

# OFFERING MEMORANDUM



S John Rodes Blvd



## OPPORTUNITY IN MELBOURNE, FL

9.35 ACRES | INDUSTRIAL/COMMERCIAL DEVELOPMENT POTENTIAL | +/- 300' FRONTAGE



# OFFERING SUMMARY

**Location:** 00 S John Rodes Blvd, Melbourne, FL 32904  
.30 miles North of Ellis Rd

**County:** Brevard County

**Property Size:** 9.35 acres

**Zoning:** IU - Industrial Light

**Future Land Use:** IND - Industrial

**Frontage:** +/- 300'

**Parcel ID:** 27-36-26-00-501

**Tax Information:** \$4,275.39 (2024) (ID 2704246)

**Closest known address:** 300 S John Rodes Blvd, Melbourne, FL 32904

**OFFERED AT:**

**\$1,600,000**



## EXECUTIVE TEAM



**John Curri**  
*Owner & CEO*



**Karen D'Alberto**  
*VP/Principal*



## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

**John Curri** - john@curriproperties.com | 321-961-4487

**Karen D'Alberto** - karen@curriproperties.com | 321-622-3196

**WWW.CURRICOMMERCIAL.COM**



Curri Commercial, LLC is pleased to present an opportunity in Melbourne, FL. Featuring 9.35 acres of vacant land, centrally situated among thriving Western frontier of Brevard County located just .3 miles North of Ellis Rd, a major East-West thru-way connecting the Airport to I-95 and just 1.1 miles South of Eau Gallie Blvd, connecting I-95 to US-1 and the Beaches (A1A). With exceptional zoning allowing for various commercial, retail and industrial uses resulting in accelerated development potential, this opportunity is one not to be missed.





# SUBJECT ZONING

**Zoning:** IU - Industrial Light

**FLU:** IND - Industrial

Includes all Uses permitted in the BU-1 & BU-2 zoning classification (except single-family residence).

Includes various permitted Uses, Accessory Uses and Conditional Uses



[IU-Zoning](#)  
details enclosed



[BU-1-Zoning](#)  
details enclosed



[BU-2-Zoning](#)  
details enclosed





# ADJACENT PROPERTY: ZONING

**Adjacent Zonings:** TR-3 Mobile Home Park (north & west)  
IU - Industrial Light (south)

**Adjacent FLU:** RES 15 units per acre (north & west)  
IND - Industrial (south)

The adjacent property to the south shares the same zoning and Future Land Use (FLU) designations as the subject property. In contrast, the properties to the north and west are zoned TR-3 (mobile home park) and designated for a FLU of Residential, up to 15 units per acre.

