

CROSSROADS VILLAGE
SEC N. WICKHAM RD. & PINEDA CAUSEWAY
MELBOURNE, FLORIDA 32940
FINAL PHASE 3.15 ACRES
LOTS 5 & 5A NOW LEASING OUT LOT PADS

BOB KURLANDER 954-684-3647

LANDMARK
COMMERCIAL REALTY, INC.

Crossroads Village

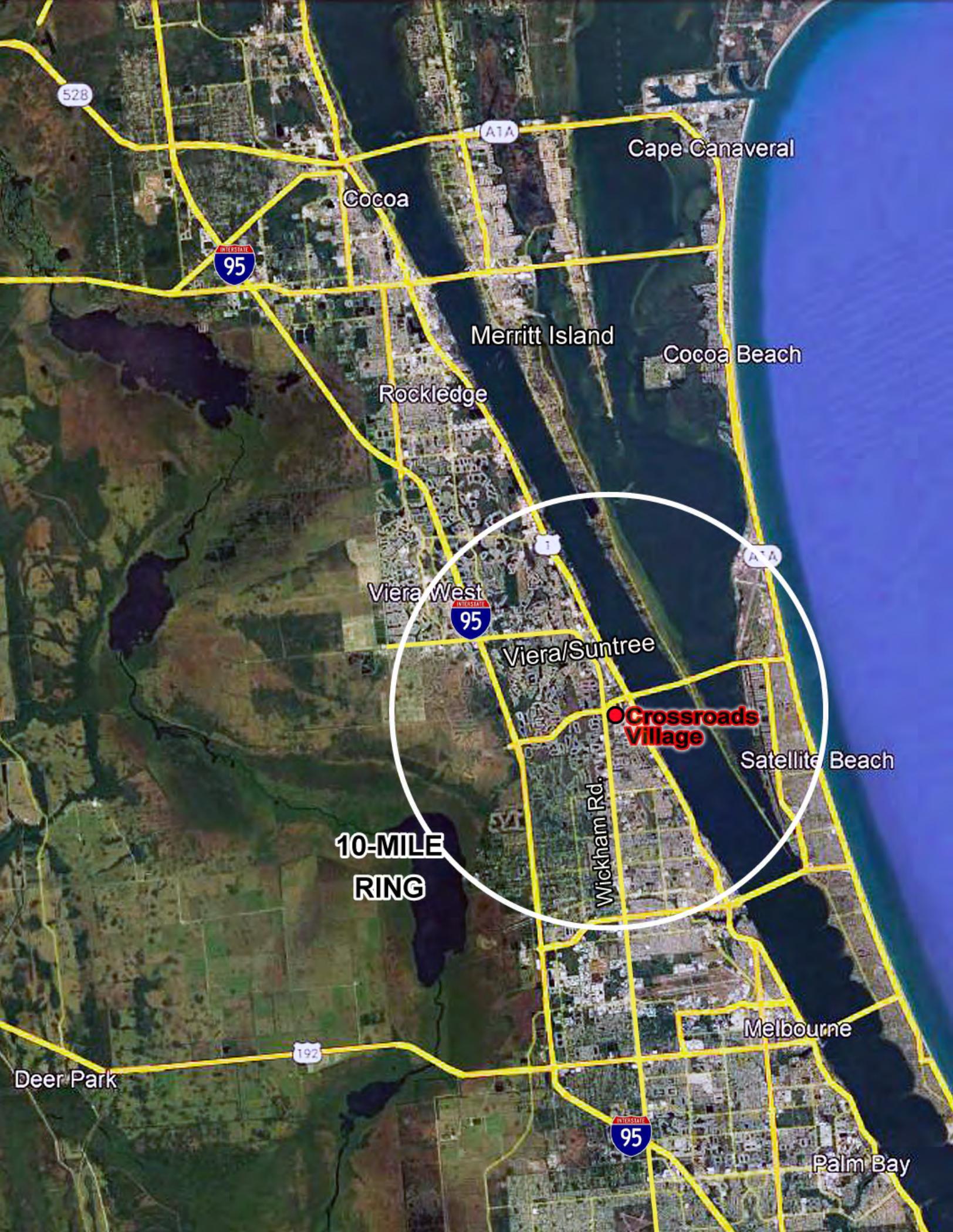


**THE CENTER
OF BUSINESS IN
BREVARD COUNTY**

MyCrossroadsVillage.com

LANDMARK
COMMERCIAL REALTY, INC.

