

Commercial Property-Space Coast FL.520 Cocoa Florida in Front of Luxurious Cocoa Grand Apartments



Dreyer & Associates Real Estate Group - Commercial Division

State Road 520 - 305 Laredo Dr, Cocoa, FL 32926

Commercial Property-Space Coast FL.520 Cocoa Florida in Front of Luxurious Cocoa Grand Apartments



Contact:

Dreyer & Associates Real Estate Group
1924 South Patrick Drive
Indian Harbour Beach, FL 32937

305 Laredo Dr, Cocoa, FL 32926

FOR SALE



OFFERING SUMMARY

Sale Price: \$2,295,000.00

Lot Size: 61.18 acres which includes 43.28+- ac with 7.239+- ac upland commercial property, 36.045 ac retention pond and 17.9 acres classified as wetland

Zoning: Front parcel: 7.239+- Acres zoned C-W - Balance of the property behind (lake/retention area)

PROPERTY OVERVIEW

Discover an exceptional investment opportunity with this expansive 61.18± acre property, featuring 25,139± acres of prime road front commercial real estate. Perfectly positioned with 1,021 feet of direct frontage on Highway 520, the major 4-lane artery leading into Cocoa off I-95, as well as an impressive 1,500 feet of road frontage along Laredo Boulevard.

With city water, sewer, and electricity already readily available at the site, developers will find this location not only convenient but also fully equipped for immediate development.

With over 2500 feet of road frontage, this parcel ensures high visibility and accessibility. This 61.18 acre property includes 25.14± acres commercially zoned fronting the major 4-lane Hwy 520, of which 7.239± acres are upland, and 17.9± acres are wetlands.

The remaining 36.04± acres of the site is a retention pond that has ample dedicated storm water capacity for development of the entire site. This retention pond also offers natural beauty, aesthetics and environmental benefits for your future development.

Of the 25.14± Commercially Zoned acres fronting the 4-Laned Hwy 520, 7.239± acres are upland ready for immediate development and 17.9± acres are classified as wetlands. These 17.9± acres could be mitigated and site fill dirt generated by building a small retention pond at the rear of that 17.9± acre parcel. Attached to this brochure are a survey and a Soils Type report that was completed at the time of the original purchase of the 130-acre tract, which includes this valuable 17.9± -acre road front parcel. These documents will provide prospective buyers / developers and important insights into the land's characteristics and potential uses, ensuring informed decision-making.

Location is key, and this property boasts easy access to all major highways and interstates, making it ideal for both commercial / residential and potential self/RV storage development. The site is situated close to shopping and entertainment options, making it a strategic spot for attracting residents and businesses alike. To truly appreciate the potential of this remarkable property, we invite you to view the accompanying video showcasing the site and its surroundings. Cocoa Grand Apartments web page: www.cocoagrand.com

Don't miss this unique chance to secure a prime piece of real estate in Cocoa, Florida—where opportunities await!



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LOCATION DESCRIPTION

State Road 520-305 Laredo Drive Cocoa Florida. The property is a part of/out parcel to the Cocoa Grand Apartments which is a newly developed 268 unit "Class A-Premier" Apartment Community comprised of one-two and three bedroom units to include "state of the art amenities" with "Stunning" Lake Views; all promoting "Luxury Living At Its Best". The property is centrally located in Brevard County Florida which is approximately 35 miles East of Orlando, and 50 miles South of Daytona. The site provides easy access to Interstate I-95 to the West and Hwy US 1 and Hwy A1A to the East to include our beautiful beaches; all providing exceptional access to the Orland International Airport and the Orlando-Melbourne International AirPort. Shopping and entertainment are abundant. To the North approximately 15 minutes is Port Canaveral, which is home to our world famous cruise ship industry and nearby to several of our high tech-space related industries to include Space X, Blue Horizon, One Web, Firefly and Boeing.

Please see the City of Cocoa Municode for C-W Wholesale Commercial District guidelines here: <https://shorturl.at/QKPjM>

Cocoa Grand Lot 1 Survey: <https://shorturl.at/4mScc>

Cocoa Grand Lot 2 Survey: <https://shorturl.at/G8hnP>

Cocoa Grand Borrow Pit Survey: <https://shorturl.at/XuLPU>

Environmental Assessment: <https://shorturl.at/ax7Nc>



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BUSINESS DEVELOPMENTS AFFECTING BREVARD COUNTY AND FLORIDA'S SPACE COAST

Here are some of the most significant business developments affecting Brevard County and Florida's Space Coast over the past 30 days:

Top Business News (Last 30 Days)

1. Blue Origin Expands Manufacturing Presence

Blue Origin is moving forward with its "Project Horizon" expansion at Cape Canaveral Spaceport. The project includes an 830,000-square-foot manufacturing facility and a reported \$600 million investment that is expected to create roughly 500 high-wage aerospace jobs, reinforcing Brevard's role as a major aerospace manufacturing hub.