TR-3 - Zoning  
details enclosed



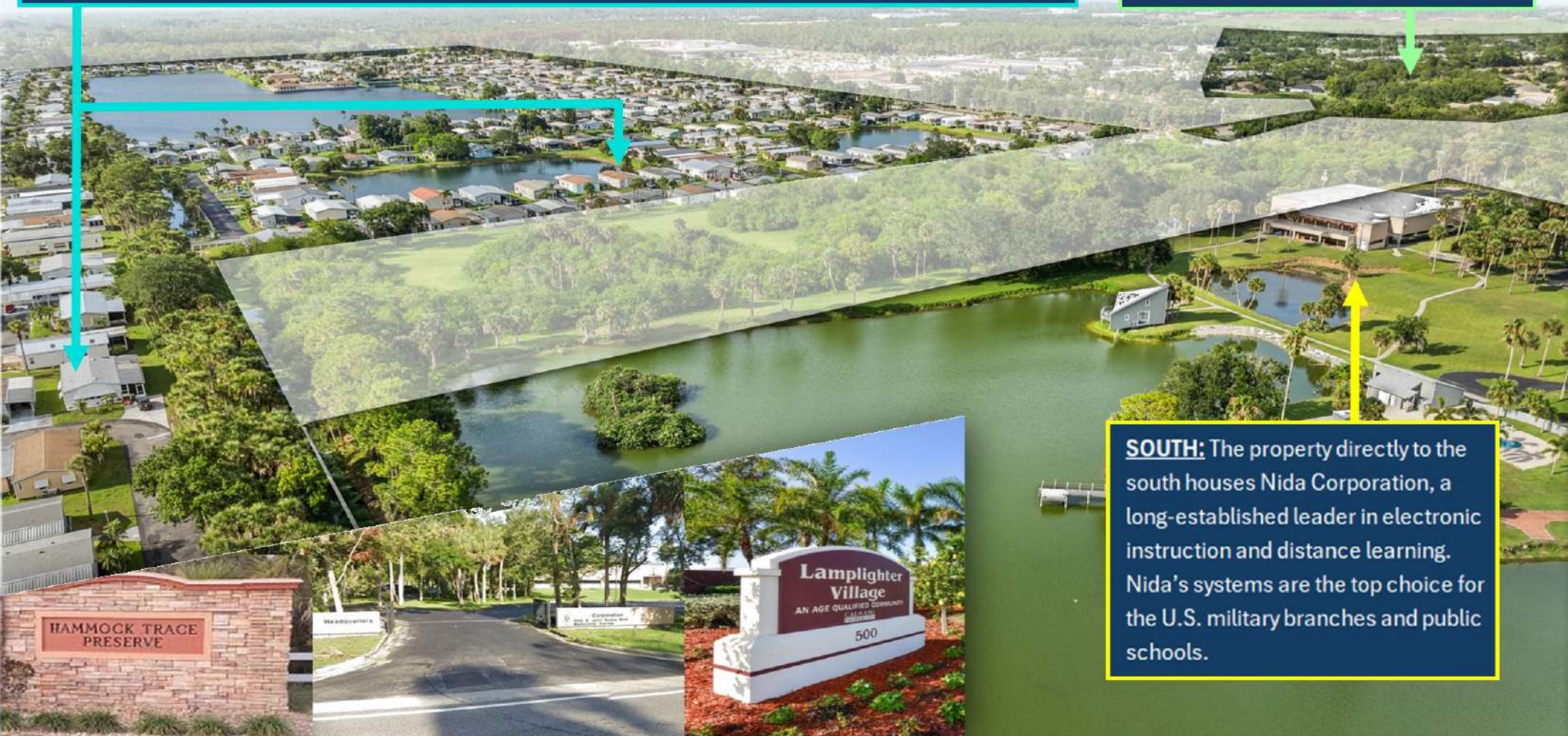


# ADJACENT PROPERTY: USES

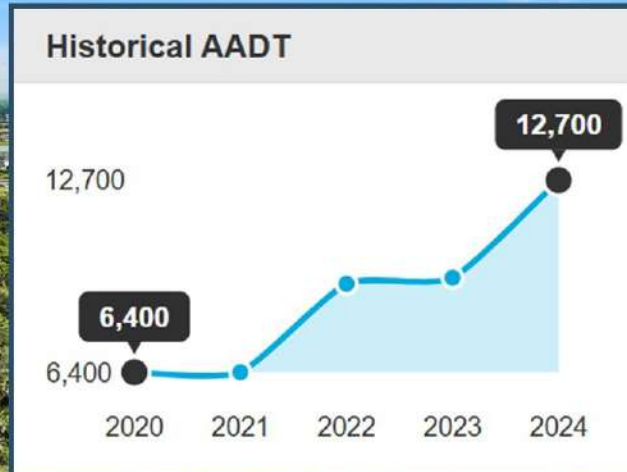
**NORTH & WEST:** The neighboring property to the west and north is Lamplighter Village, a 55+ active independent living manufactured home community known for its exceptional amenities and vibrant lifestyle. This affordable retirement community features a pool and spa, numerous recreational courts and activity rooms, RV parking, and a variety of social and fitness programs—all set in a relaxing, resort-like environment.

**EAST:** The property across the street to the East is a residential subdivision, Hammock Trace Preserve, a meticulously maintained gated community consisting of approx 220 homes.

**SOUTH:** The property directly to the south houses Nida Corporation, a long-established leader in electronic instruction and distance learning. Nida's systems are the top choice for the U.S. military branches and public schools.







