

# Last Large Riverfront Lot Available!

## on US-1 Melbourne

**WATSON**  
COMMERCIAL  
REAL ESTATE, INC

SITE

**ADDRESS**

**SIZE**

**TYPE**

**ZONING**

**PRICE**

425 North Harbor City  
Blvd. Melbourne, FL  
32901

**5 AC**  
Acres

**LAND**  
Build to Suit

**CR-2**  
Multifamily

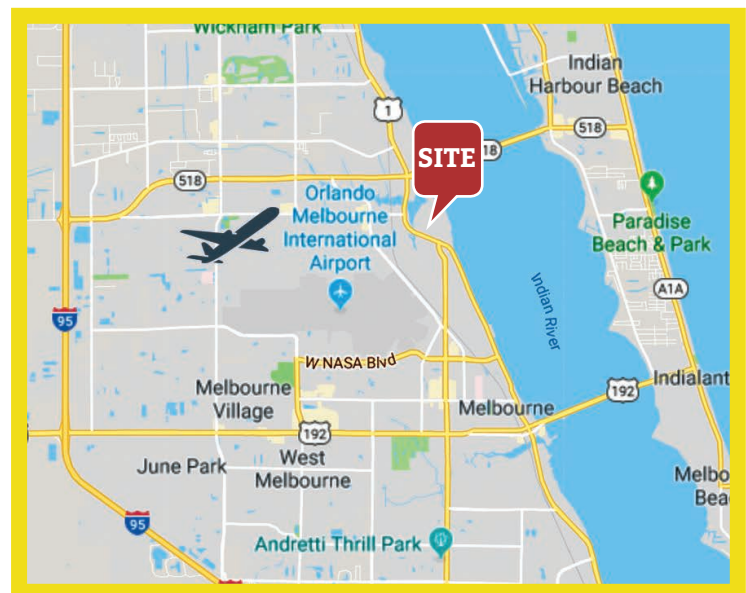
**\$1,950,000**

### Property Highlights:

Watson Commercial Real Estate presents this 5 acre Indian River frontage property is zoned for 65 condo units.

- ✓ C-R2 Mulifamily - Mixed Use.
- ✓ This property is being sold "AS IS"
- ✓ 1,188 FT. Frontage on North Harbor City Blvd. and 540 FT. frontage on the Indian River.
- ✓ Located on the east side of US 1 south of Babcock St. on the Indian River.

[CLICK HERE TO WATCH VIDEO](#)



**Duane A. Watson**

**Broker**

Office: (321) 459-0000 Ext. 15  
Cell: (321) 223-8845

**Office: (321) 459-0000**

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335 S. Plumosa Street Merritt Island, FL. 32952



# 425 N Harbor City Blvd Melbourne, FL 32935



## Summary

PRICE:	\$1,950,000
TYPE:	LAND
ZONING:	CR-2 MULTIFAMILY
LOT SIZE:	5 ACRES

## Property Demographics

	1 MILE	3 MILE	5 MILE
2019 Total Population:	3,082	50,129	133,173
2019 Avg Household:	\$67,192	\$65,781	\$70,870
2019 Total Households:	1,322	23,041	59,078





**425 N Harbor City Blvd Melbourne, FL 32935**





## Demographic Summary Report

### 5 acres on the Indian River

425 N Harbor City Blvd, Melbourne, FL 32935

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	3,338		54,461		144,479	
2019 Estimate	3,082		50,129		133,173	
2010 Census	2,811		44,851		120,309	
Growth 2019 - 2024	8.31%		8.64%		8.49%	
Growth 2010 - 2019	9.64%		11.77%		10.69%	
2019 Population by Hispanic Origin	276		4,520		12,589	
2019 Population	3,082		50,129		133,173	
White	2,688	87.22%	44,508	88.79%	114,106	85.68%
Black	223	7.24%	2,638	5.26%	10,110	7.59%
Am. Indian & Alaskan	9	0.29%	261	0.52%	537	0.40%
Asian	51	1.65%	1,266	2.53%	4,651	3.49%
Hawaiian & Pacific Island	7	0.23%	45	0.09%	108	0.08%
Other	104	3.37%	1,412	2.82%	3,661	2.75%
U.S. Armed Forces	20		49		105	
Households						
2024 Projection	1,422		25,016		63,878	
2019 Estimate	1,322		23,041		59,078	
2010 Census	1,238		20,280		53,458	
Growth 2019 - 2024	7.56%		8.57%		8.12%	
Growth 2010 - 2019	6.79%		13.61%		10.51%	
Owner Occupied	847	64.07%	14,020	60.85%	38,996	66.01%
Renter Occupied	476	36.01%	9,021	39.15%	20,082	33.99%
2019 Households by HH Income	1,323		23,041		59,078	
Income: <\$25,000	328	24.79%	6,699	29.07%	14,938	25.29%
Income: \$25,000 - \$50,000	376	28.42%	5,622	24.40%	13,917	23.56%
Income: \$50,000 - \$75,000	244	18.44%	4,001	17.36%	10,771	18.23%
Income: \$75,000 - \$100,000	154	11.64%	2,379	10.33%	6,240	10.56%
Income: \$100,000 - \$125,000	114	8.62%	1,715	7.44%	5,328	9.02%
Income: \$125,000 - \$150,000	15	1.13%	712	3.09%	2,110	3.57%
Income: \$150,000 - \$200,000	0	0.00%	900	3.91%	3,131	5.30%
Income: \$200,000+	92	6.95%	1,013	4.40%	2,643	4.47%
2019 Avg Household Income	\$67,192		\$65,781		\$70,870	
2019 Med Household Income	\$46,336		\$46,384		\$51,283	