2. Major Retail and Mixed-Use Development in West Melbourne

A new project called Landing at Space Coast was announced in West Melbourne. The 225-acre development is planned to include more than 77,000 square feet of retail space, restaurants, shops, and a grocery anchor. Developers expect it to attract workers from the aerospace, defense, and technology sectors while generating hundreds of jobs.

3. \$15 Million Airport Infrastructure Grant

The Space Coast Regional Airport received a \$15 million infrastructure grant aimed at attracting additional aerospace companies and supporting future economic growth in North Brevard.

4. Artemis II Launch Delivers Tourism Windfall

The Artemis II launch generated a major economic boost for the Space Coast. Approximately 346,000 visitors came to northern Brevard County during launch week, producing an estimated \$41 million in visitor spending. This represents one of the largest tourism impacts in recent Space Coast history.

5. Continued Growth of International Space Companies

The Economic Development Commission of Florida's Space Coast reports ongoing expansion and recruitment of aerospace manufacturers, including Italian satellite company Argotec and other aerospace suppliers establishing or expanding operations on the Space Coast.

Key Trends to Watch

Aerospace remains the dominant growth engine in Brevard County.

Commercial space activity continues attracting manufacturing and supply-chain investments.

Retail and housing development are accelerating in response to population growth.

Artemis-related tourism and future launches are creating substantial economic impacts.

Workforce development initiatives are expanding to support aerospace and advanced manufacturing hiring needs.

For investors and local business owners, the strongest sectors right now appear to be aerospace manufacturing, industrial real estate, retail development around growth corridors, and tourism tied to major launches.

LOCATION OVERVIEW

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Demographic and Income Comparison Profile

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 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 28.35405
 Longitude: -80.76607

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	3,042	36,759	78,936
Households	1,162	15,260	33,417
Average Household Size	2.60	2.39	2.34
2023 Summary			
Population	3,096	37,327	80,120
Households	1,190	15,623	34,168
Families	775	9,446	21,419
Average Household Size	2.59	2.37	2.32
Owner Occupied Housing Units	469	9,409	23,922
Renter Occupied Housing Units	721	6,214	10,246
Median Age	34.1	42.5	45.7
Median Household Income	\$38,218	\$46,188	\$59,358
Average Household Income	\$54,762	\$71,487	\$85,513
2028 Summary			
Population	3,111	38,353	80,980
Households	1,212	16,202	34,900
Families	783	9,755	21,770
Average Household Size	2.55	2.35	2.30
Owner Occupied Housing Units	482	9,547	24,318
Renter Occupied Housing Units	730	6,655	10,582
Median Age	35.7	43.2	46.1
Median Household Income	\$41,207	\$54,391	\$72,223
Average Household Income	\$60,217	\$83,239	\$99,668
Trends: 2023-2028 Annual Rate			
Population	0.10%	0.54%	0.21%
Households	0.37%	0.73%	0.42%
Families	0.21%	0.65%	0.33%
Owner Households	0.55%	0.29%	0.33%
Median Household Income	1.52%	3.32%	4.00%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