AADT: 12,700

< .3 miles - Ellis Rd

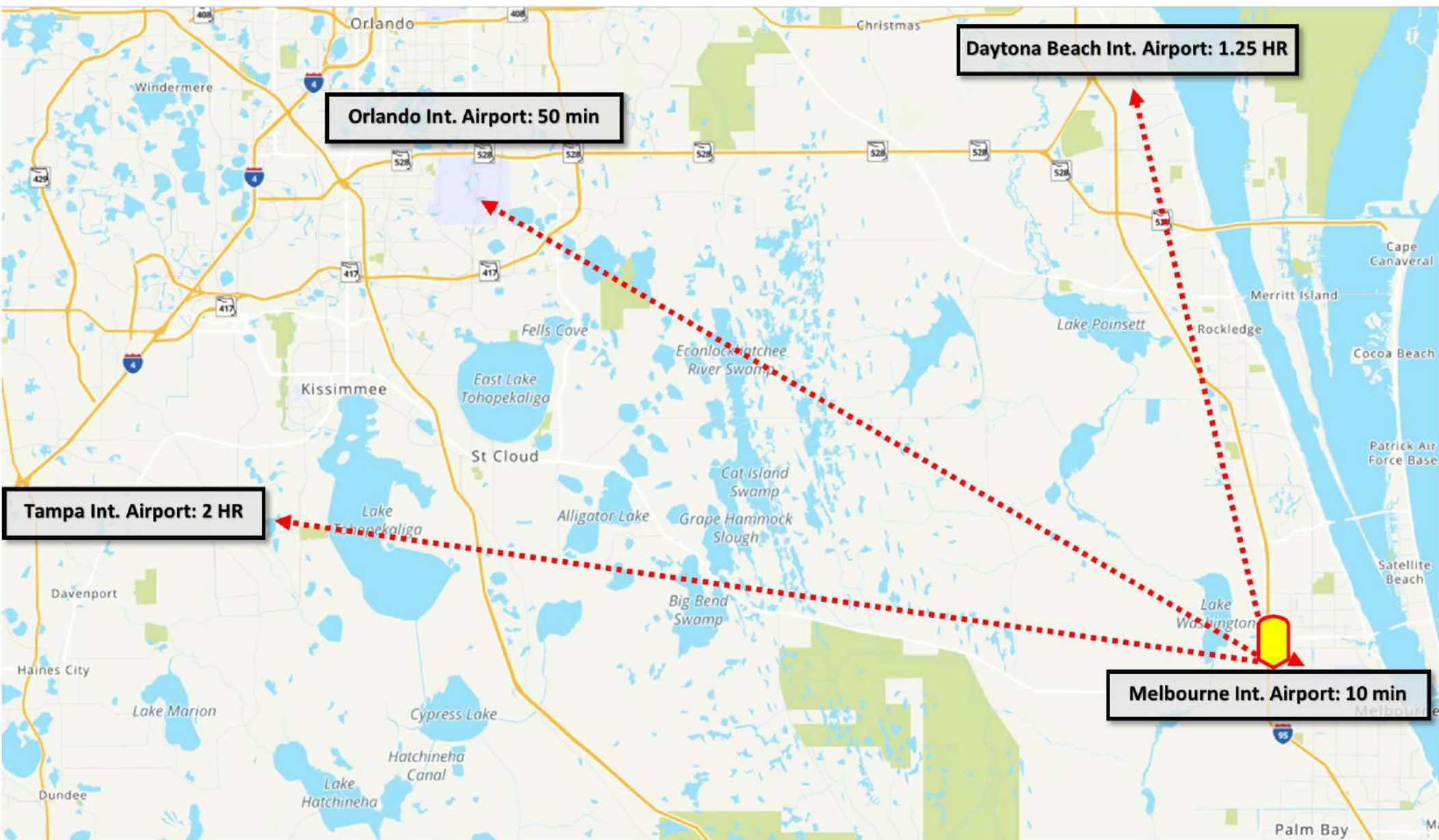
S John Rodes Blvd

Eau Gallie Blvd - 1.1 miles >





# CONVENIENT HIGHWAY LOCATION





# THE WESTERN FRONTIER

The right place. The Right time.