## Demographic Market Comparison Report

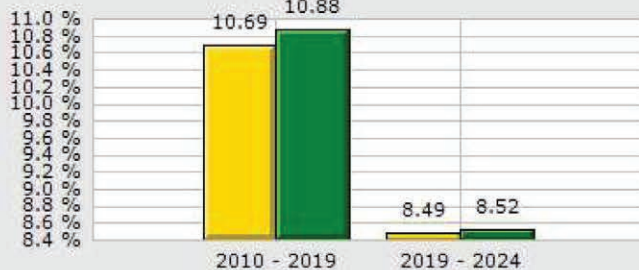
### 5 acres on the Indian River

425 N Harbor City Blvd, Melbourne, FL 32935

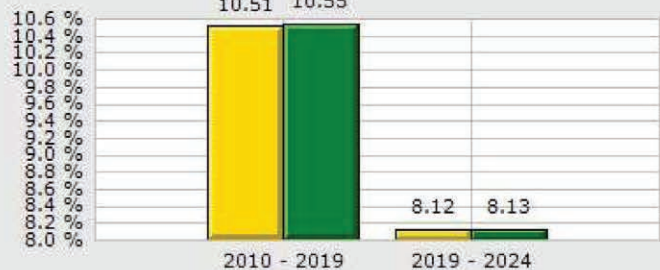
Type: **Land**  
County: **Brevard**

**5 Mile**  
**County**

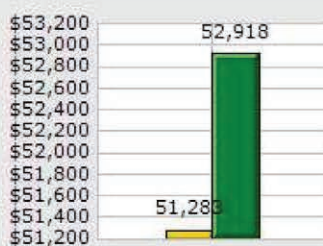
#### Population Growth



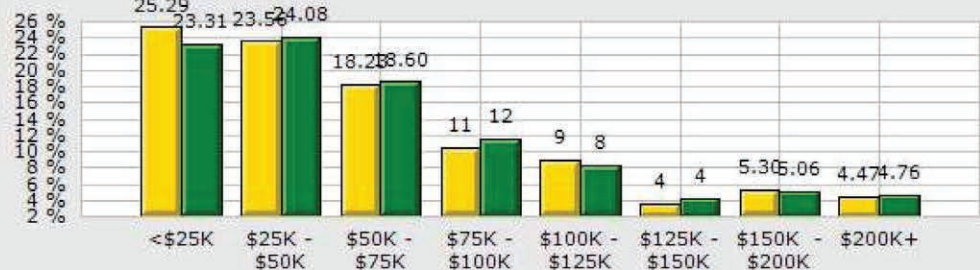
#### Household Growth



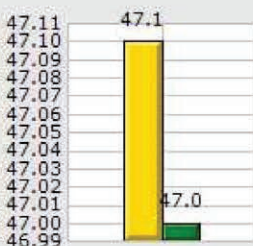
#### 2019 Med Household Inc



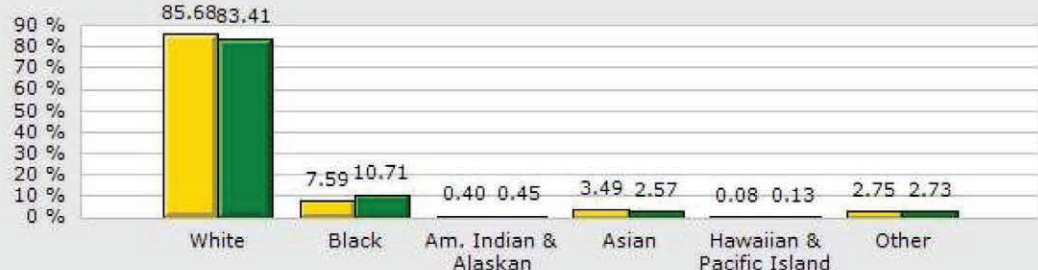
#### 2019 Households by Household Income