Your N. Wickham Rd. Address



528

ATA

Cape Canaveral

Cocoa

95

Merritt Island

Cocoa Beach

Rockledge

1

ATA

Viera West

95

Viera/Suntree

Crossroads Village

Satellite Beach

10-MILE RING

Wickham Rd.

Melbourne

192

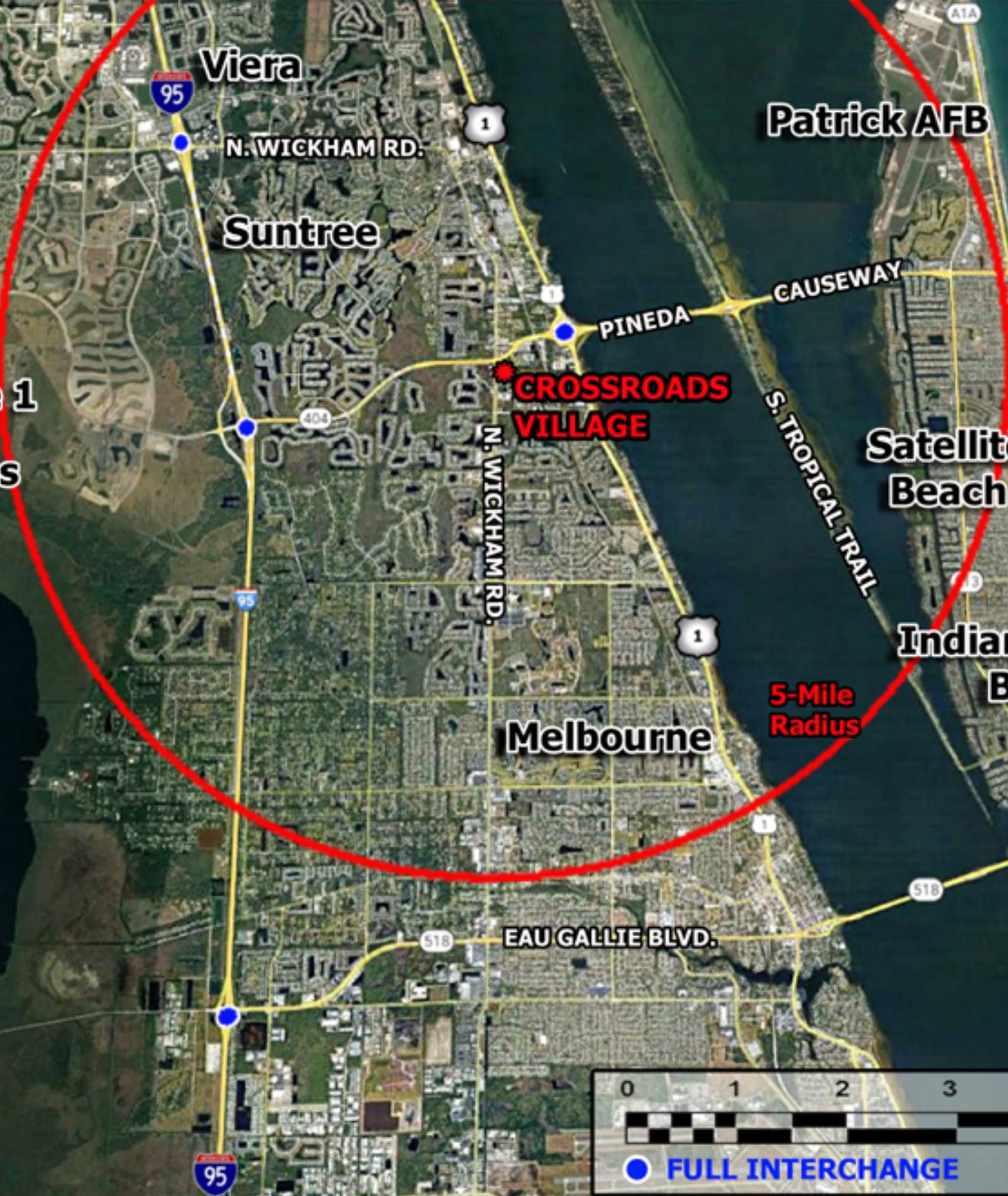
Deer Park

95

Palm Bay

**CROSSROADS
VILLAGE
MELBOURNE
FLORIDA
JANUARY
2021**

**West
Viera
Phase 1
5000
Homes**





A1A

SOUTH TROPICAL TRAIL

PINEDA CAUSEWAY



N. WICKHAM RD.

Suntree/Viera

Melbourne



EXIT #188



CONNECTION TO WEST VIERA COMMUNITIES
AND LAKE ANDREW DRIVE
NOW OPEN

**CROSSROADS VILLAGE
LOOKING EAST
FEBRUARY 2020**

SUNTREE/VIERA