## The Western Frontier of Brevard County: A Strategic Growth Epicenter

The subject property is strategically located at the heart of Brevard County's most rapidly expanding transportation corridor. Between 2019 and 2021, the County saw the addition of three new I-95 interchanges, significantly enhancing north-south connectivity, greatly improving east-west travel and reducing congestion across key routes. South Brevard has rapidly evolved into a fully integrated regional hub, with continued infrastructure investments reinforcing this growth. Notably, in 2020, the construction of the Ellis Road interchange connected I-95 directly to Melbourne International Airport, a critical enhancement for regional accessibility. The subject property is on John Rodes Boulevard, a vital north-south corridor in West Melbourne.

### Stretching about 4 miles, John Rodes Blvd connects 4 major east-west arteries:

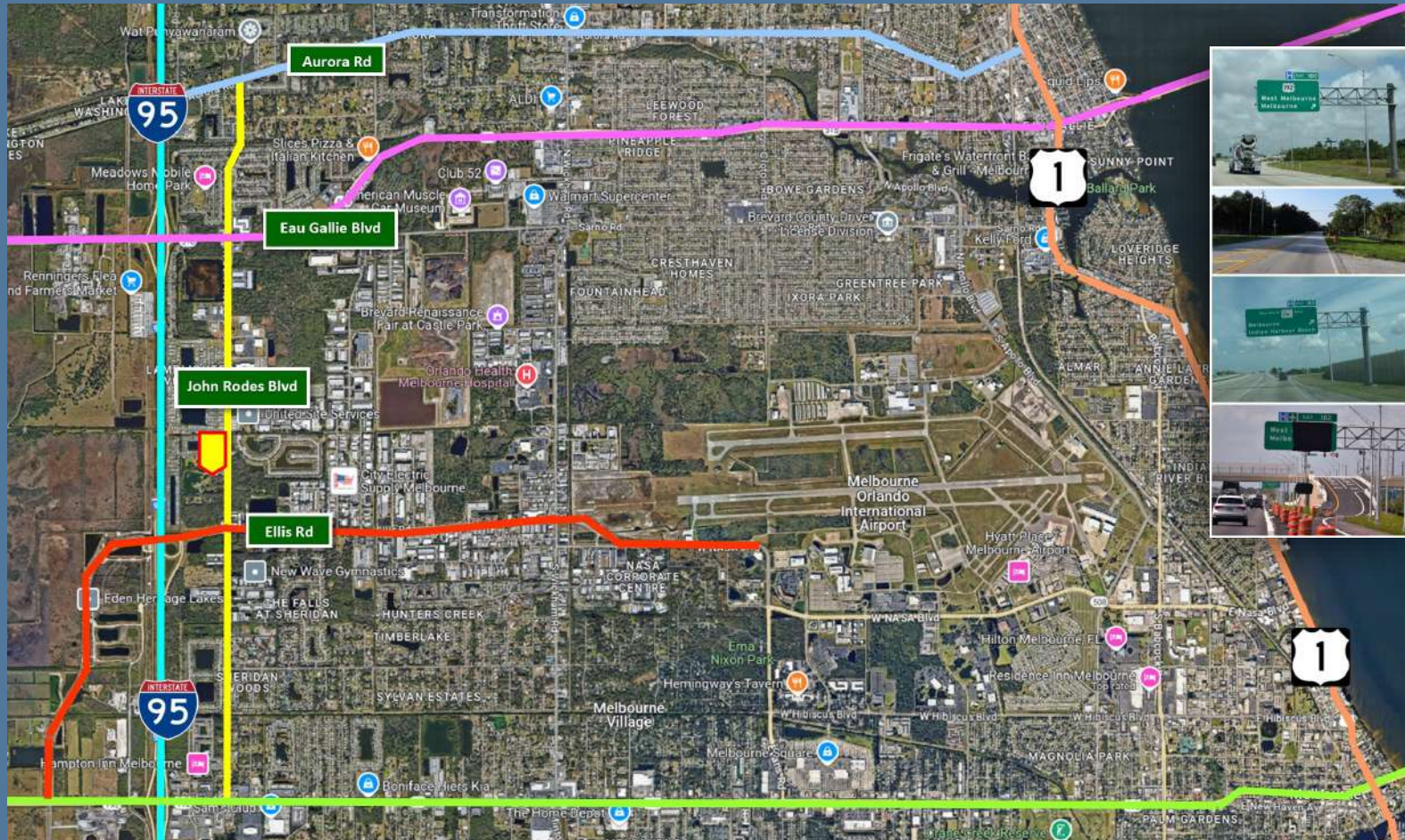
Aurora Rd (North terminus): A primary route to US-1.