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2023 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	168	14.1%	2,103	13.5%	3,448	10.1%
\$15,000 - \$24,999	154	12.9%	2,214	14.2%	3,637	10.6%
\$25,000 - \$34,999	198	16.6%	1,645	10.5%	2,919	8.5%
\$35,000 - \$49,999	256	21.5%	2,310	14.8%	4,624	13.5%
\$50,000 - \$74,999	208	17.5%	2,439	15.6%	5,314	15.6%
\$75,000 - \$99,999	86	7.2%	1,747	11.2%	4,343	12.7%
\$100,000 - \$149,999	43	3.6%	1,869	12.0%	5,830	17.1%
\$150,000 - \$199,999	63	5.3%	679	4.3%	2,222	6.5%
\$200,000+	14	1.2%	617	3.9%	1,830	5.4%
Median Household Income	\$38,218		\$46,188		\$59,358	
Average Household Income	\$54,762		\$71,487		\$85,513	
Per Capita Income	\$21,477		\$29,946		\$36,414	
2028 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	154	12.7%	1,952	12.0%	3,059	8.8%
\$15,000 - \$24,999	137	11.3%	1,859	11.5%	2,936	8.4%
\$25,000 - \$34,999	183	15.1%	1,493	9.2%	2,611	7.5%
\$35,000 - \$49,999	260	21.5%	2,188	13.5%	4,066	11.7%
\$50,000 - \$74,999	240	19.8%	2,567	15.8%	5,206	14.9%
\$75,000 - \$99,999	104	8.6%	2,094	12.9%	4,741	13.6%
\$100,000 - \$149,999	55	4.5%	2,358	14.6%	6,926	19.8%
\$150,000 - \$199,999	67	5.5%	909	5.6%	3,050	8.7%
\$200,000+	14	1.2%	782	4.8%	2,305	6.6%
Median Household Income	\$41,207		\$54,391		\$72,223	
Average Household Income	\$60,217		\$83,239		\$99,668	
Per Capita Income	\$23,876		\$35,199		\$42,916	



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Demographic and Income Comparison Profile

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 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 28.35405
 Longitude: -80.76607

	1 mile		3 miles		5 miles	
2020 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	215	7.1%	2,009	5.5%	3,821	4.8%
Age 5 - 9	241	7.9%	2,190	6.0%	4,155	5.3%
Age 10 - 14	241	7.9%	2,387	6.5%	4,600	5.8%
Age 15 - 19	201	6.6%	2,209	6.0%	4,535	5.7%
Age 20 - 24	146	4.8%	1,834	5.0%	3,771	4.8%
Age 25 - 34	408	13.4%	4,448	12.1%	8,905	11.3%
Age 35 - 44	414	13.6%	4,175	11.4%	8,641	10.9%
Age 45 - 54	375	12.3%	4,270	11.6%	9,516	12.1%
Age 55 - 64	404	13.3%	5,772	15.7%	13,305	16.9%
Age 65 - 74	250	8.2%	4,201	11.4%	9,837	12.5%
Age 75 - 84	112	3.7%	2,434	6.6%	5,660	7.2%
Age 85+	34	1.1%	832	2.3%	2,190	2.8%
2023 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	245	7.9%	2,188	5.9%	4,030	5.0%
Age 5 - 9	252	8.1%	2,239	6.0%	4,293	5.4%
Age 10 - 14	258	8.3%	2,285	6.1%	4,577	5.7%
Age 15 - 19	203	6.6%	2,022	5.4%	4,064	5.1%
Age 20 - 24	189	6.1%	1,935	5.2%	3,775	4.7%
Age 25 - 34	442	14.3%	4,681	12.5%	9,521	11.9%
Age 35 - 44	400	12.9%	4,357	11.7%	9,149	11.4%
Age 45 - 54	338	10.9%	4,176	11.2%	9,535	11.9%
Age 55 - 64	354	11.4%	5,316	14.2%	12,145	15.2%
Age 65 - 74	256	8.3%	4,519	12.1%	10,620	13.3%
Age 75 - 84	127	4.1%	2,675	7.2%	6,239	7.8%
Age 85+	32	1.0%	936	2.5%	2,172	2.7%
2028 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	253	8.1%	2,289	6.0%	4,156	5.1%
Age 5 - 9	234	7.5%	2,203	5.7%	4,190	5.2%
Age 10 - 14	240	7.7%	2,251	5.9%	4,466	5.5%
Age 15 - 19	230	7.4%	2,172	5.7%	4,315	5.3%
Age 20 - 24	191	6.1%	2,051	5.3%	3,731	4.6%
Age 25 - 34	379	12.2%	4,277	11.2%	8,571	10.6%
Age 35 - 44	430	13.8%	4,790	12.5%	10,019	12.4%
Age 45 - 54	349	11.2%	4,235	11.0%	9,355	11.6%
Age 55 - 64	341	11.0%	4,843	12.6%	10,695	13.2%
Age 65 - 74	269	8.6%	5,035	13.1%	11,566	14.3%
Age 75 - 84	153	4.9%	3,085	8.0%	7,349	9.1%
Age 85+	44	1.4%	1,122	2.9%	2,567	3.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

