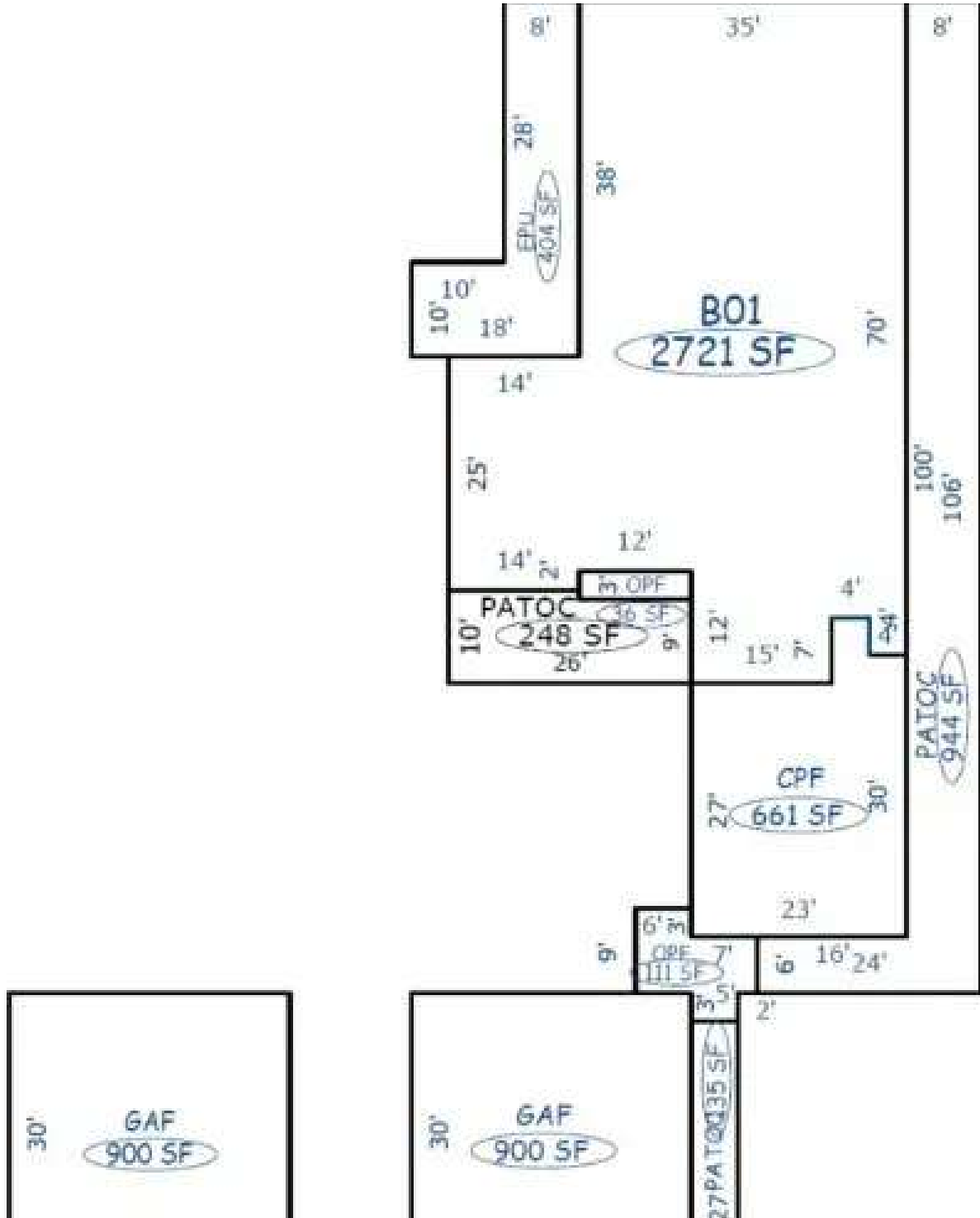
For investors and local business owners, the strongest sectors right now appear to be aerospace manufacturing, industrial real estate, retail development around growth corridors, and tourism tied to major launches.



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The Subject has typical residential site improvements including a shared concrete-paved driveway, fencing, municipal water/sewer connections, and landscaping.