Eau Gallie Blvd: Offers direct access to I-95 and an eastbound causeway to the beaches (A1A).

Ellis Rd: A I-95 interchange & gateway to the airport & Wickham Rd.

US-192 (New Haven Ave): A major commercial thoroughfare, connecting A1A through Downtown Melbourne, & extending westward through West Melbourne to cities like St. Cloud, Kissimmee, and Celebration, ultimately reaching US-27.

This exceptional network of interconnected roads & interchanges makes the subject property an unmatched location for future growth & investment.



Opportunity in Melbourne, FL | 9







*\*Environmental Assessment has NOT been performed.*

## Flood Zone: AE, X



### Flood Hazard Zones

#### Zone Type

- |                                   |   |
|-----------------------------------|---|
| 1% Annual Chance Flood Hazard     | Future Conditions 1% Annual Chance Flood Hazard |
| Regulatory Floodway               | Area with Reduced Risk Due to Levee             |
| Special Floodway                  | Area with Risk Due to Levee                     |
| Area of Undetermined Flood Hazard |   |
| 0.2% Annual Chance Flood Hazard   |   |

Base Flood Elevations



## County Natural Resources: Map

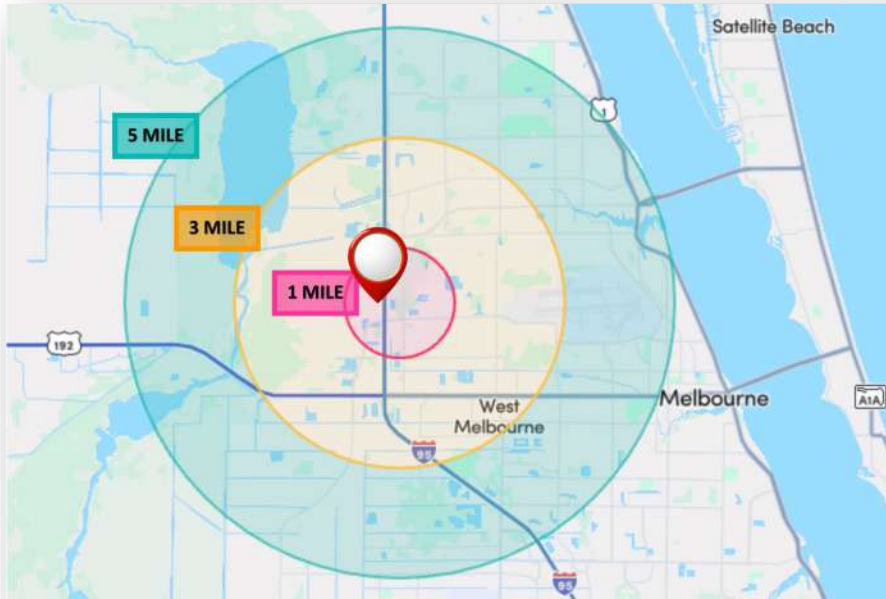


### NWI Wetlands

- |                                   |                 |
|-----------------------------------|-----------------|
| Estuarine and Marine Deepwater    | Freshwater Pond |
| Estuarine and Marine Wetland      | Lake            |
| Freshwater Emergent Wetland       | Other           |
| Freshwater Forested/Shrub Wetland | Riverine        |
| Mitigation Qualified Roadways     |                 |