**N. WICKHAM RD.
31,130 VPD**

**CROSSROADS
VILLAGE**
LOOKING NORTH



**PINEDA CAUSEWAY
43,330 VPD**



**PINEDA CAUSEWAY
34,530 VPD**



**LOT 5A
1.36 Ac.**

**LOT 5
1.78 Ac.**



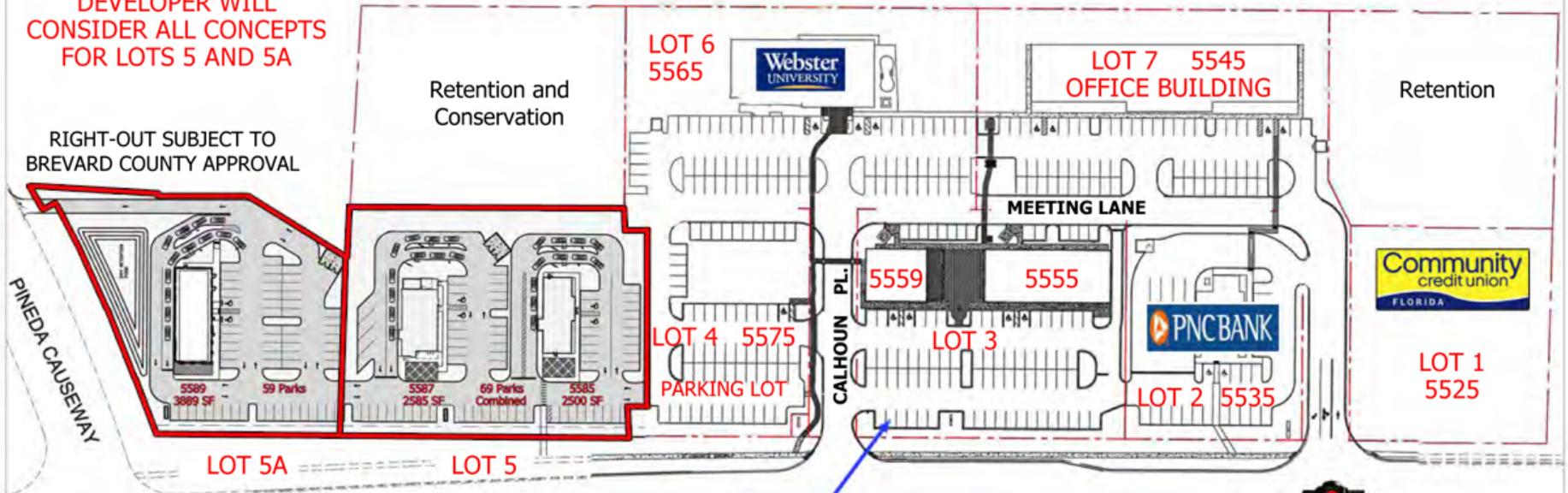
**N. WICKHAM RD.
43,620 VPD**

ANNOUNCING: THE OUTLOTS AT CROSSROADS VILLAGE



DEVELOPER WILL
CONSIDER ALL CONCEPTS
FOR LOTS 5 AND 5A

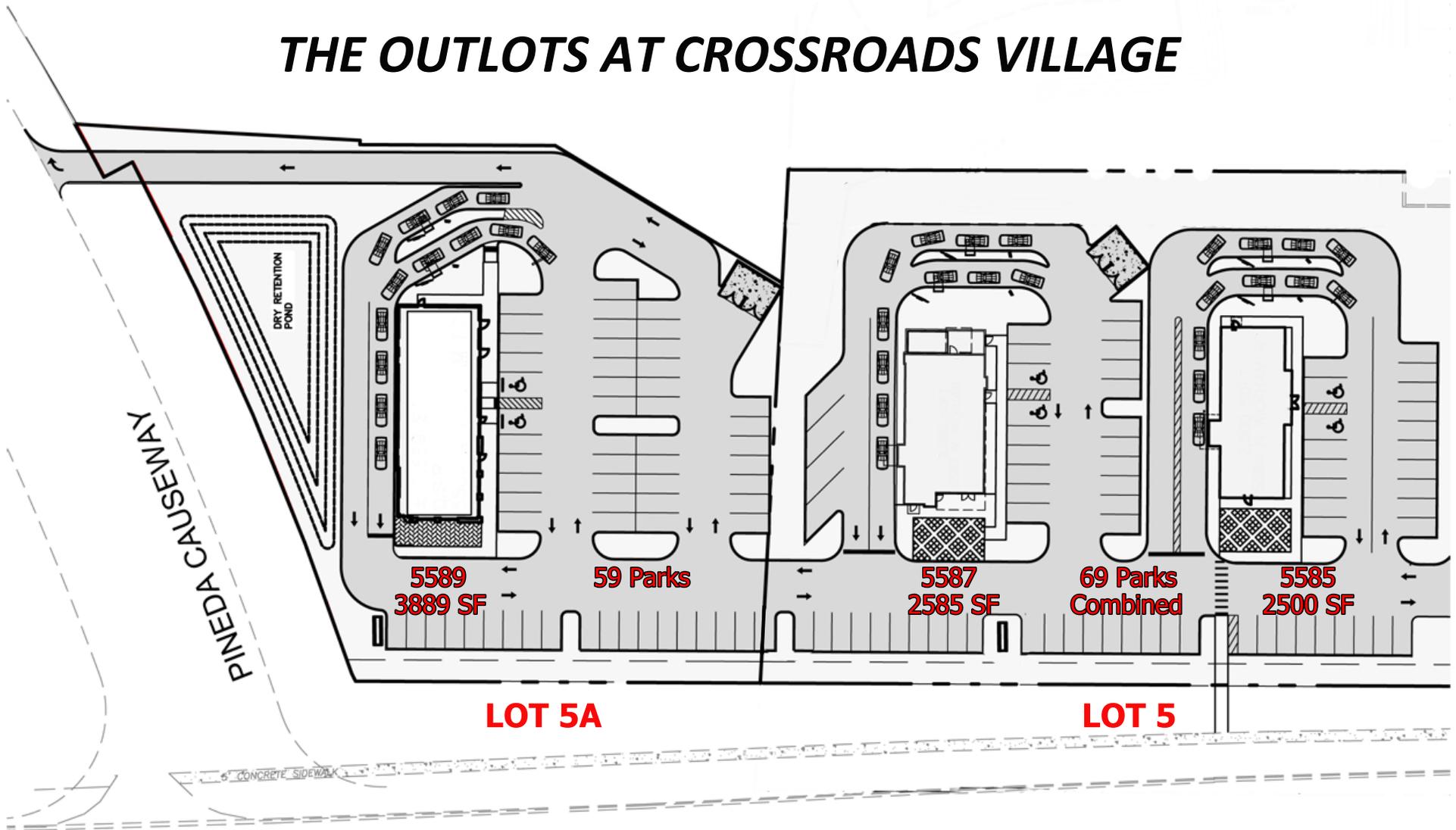
RIGHT-OUT SUBJECT TO
BREVARD COUNTY APPROVAL



N. WICKHAM RD.
MELBOURNE FL 32940



THE OUTLOTS AT CROSSROADS VILLAGE



5585 5587 AND 5589 N. WICKHAM RD. MELBOURNE FLORIDA 32940



BOB KURLANDER 954-684-3647





SALSAS
CASA MEXICANA & CORTINA





Holy Trinity Access Bridge



Executive Summary

SEC Pineda Causeway and N Wickham Rd Melbourne FL 32940

Rings: 1, 2.5, 5 mile radii

Latitude: 28.1986
Longitude: -80.6718

	1 mile RAD	2.5 mile RAD	5 mile RAD
Population			
2000 Population	2,623	20,549	75,873
2010 Population	4,068	24,375	84,769
2021 Population	4,571	27,898	102,783
2026 Population	4,913	29,909	109,401
2000-2010 Annual Rate	4.49%	1.72%	1.11%
2010-2021 Annual Rate	1.04%	1.21%	1.73%
2021-2026 Annual Rate	1.45%	1.40%	1.26%
2021 Male Population	48.4%	48.5%	48.5%
2021 Female Population	51.6%	51.5%	51.5%
2021 Median Age	50.4	50.9	49.6

