



LAND FOR SALE

Vacant Commercial Land For Sale Suntree / Viera

3335 Freeman Lane Melbourne, FL 32940

FOR SALE | \$459,000

presented by:

MIKE MOSS, SIOR

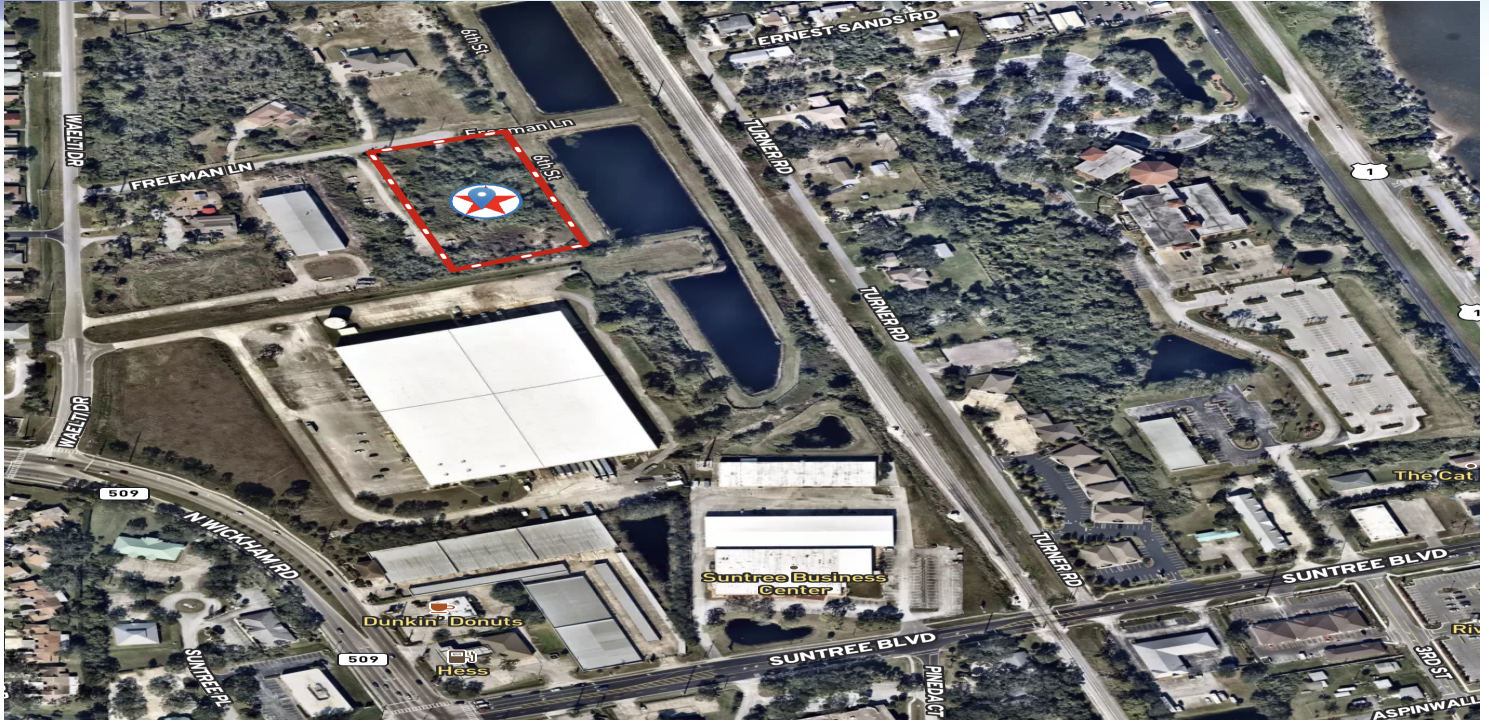
Principal | Industrial Team Director

321.543.2498

mike@teamlbr.com

EXECUTIVE SUMMARY

+/- 2.23 Acres Vacant Commercial Land • 3335 Freeman Lane Melbourne, FL 32940



OFFERING SUMMARY

Sale Price: \$459,000

Price / Acre: \$205,830

Lot Size: 2.23 Acres

Zoning: BU-2

APN#: 26-36-12-DE-20-1

PROPERTY OVERVIEW

Property Zoned BU-2

Great Development Opportunity

Possible uses in this Zoning district include general retail, warehousing and wholesale business, contracting and heavy repair services and warehousing activities.