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	1 mile		3 miles		5 miles	
2020 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,312	43.1%	20,530	55.9%	53,082	67.2%
Black Alone	1,033	34.0%	9,591	26.1%	12,922	16.4%
American Indian Alone	23	0.8%	172	0.5%	328	0.4%
Asian Alone	10	0.3%	458	1.2%	1,475	1.9%
Pacific Islander Alone	4	0.1%	46	0.1%	113	0.1%
Some Other Race Alone	373	12.3%	2,274	6.2%	3,247	4.1%
Two or More Races	288	9.5%	3,689	10.0%	7,769	9.8%
Hispanic Origin (Any Race)	678	22.3%	5,377	14.6%	9,168	11.6%
2023 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,291	41.7%	20,514	55.0%	53,334	66.6%
Black Alone	1,075	34.7%	9,885	26.5%	13,286	16.6%
American Indian Alone	24	0.8%	181	0.5%	345	0.4%
Asian Alone	10	0.3%	482	1.3%	1,554	1.9%
Pacific Islander Alone	4	0.1%	48	0.1%	114	0.1%
Some Other Race Alone	396	12.8%	2,395	6.4%	3,430	4.3%
Two or More Races	295	9.5%	3,822	10.2%	8,056	10.1%
Hispanic Origin (Any Race)	710	22.9%	5,599	15.0%	9,558	11.9%
2028 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,228	39.5%	20,518	53.5%	52,725	65.1%
Black Alone	1,106	35.6%	10,328	26.9%	13,728	17.0%
American Indian Alone	27	0.9%	193	0.5%	365	0.5%
Asian Alone	11	0.4%	539	1.4%	1,722	2.1%
Pacific Islander Alone	4	0.1%	50	0.1%	116	0.1%
Some Other Race Alone	433	13.9%	2,686	7.0%	3,849	4.8%
Two or More Races	302	9.7%	4,039	10.5%	8,476	10.5%
Hispanic Origin (Any Race)	746	24.0%	5,973	15.6%	10,128	12.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

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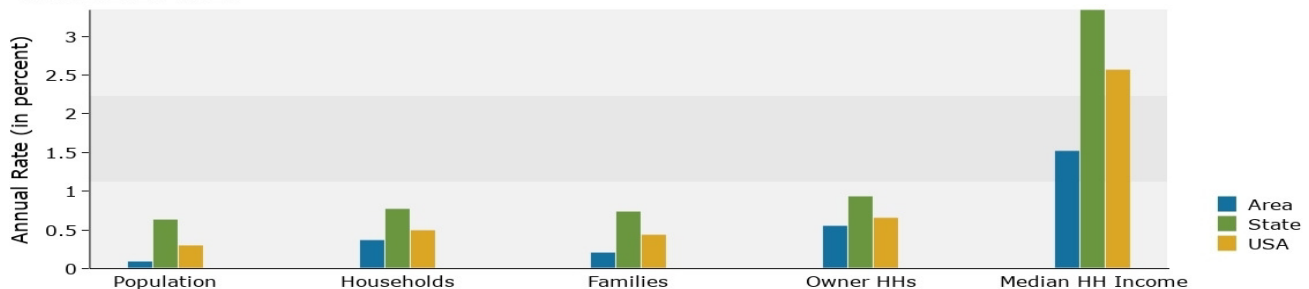
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Demographic and Income Comparison Profile