#### 2019 Median Age



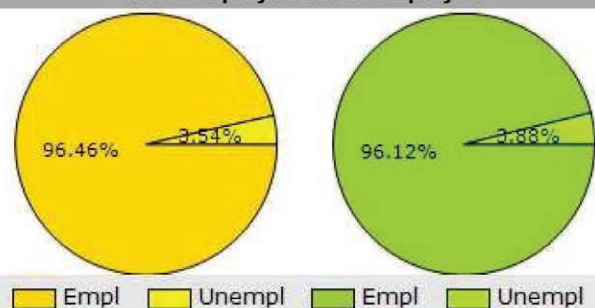
#### 2019 Population by Race

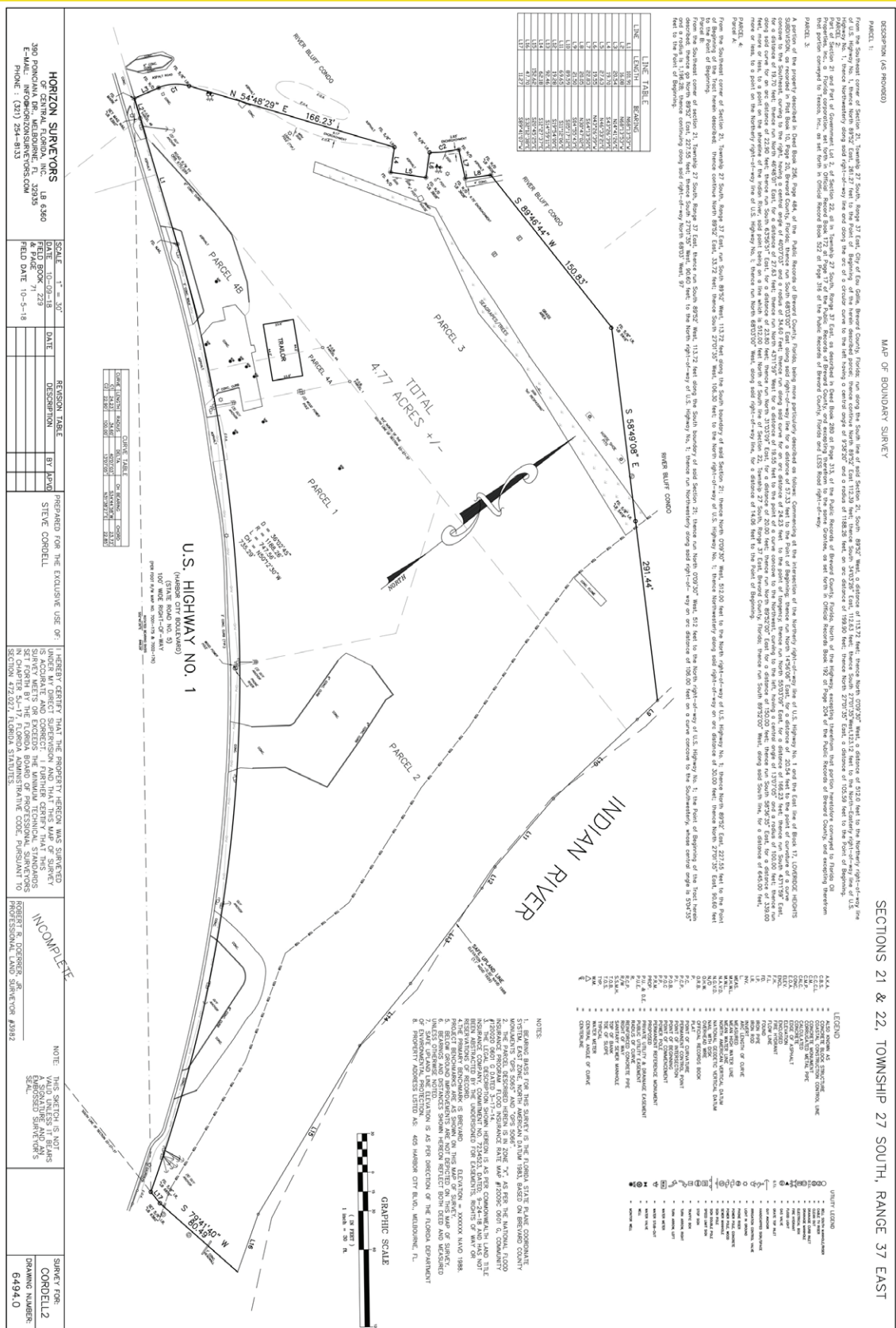


#### 2019 Renter vs. Owner



#### 2019 Employed vs. Unemployed







## Traffic Count

