

RANGER STORAGE DEVELOPMENT MELBOURNE, FLORIDA

+/-26k SQFT | 3 Buildings | 2.23 Acres | ENTITLED & SITE PLAN APPROVED



OFFERING MEMORANDUM

PRESENTED BY LIGHTLE BECKNER ROBISON, INC



IMAGE FOR MARKETING PURPOSES ONLY

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OVERVIEW

The industrial team at Lightle Beckner Robison, inc. is pleased to present an exclusive offer to purchase 2.23 acres of BU-2 county zoned land located between US Highway 1 and N Wickham Road off Freeman Lane in Melbourne, Florida. This Space Coast development site offers close proximity to Interstate-95 and is surrounded by various businesses as well as highly dense residential corridors and new developments near Viera, one of the top rated master planned communities across the county.

The property is fully entitled and site plan approved for a three building, 32 unit commercial storage project totaling approximately 26,198 square feet of rentable space offering 50' deep individual flexible size bays, 12x14' overhead doors, and secured access perfect for boats, RV's, campers, utility trailers, equipment, and all things indoor storage.

With few larger indoor storage competitors in the surrounding area and various land constraints this is a great investment opportunity to deliver a brand new storage option for the growing community.

Contact our team today to learn more about this property and gain access to all the deal room files!

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Asking Price	\$995,000	Price Per Acre	\$446,188	Parcel ID	26-36-12-DE-20-1
Total Planned Square Footage	26,198	Price Per Buildable SF	\$37.97	Zoning	BU-2 County
Total Acreage	2.23	Avg. ProForma Rent/Bay.....	\$750/mo.	Total Proposed Bays	32

LOCATION OVERVIEW

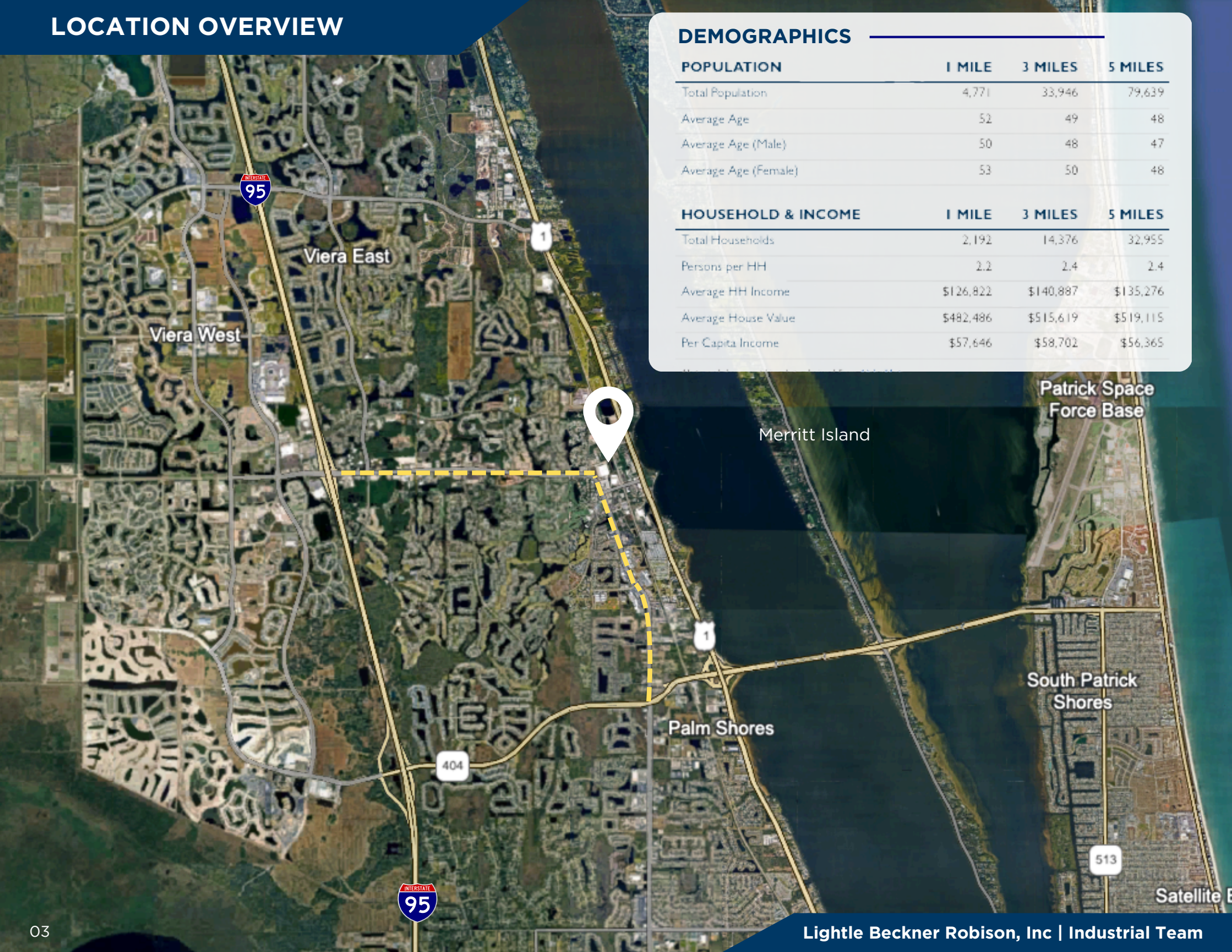
DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,771	33,946	79,639
Average Age	52	49	48
Average Age (Male)	50	48	47
Average Age (Female)	53	50	48