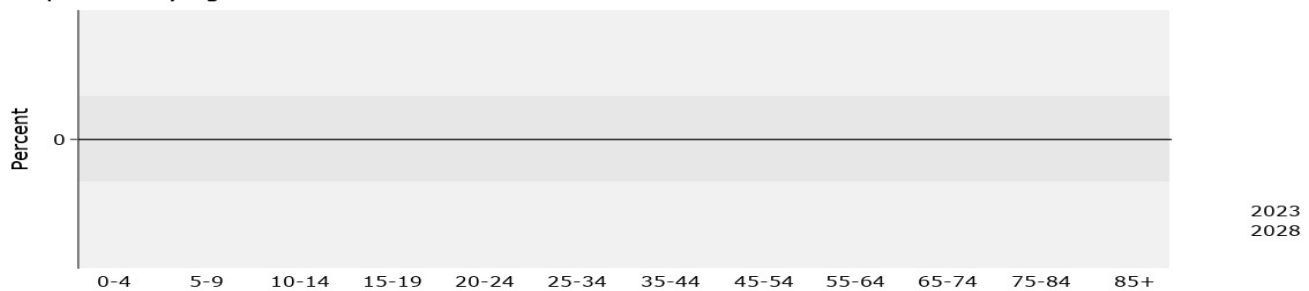
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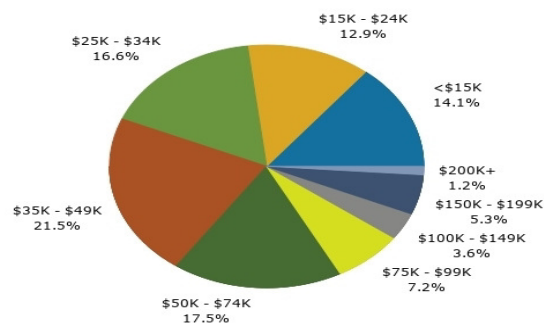
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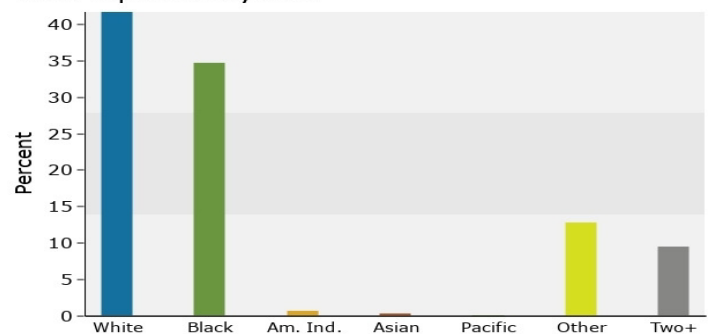
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

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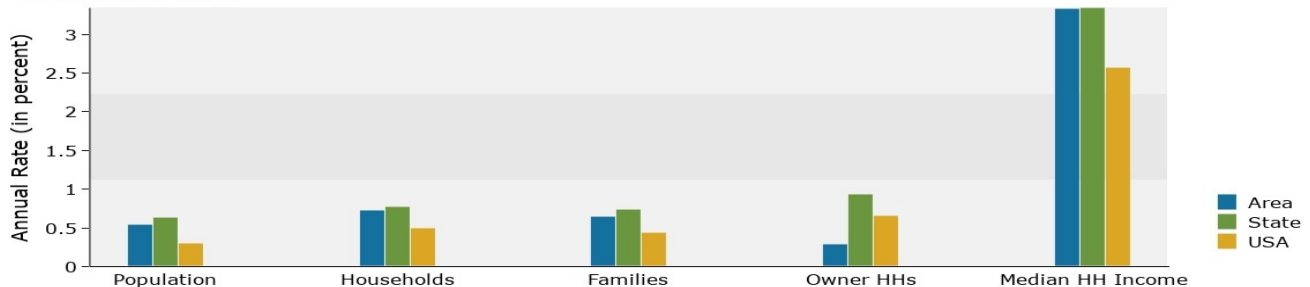
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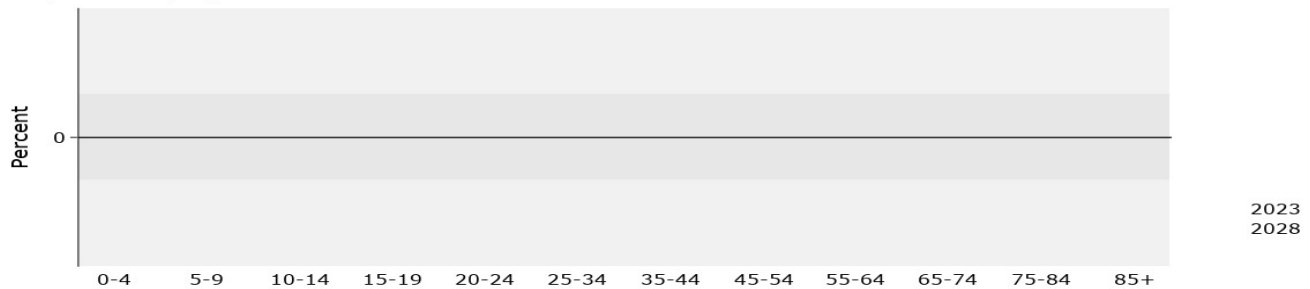
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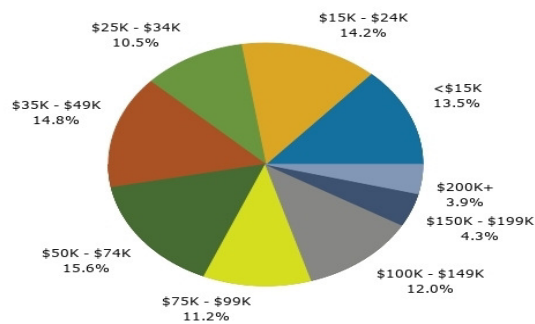
Trends 2023-2028