## Building Improvements (625 E. Melbourne Avenue)

Type:	Single-family home
Number of Units:	One
Living Area:	2,721 SF
Bedrooms/Bathrooms:	4 bedrooms / 3 bathrooms (+1/2 bath in garage)
Garage:	900 SF (2-car; two-garage doors)
Carport:	661 SF
Other:	900 SF 2 <sup>nd</sup> floor semi-finished room above garage
Fireplace:	Yes
Porch/Patio/Deck:	Enclosed porch (404 SF) / covered porch (147 SF)
Gross Building Area:	5,733 SF
Construction:	Concrete block with painted stucco
Foundation:	Concrete slab
Pool:	None
Roof:	Metal/gable/pitched/wood truss
A/C:	Central
Electricity:	Typical/adequate for single-family use
Windows:	Aluminum frame; awning
Flooring:	Tile
Kitchen Countertop:	Laminate
Ceilings:	Painted plaster/drywall/wood beam
Interior Walls:	Painted plaster/drywall/wall paper
Stories:	One
Year Built:	1960
Condition:	Below Average
Quality:	Below Average
Comments:	No deferred maintenance or functional obsolescence was noted during inspection. The floorplan is functional and adequate. The interior of the home is very dated.
Total Economic Life:	50 years
Physical Age:	64 years
Effective Age:	40 years