In the identified area, the current year population is 102,783. In 2010, the Census count in the area was 84,769. The rate of change since 2010 was 1.73% annually. The five-year projection for the population in the area is 109,401 representing a change of 1.26% annually from 2021 to 2026. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 50.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	85.9%	87.0%	85.7%
2021 Black Alone	3.7%	3.6%	4.9%
2021 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2021 Asian Alone	5.6%	4.4%	3.6%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	1.2%	1.4%	2.0%
2021 Two or More Races	3.3%	3.2%	3.4%
2021 Hispanic Origin (Any Race)	11.0%	10.7%	11.3%

Persons of Hispanic origin represent 11.3% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 41.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	187	163	136
2000 Households	977	8,122	31,471
2010 Households	1,521	9,911	36,653
2021 Total Households	1,681	11,180	43,600
2026 Total Households	1,801	11,958	46,310
2000-2010 Annual Rate	4.53%	2.01%	1.54%
2010-2021 Annual Rate	0.89%	1.08%	1.55%
2021-2026 Annual Rate	1.39%	1.35%	1.21%
2021 Average Household Size	2.72	2.49	2.35

The household count in this area has changed from 36,653 in 2010 to 43,600 in the current year, a change of 1.55% annually. The five-year projection of households is 46,310, a change of 1.21% annually from the current year total. Average household size is currently 2.35, compared to 2.30 in the year 2010. The number of families in the current year is 28,612 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

SEC Pineda Causeway and N Wickham Rd Melbourne FL 32940

Rings: 1, 2.5, 5 mile radii

Latitude: 28.1986
Longitude: -80.6718

	1 mile RAD	2.5 mile RAD	5 mile RAD
Mortgage Income			
2021 Percent of Income for Mortgage	15.5%	16.6%	17.4%
Median Household Income			
2021 Median Household Income	\$89,069	\$80,044	\$70,834
2026 Median Household Income	\$100,439	\$89,931	\$79,775
2021-2026 Annual Rate	2.43%	2.36%	2.41%
Average Household Income			
2021 Average Household Income	\$120,005	\$109,436	\$99,445
2026 Average Household Income	\$135,482	\$123,850	\$112,210
2021-2026 Annual Rate	2.46%	2.51%	2.44%
Per Capita Income			
2021 Per Capita Income	\$46,961	\$44,321	\$42,326
2026 Per Capita Income	\$52,951	\$50,032	\$47,655
2021-2026 Annual Rate	2.43%	2.45%	2.40%

Households by Income

Current median household income is \$70,834 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$79,775 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$99,445 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$112,210 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$42,326 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$47,655 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	149	140	134
2000 Total Housing Units	1,040	8,813	34,043
2000 Owner Occupied Housing Units	830	6,825	23,730
2000 Renter Occupied Housing Units	147	1,296	7,740
2000 Vacant Housing Units	63	692	2,573
2010 Total Housing Units	1,615	10,878	40,747
2010 Owner Occupied Housing Units	1,368	8,195	27,473
2010 Renter Occupied Housing Units	153	1,716	9,180
2010 Vacant Housing Units	94	967	4,094
2021 Total Housing Units	1,745	12,097	47,433
2021 Owner Occupied Housing Units	1,528	9,367	33,988
2021 Renter Occupied Housing Units	153	1,813	9,612
2021 Vacant Housing Units	64	917	3,833
2026 Total Housing Units	1,869	12,880	50,174
2026 Owner Occupied Housing Units	1,647	9,999	36,258
2026 Renter Occupied Housing Units	154	1,959	10,052
2026 Vacant Housing Units	68	922	3,864

Currently, 71.7% of the 47,433 housing units in the area are owner occupied; 20.3%, renter occupied; and 8.1% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 40,747 housing units in the area - 67.4% owner occupied, 22.5% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 6.99%. Median home value in the area is \$294,051, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.36% annually to \$330,454.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

FLORIDA'S SPACE COAST: AMERICA'S HIGH TECH TITAN



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