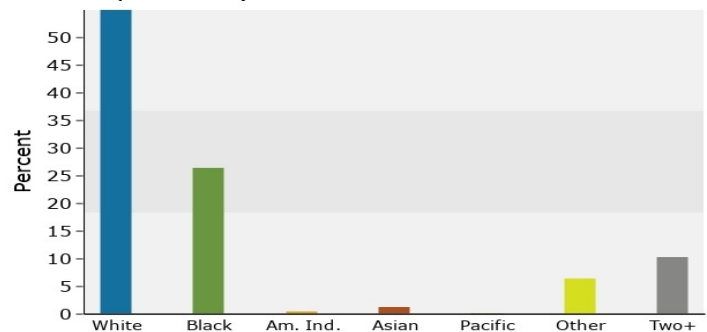
Population by Age



2023 Household Income



2023 Population by Race



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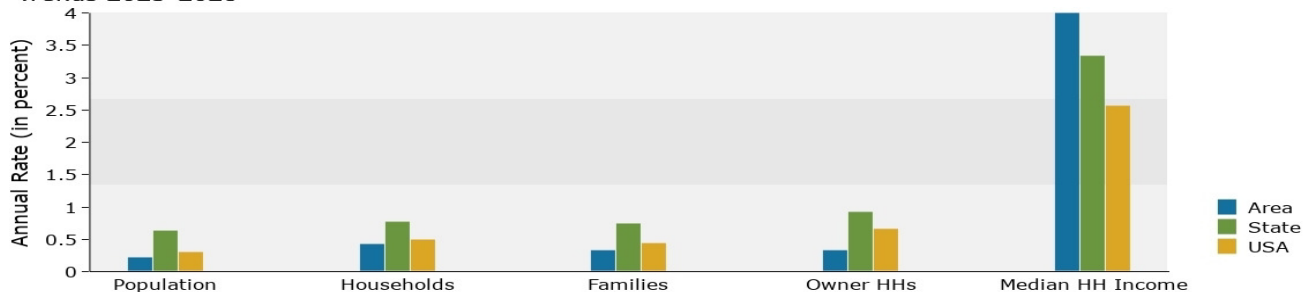
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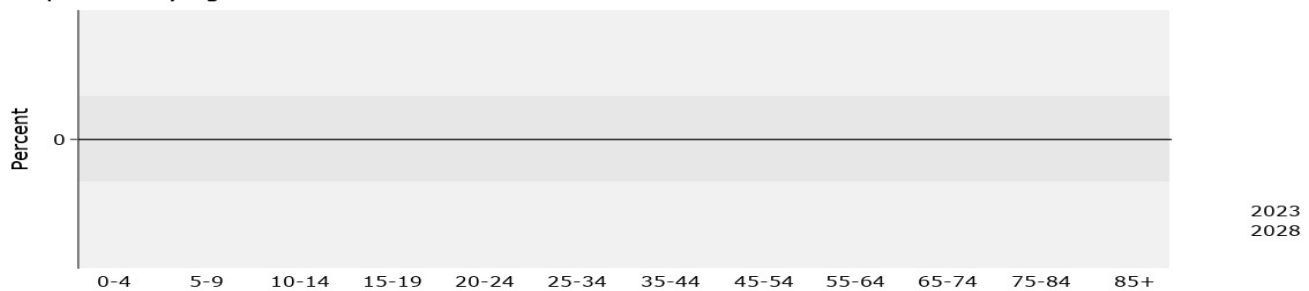
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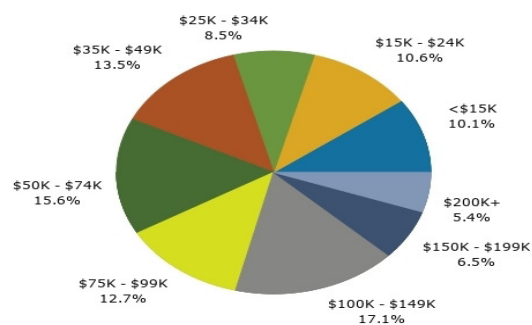
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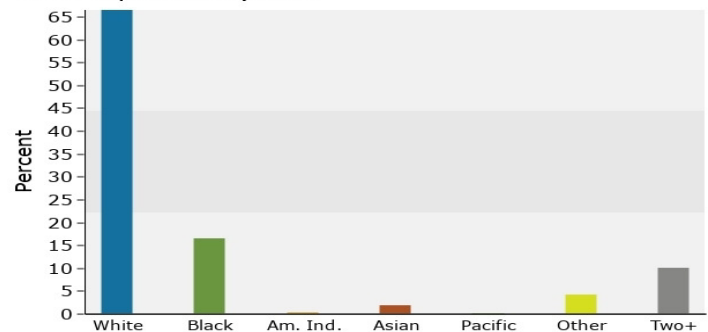
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