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,192	14,376	32,955
Persons per HH	2.2	2.4	2.4
Average HH Income	\$126,822	\$140,887	\$135,276
Average House Value	\$482,486	\$515,619	\$519,115
Per Capita Income	\$57,646	\$58,702	\$56,365



MARKET OVERVIEW

Florida's Space Coast is a world-renowned aerospace, aviation, and manufacturing hub. The city is home to major aerospace and aviation companies, such as Northrop Grumman, L3Harris Corporation, Collins Aerospace, Embreair, Dassault Falcon, Thales, Satcom Direct, and more who are all contributing to the region's reputation as a key player in the manufacturing, defense, aviation and aerospace sectors.

Located in the southern region of the County lies Melbourne International Airport (MLB) which serves as a crucial asset for transportation. With over 20,000 people working on the airport grounds everyday it is said to be America's fastest growing aviation and aircraft manufacturing center, contributing almost \$3 billion to the economy annually.

The Space Coast is also one of the nation's 10 most undervalued housing markets, according to a recent report by the National Association of Realtors, and was ranked #4 on U.S. News & World Report's recent ranking of the top places to retire in the U.S. It has also been voted the #10 best place to live in the United States and over the last five years has brought in over 10,000 high tech jobs and a skilled labor workforce.

WHY CHOOSE THE SPACE COAST?



RANKED #1
Business
Tax Climate



RANKED #3
Wage Growth in
the U.S



RANKED #1
High-Tech
Economy in FL



#1 CRUISE PORT
2022 & 2023 For
Travel / Seatriade

<https://spacecoastedc.org/locate-expand/why-the-space-coast/>

KEY MARKET DYNAMICS

- **TOP 10** US MARKETS FOR RENTAL GROWTH
- **VACANCY OF +/-3%** AS OF Q4 2024
- **#7:** Melbourne named best place to live in Florida Forbes, 2023
- AVERAGING OVER **7% YOY** RENT GROWTH
- HOME TO **MULTI BILLION DOLLAR** AEROSPACE INDUSTRY
- **#2 FASTEST GROWING TECH** SECTOR IN THE U.S.

10th
in high-tech
GDP
concentration

2.8
times the U.S. rate
in manufacturing
job growth

80+
rocket launches
expected by 2023



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at Parcel ID # 26-36-12-DE-20-1 on Freeman Lane in Melbourne, Florida ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Lightle Beckner Robison, Inc. The material and information in the Offering Memorandum is unverified. Lightle Beckner Robison, Inc. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property.