Seller will consider owner financing

Binding Development Plan for Mini-Storage / Warehouse Facility

LOCATION OVERVIEW

Vacant Commercial Property is Located in Desirable North Melbourne Suntree / Viera Area

Freeman Lane is Off of Wickham Road and Waelti Drive

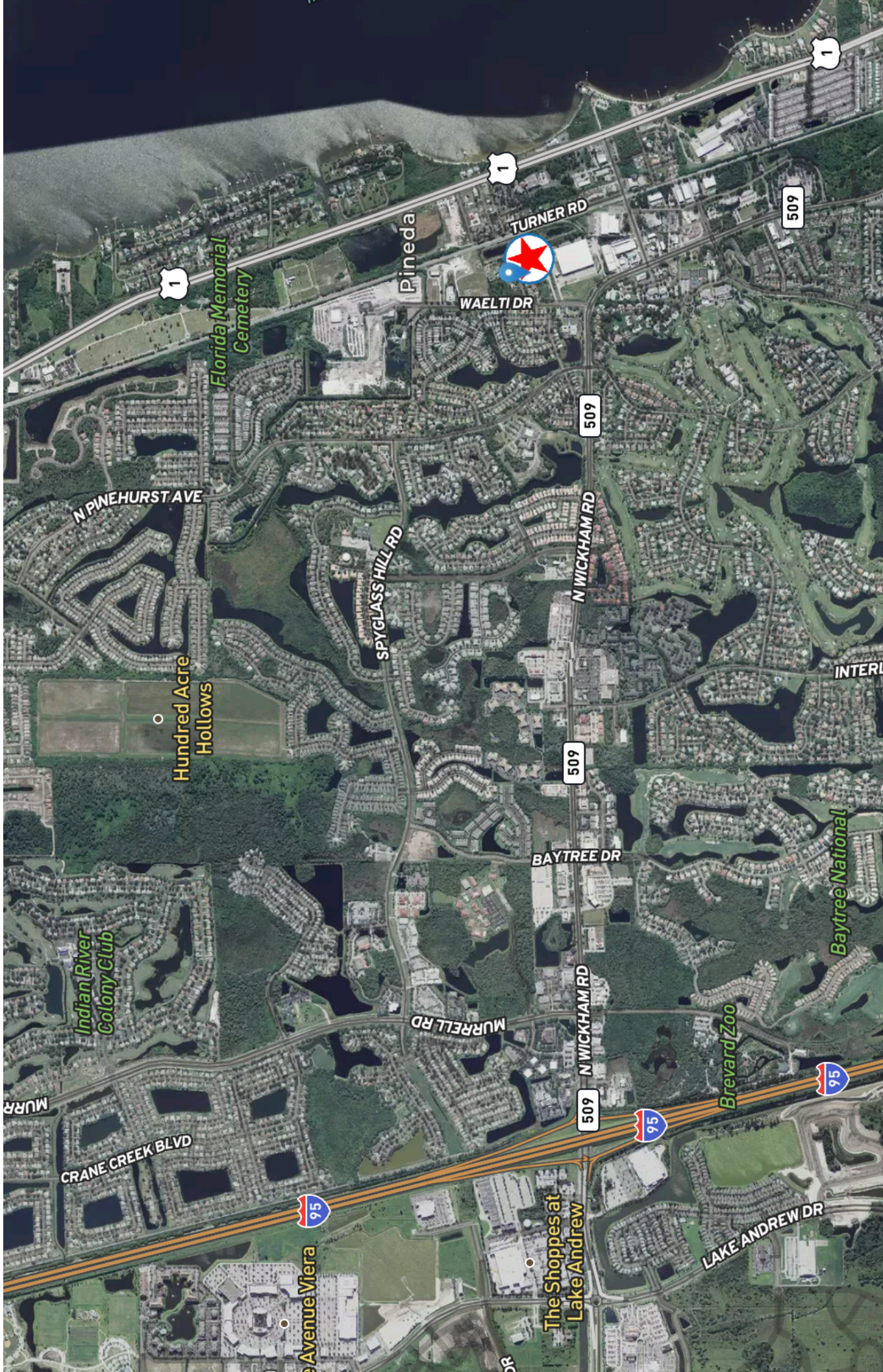
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Lightle Beckner Robison, Inc.