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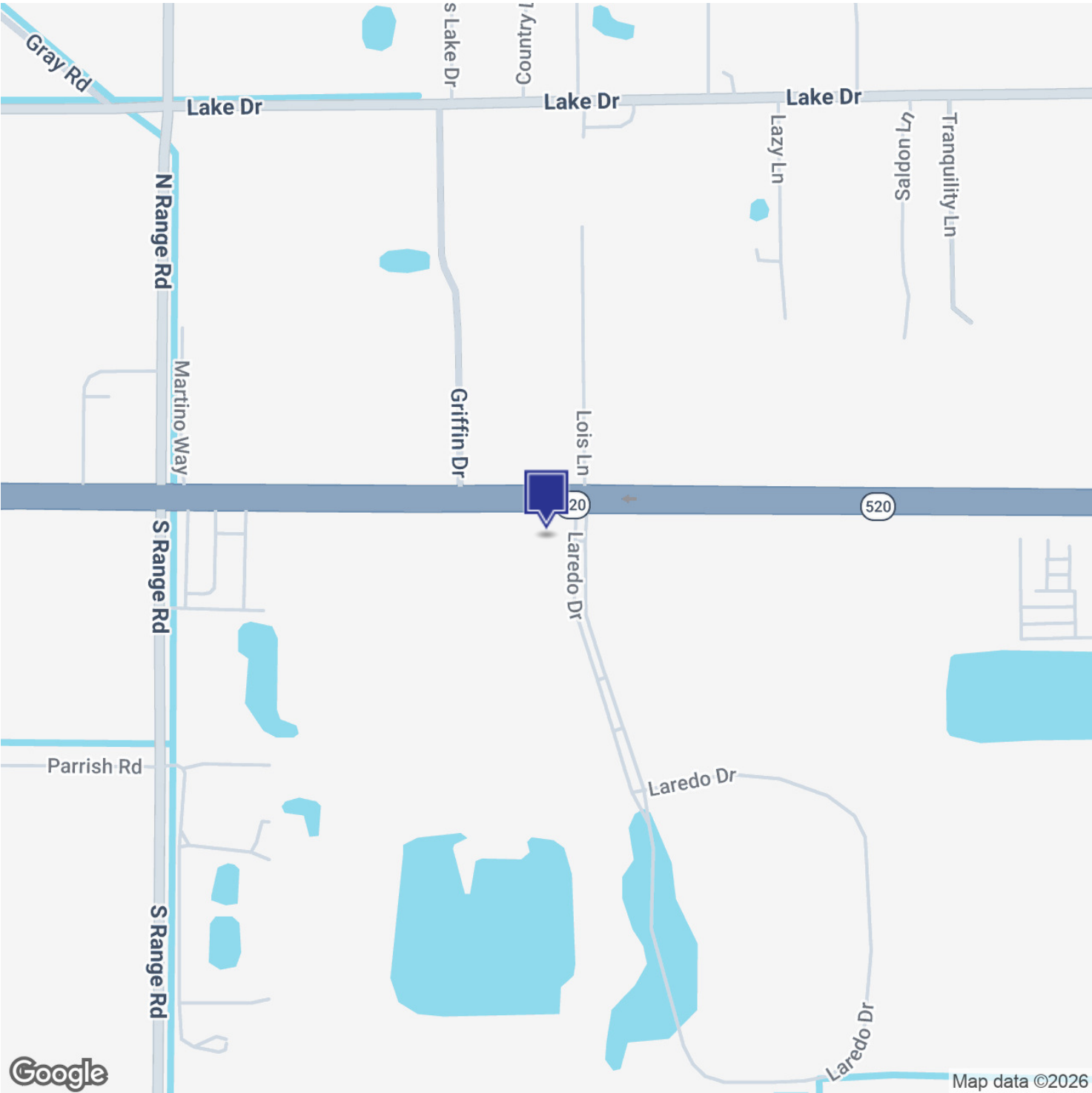
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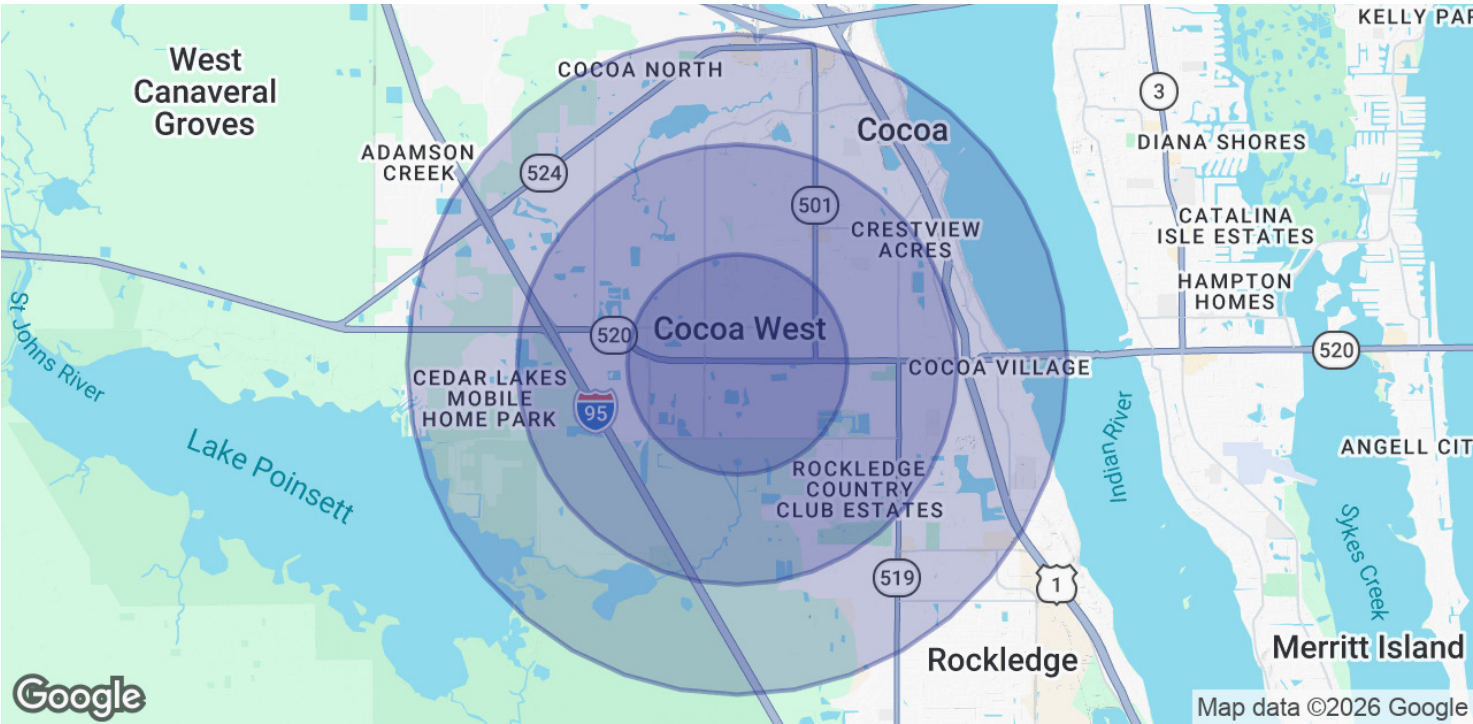
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,170	21,009	37,920
Average Age	37.2	38.3	41.2
Average Age (Male)	31.2	36.2	38.6
Average Age (Female)	41.1	40.7	43.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,338	9,631	17,590
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$39,517	\$42,455	\$50,416
Average House Value	\$132,402	\$116,035	\$147,616

2020 American Community Survey (ACS)



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ADVISOR BIO



MICHAEL DREYER, CCIM, ALC

michael.e.dreyer@gmail.com

Direct: **321.773.1480** | Cell:

NON DISCLOSURE AGREEMENT

The information has been obtained from sources believed reliable, While we do not doubt its accuracy, it is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates uses are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to change without notice. Dreyer & Associates assumes no responsibility for any errors, omissions or changes

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