## Trade Area Size

Square Miles

1 Mile

3 Miles

5 Miles

3.1

28.3

78.5

## Demographic & Consumer Spend Overview

Current Year 2030 Forecast

Current Year 2030 Forecast

Current Year 2030 Forecast

Total Population

3,067 3,245 (+5.8%)

27,937 29,338 (+5.0%)

97,883 102,722 (+4.9%)

Workday Population

309,110 --

1,638,026 --

3,639,817 --

Total Households

1,366 1,450 (+6.1%)

11,574 12,156 (+5.0%)

41,351 43,455 (+5.1%)

Avg. Household Income

\$87.6k \$99.3k (+13.4%)

\$94.6k \$107k (+13.1%)

\$93k \$105.1k (+13.0%)

Total Consumer Spend

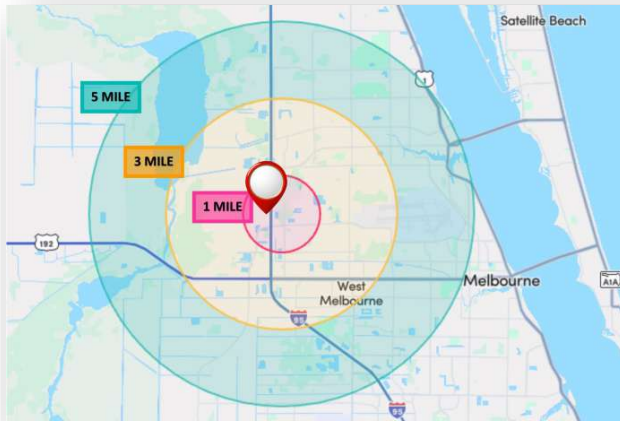
\$86.6m \$94.3m (+8.9%)

\$496.9m \$543.5m (+9.4%)

\$1.8b \$1.9b (+10.1%)



# DEMOGRAPHICS (cont.)



## Consumer Spending

	1 Mile		3 Miles		5 Miles	
	Current Year	2030 Forecast	Current Year	2030 Forecast	Current Year	2030 Forecast
Total Retail	\$64,251k	\$69,254k (+7.8%)	\$368,461k	\$398,732k (+8.2%)	\$1,300M	\$1,416M (+8.9%)
Food	\$11,000k	\$11,785k (+7.1%)	\$64,080k	\$68,810k (+7.4%)	\$225,416k	\$243,586k (+8.1%)
Alcohol	\$897k	\$989k (+10.3%)	\$5,059k	\$5,579k (+10.3%)	\$17,903k	\$19,833k (+10.8%)
Housing	\$28,257k	\$30,616k (+8.3%)	\$163,266k	\$177,397k (+8.7%)	\$579,190k	\$633,475k (+9.4%)
Apparel	\$2,256k	\$2,471k (+9.5%)	\$13,489k	\$14,792k (+9.7%)	\$48,557k	\$53,547k (+10.3%)
Transportation	\$15,380k	\$16,631k (+8.1%)	\$89,910k	\$97,361k (+8.3%)	\$318,293k	\$346,738k (+8.9%)
Health	\$9,075k	\$9,620k (+6.0%)	\$46,593k	\$49,969k (+7.2%)	\$156,615k	\$169,124k (+8.0%)
Entertainment	\$4,247k	\$4,581k (+7.9%)	\$24,397k	\$26,379k (+8.1%)	\$85,494k	\$93,021k (+8.8%)
Personal Care	\$1,157k	\$1,254k (+8.4%)	\$6,542k	\$7,127k (+8.9%)	\$23,099k	\$25,332k (+9.7%)