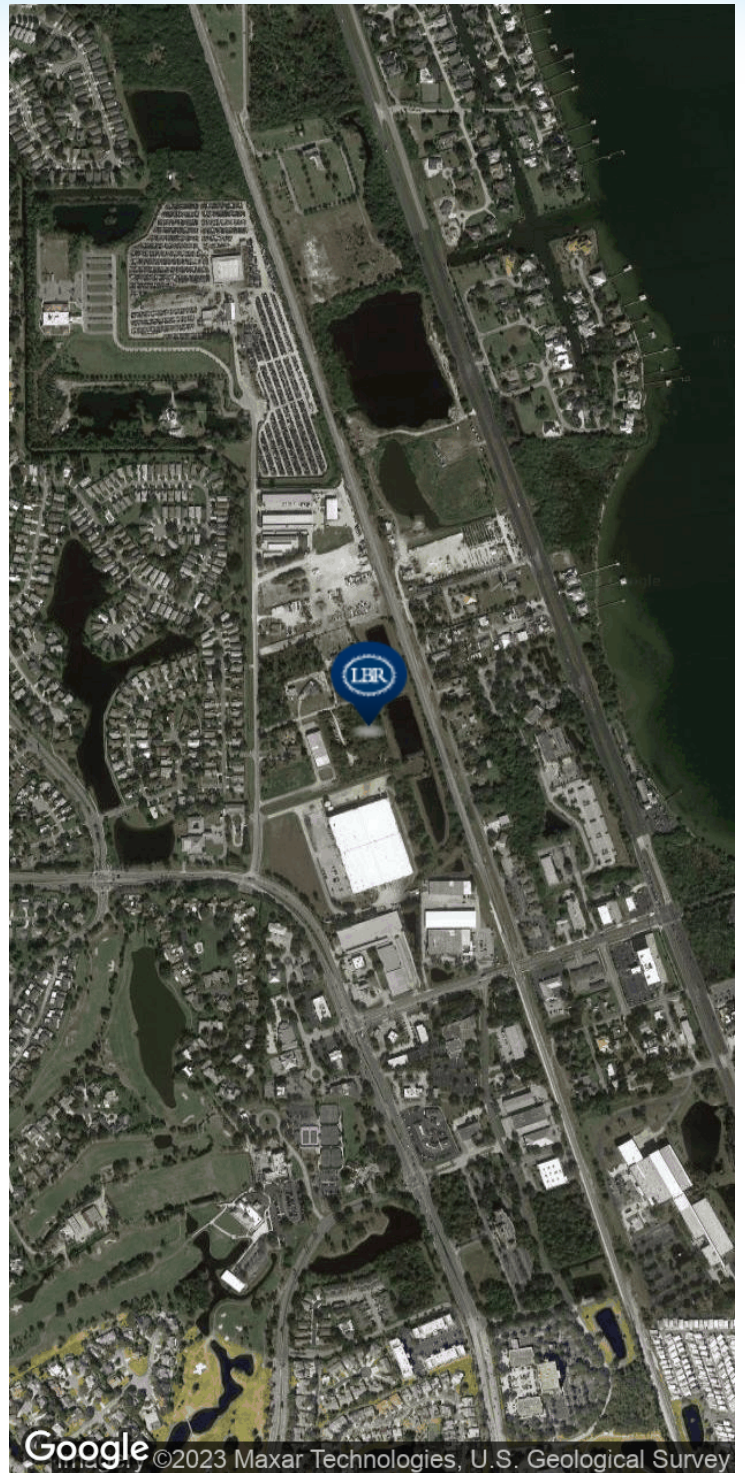
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