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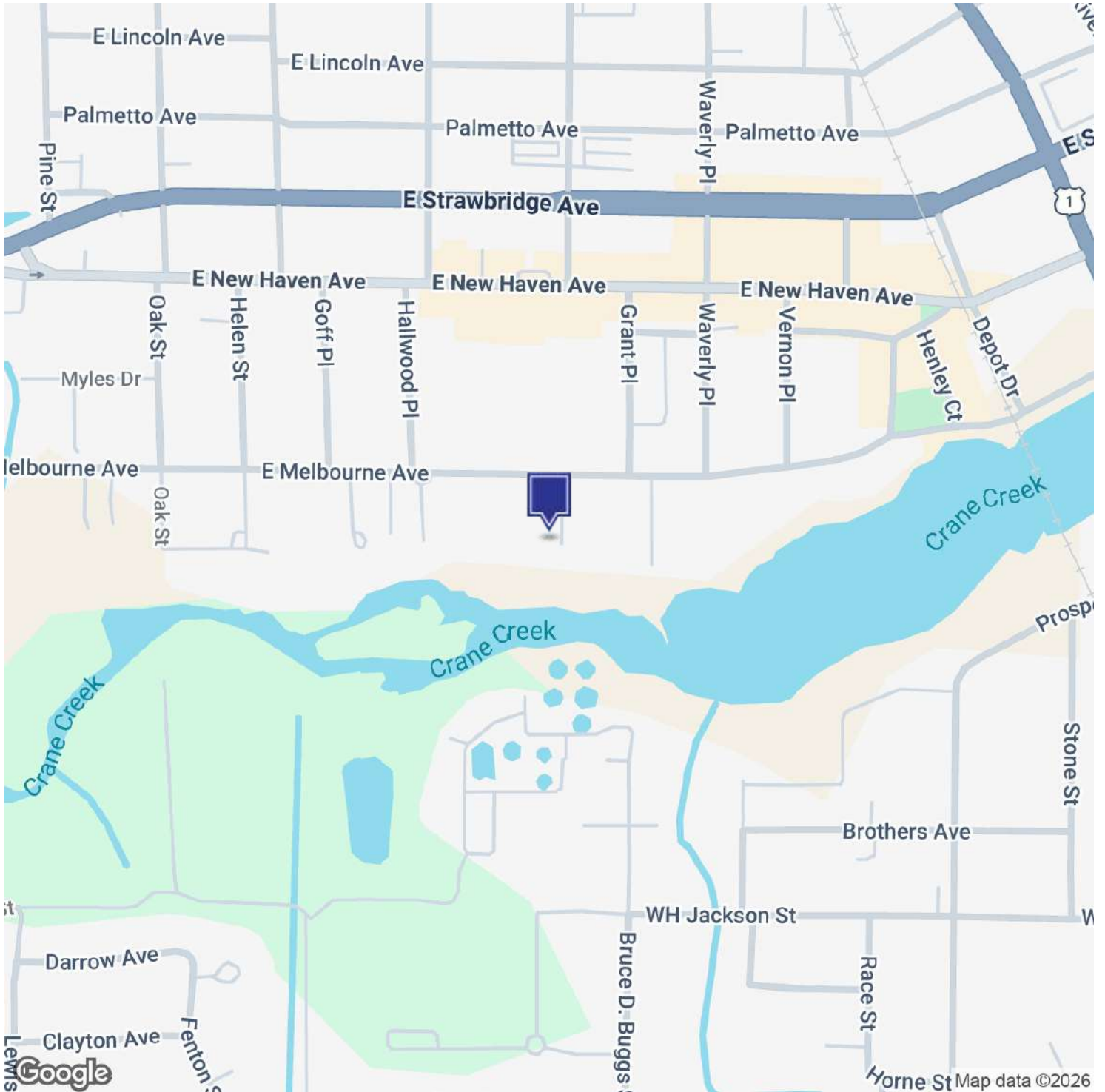
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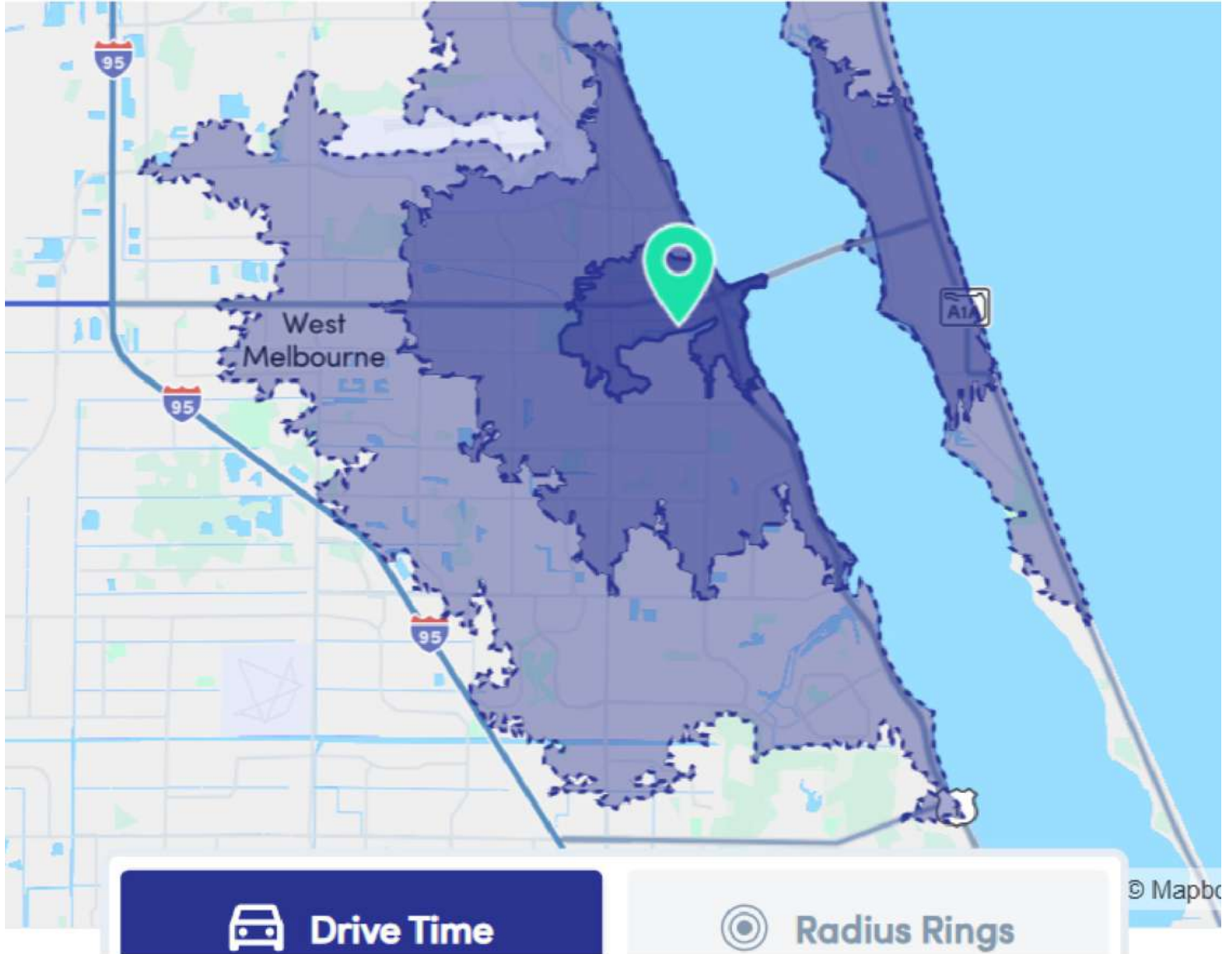
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# ADVISOR BIO

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



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