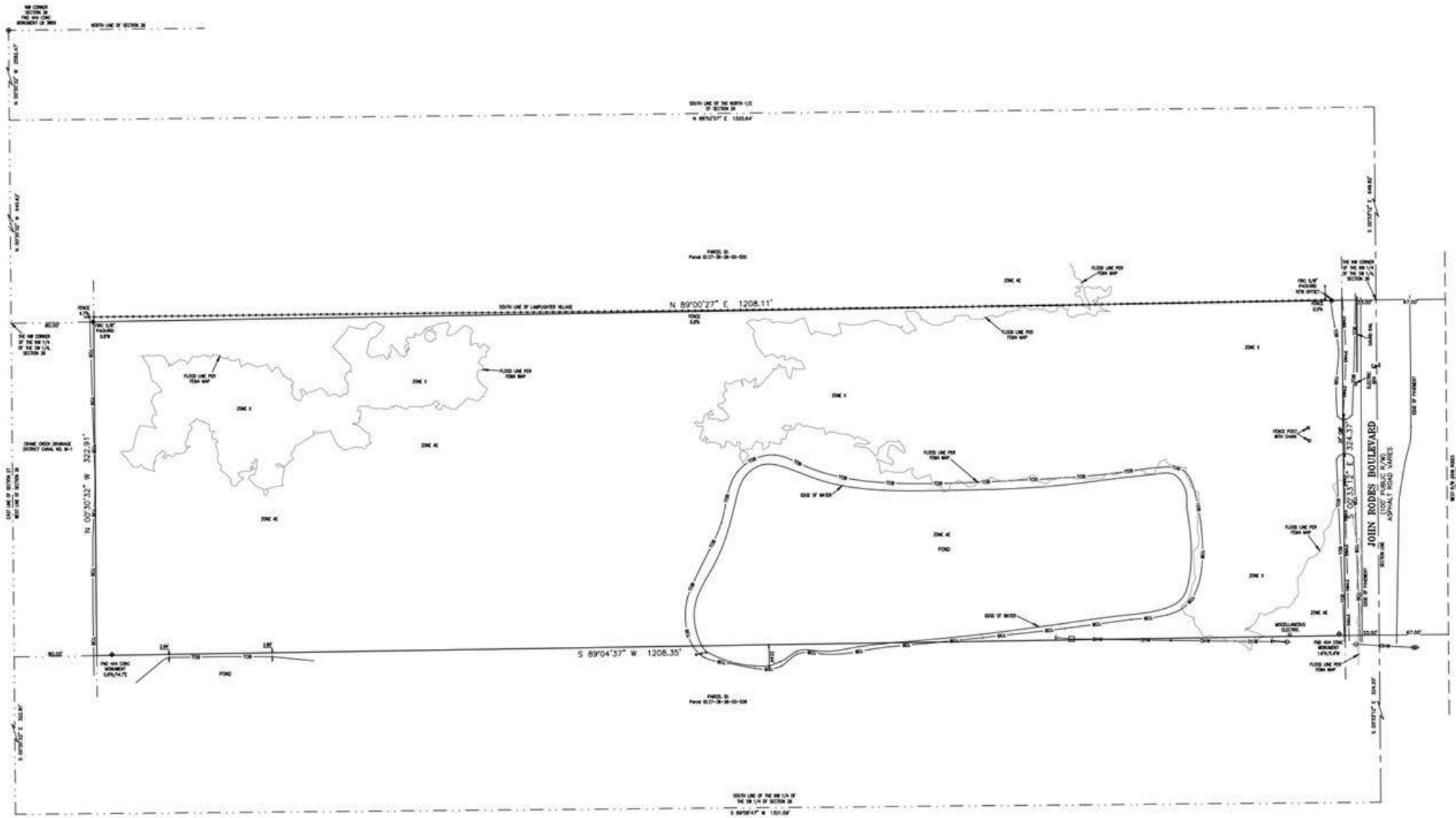


# PROPERTY IMAGES





# PROPERTY SURVEY





Marketing information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of confidential nature. This OM has been prepared to provide summary information to prospective Buyers and to establish a preliminary level of interest. These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Information contained herein has been obtained through sources deemed reliable but not guaranteed. The information contained herein is not a substitute for a thorough due diligence investigation. Curri Commercial reserves the right to withdraw this solicitation at any time without prior notice. Statements contained herein which involve matters of opinion, whether or not identified to be that are not representations of fact. The price and terms of this offering may be subject to change at any time. Curri Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation.





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