LOCATION MAPS

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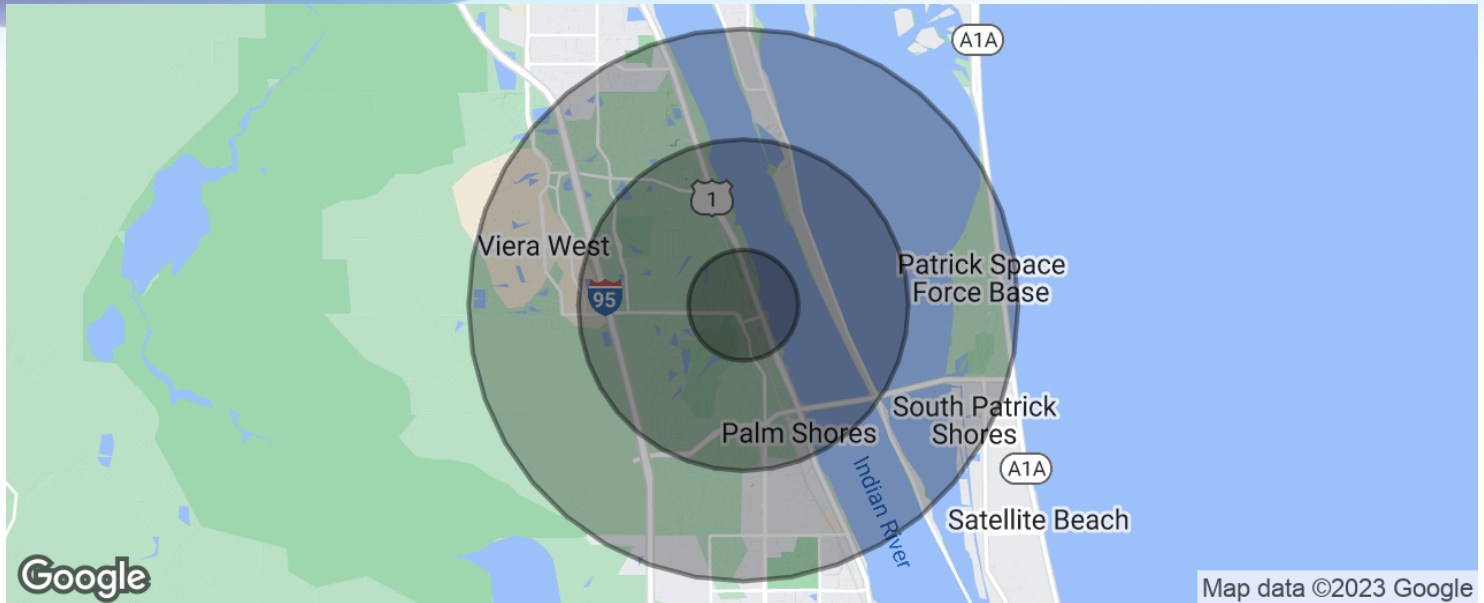
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DEMOGRAPHICS MAP & REPORT

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 4,178 | 32,683 | 68,056 |
| Median age | 49.2 | 47.3 | 45.8 |
| Median age (Male) | 48.6 | 47.1 | 45.4 |
| Median age (Female) | 49.6 | 47.4 | 46.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,780 | 13,360 | 27,409 |
| # of persons per HH | 2.3 | 2.4 | 2.5 |
| Average HH income | \$86,544 | \$90,402 | \$87,307 |
| Average house value | \$253,998 | \$281,255 | \$288,981 |

* Demographic data derived from 2020 ACS - US Census

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