

# I-95 240-Unit Multi-Family Site Space Coast Florida Development Opportunity



Dreyer & Associates Real Estate Group - Commercial Division

Port St. John and Grissom Parkway - 240- Unit Multi-Family Site , Cocoa, FL 32927

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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$5,280,000
Mark Location	Brevard County Florida
Lot Size:	20 Acres
Zoning:	RU-2-15 Medium Density Multi- Family Residential, Brevard County
Utilities	City of Cocoa Water and Sewer
Building Data	8 Buildings 30 units each -3-story - Unit sizes appx 1000 sq ft each

## PROPERTY DESCRIPTION

The property offering consists of 20+/- acres of potential Multi-Family development property located on the North side of Port St. John Boulevard, East of Interstate 95 and West of Grissom Parkway. The zoning allows for more than 300 units, however marketed as 240 units due to estimated onsite open space and compensatory storage requirements.

**Note:** The Property was rezoned to RU-2-15 in 2022 which permits up to 15 units per acre with a maximum height of 35 feet. The current concept site plan does include preliminary civil engineering.

**OVERALL SITE PLAN:** <https://shorturl.at/5ErR5>

**PRELIMINARY SITE LINK:** <https://shorturl.at/jLI6L>

Grissom Parkway is an arterial road bringing the residential population of Port Saint John and Canaveral Groves (25,000 – 30,000) north to this location. Traveling west from the site on SR 405 (3+ miles) to I-95, the retail market includes Walmart Superstore, Target, Home Depot, Petco, Tire Kingdom, Staples, Lowes, ALDI and other retail businesses. You will note that within ¼ mile to the north on Grissom Parkway, there is an Elementary School and 1 mile to the south of the intersection is a Charter School. Their respective number of students and employees are as follows:

- Imperial Estates Elementary School – Enrollment – 663 Employees 65
- Sculptor Charter School – Enrollment – 542 / Employees – 85

Also note that the site is home to an array to major global businesses / industries in Brevard county including Boeing, DRS, General Electric, L3, Lighting Science Group, Lockheed Martin, MC Assembly, Raytheon, Rockwell Collins, Satcom, SpaceX and more.

**PROPERTY VIDEO:** <https://shorturl.at/tBZAU>

**NOTE: ALL BROKERS MUST BE COMPENSATED BY THEIR CLIENT**

## PROPERTY HIGHLIGHTS

Some local Space/Technology employers in the immediate area include:

- ~Space Coast Regional Airport, which is 4.7 miles from the site and employs 10-49 employees.
- US Aviation Solutions, Inc. 50-99
- Professional Aircraft Accessories 100-200
- Valiant Air Command 10-49
- ~Lockheed Martin, which is 6.9 miles from the site and employs 1,000-1,250 employees.
- ~The Boeing Company, which is 7.1 miles from the site and employs 450-500 employees.
- ~OneWeb Satellites, which is 15 miles from the site and is projected to employ 250 employees
- ~Kennedy Space Center Visitor Complex, which is 15 miles from the site and employs 3,000-3,999 employees and the KSC Visitor Complex attracted 1.7 million visitors in 2017.
- ~Blue Origin, which is 15.8 miles from the site and employs 100-249 with a projected total of 330.
- ~SpaceX Launch and Landing Control Center, and SpaceX Launch Control, located 15.9 miles from the site and employs 500-749 employees



# Additional Photos

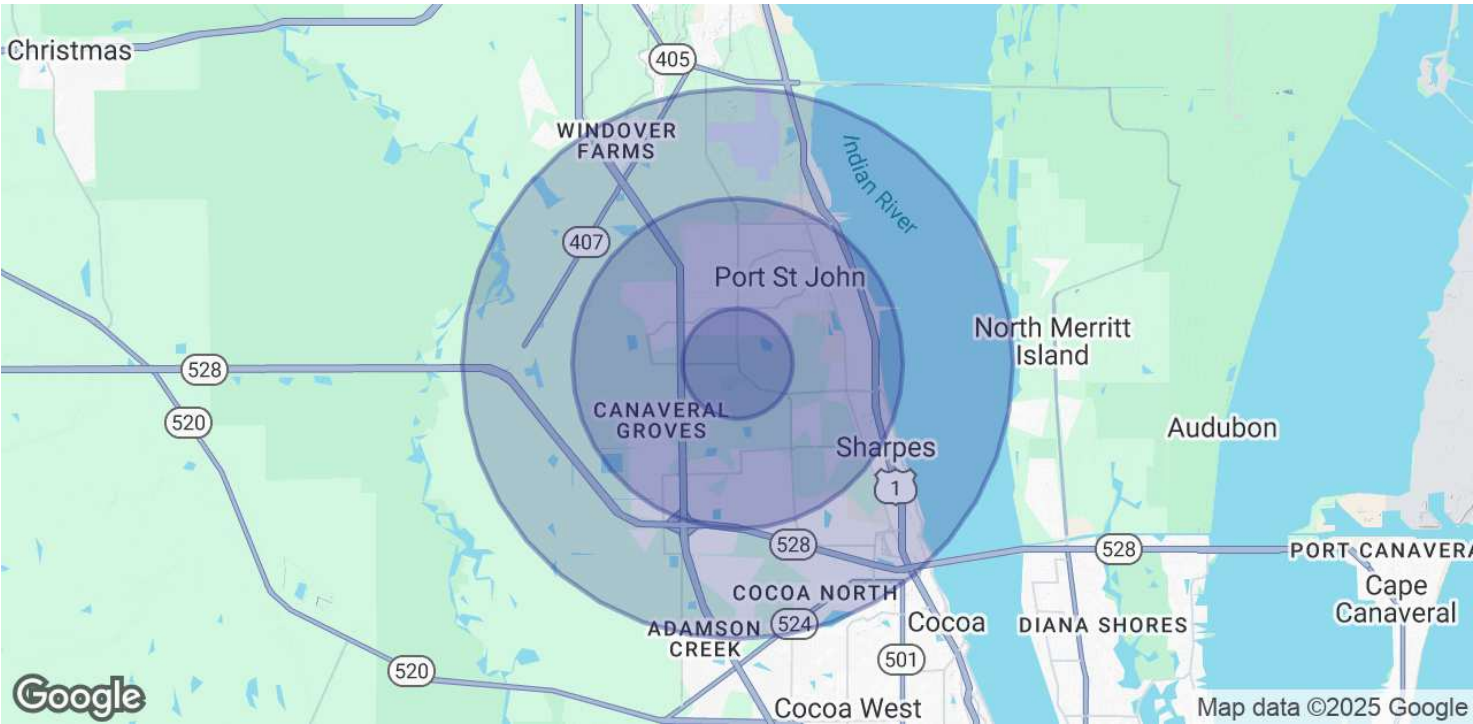




# Location Map



# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,195	27,541	45,895
Average Age	35.8	37.6	40.1
Average Age (Male)	33.8	35.5	37.9
Average Age (Female)	38.7	40.2	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,429	9,224	16,657
# of Persons per HH	2.9	3.0	2.8
Average HH Income	\$68,333	\$66,943	\$66,256
Average House Value	\$184,570	\$186,401	\$196,413

2020 American Community Survey (ACS)

# ADVISORY BIO



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**NON DISCLOSURE AGREEMENT**

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