All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

All information contained herein believed to be true but is not warranted.

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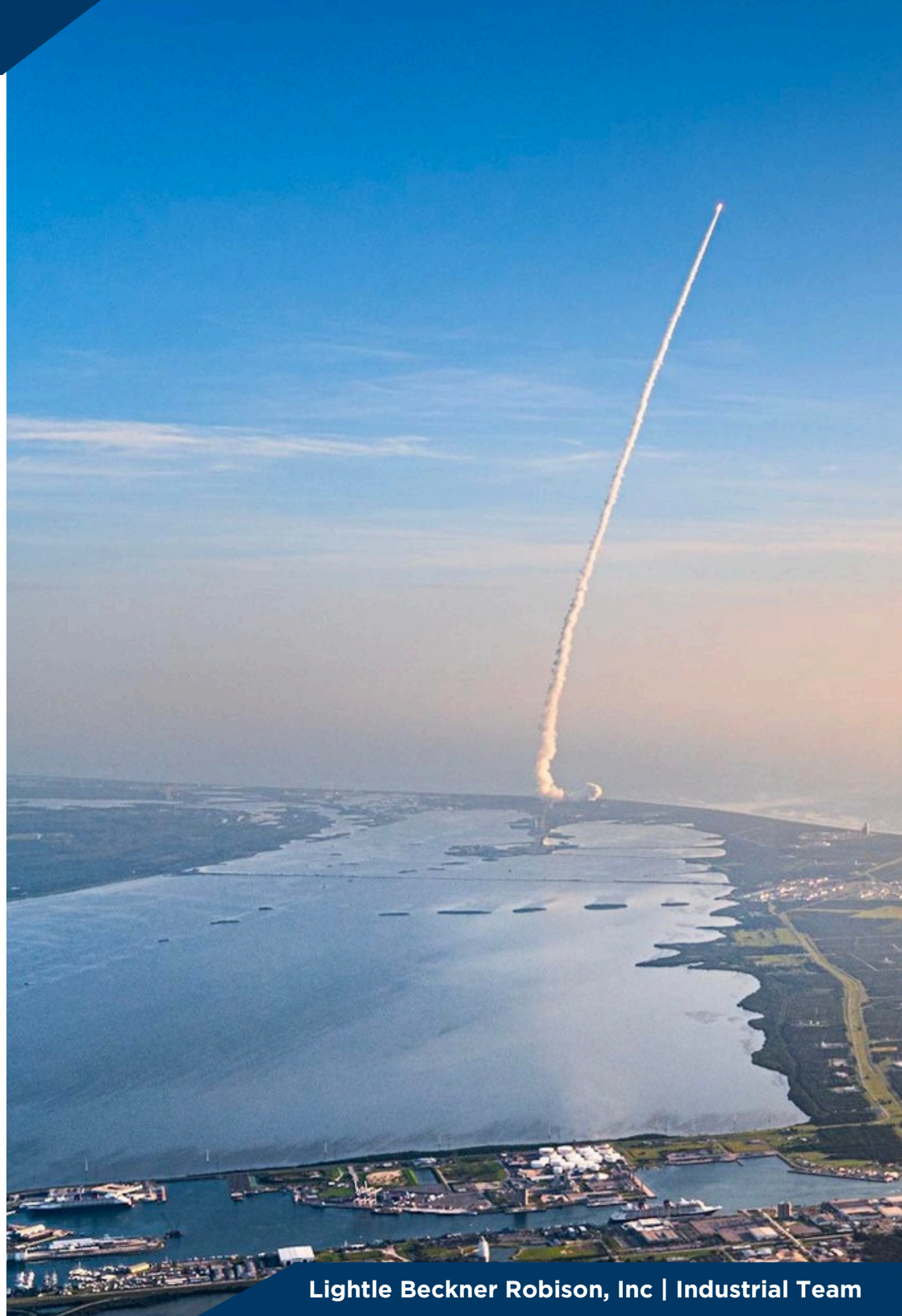
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COMMERCIAL REAL ESTATE SERVICES



Lightle Beckner Robison, Inc | Industrial Team