

MULTI-FAMILY-US 1 AND DIXON BLVD 7.1+- ACRES RIVER VIEW FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

Dixon Blvd, Cocoa, FL 32922

MULTI-FAMILY-US 1 AND DIXON BLVD 7.1+- ACRES RIVER VIEW



Contact:



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FOR SALE



OFFERING SUMMARY

Sale Price: \$1,250,000**Price / Acre:** \$176,056**Lot Size:** 7.1+- Acres
56.29+- on US 1
and 265.63' on East
Dixon Blvd**Zoning:** RU-2-15 AND RU-1-7
CITY OF COCOA

PROPERTY HIGHLIGHTS

- 7.1+- Acres Multi-Family
- Property has road frontage on US 1 and East Dixon Blvd with direct access and "River View" to North Indian River Drive.
- Zoning: The property is zone Multi-Family. the portion of the property fronting Dixon Blvd for a depth of 250+- is zoned RU-1-7 and has a future land use of low-density residential of RU-1-7 on the entire parcel.
- Parcel ID: 24-36-21-BM-*-3.01, Account: 3012949
- **Here's the Survey:** <https://drive.google.com/file/d/1PWRbiaV4o4Q6gMIVDzsCuqT-Lm4EJLu/view?usp=sharing>

LOCATION OVERVIEW

The property fronts US 1 and East Dixon Blvd with direct access to scenic North Indian River Drive. US 1 is a major N/S artery that connects with SR 520 about 1.5 miles to the south, providing easy access to Merritt Island, Cocoa Beach, and Interstate 95. SR 528 lies approximately 2 miles to the north and provides easy access to Port Canaveral and Interstate 95. The property is about 20 to 25 minutes from Kennedy Space Center to the north and Orlando/Melbourne International Airport to the south. Orlando International Airport is approximately 45 minutes to 1 hour to the west and accessed via State Road 528.



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Aviation and Aerospace Thrive Here

More than 1/3 of all the aerospace employees in the state of Florida are employed in Brevard.

The growth of commercial space and the supply chain that supports it is impressive. Giants in the industry are electing to invest here, including Blue Origin, OneWeb Satellites and Ruag; others have determined to increase their presence here: such as Lockheed Martin, Northrup Grumman, Embraer and others. Clusters of construction activity at Exploration Park in the North, Orlando-Melbourne International Airport and Port Canaveral attest to the power of aviation and aerospace in Brevard County on Florida's Space Coast.

Brevard Healthcare Workforce Consortium

Ensuring that local healthcare industry employers have the skilled talent needed to provide the best possible medical care for our local community is vital to the economy of Brevard County. Working within our community to establish and maintain talent pipelines that **train local talent in healthcare-related competencies needed by employers within the healthcare industry** provides



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sustaining wages for local workers and their families.

A robust, quality healthcare system within Brevard County is vital for attracting new businesses to the local area as well as retaining existing local companies as access to quality care is a major factor in business location and relocation. **It is in everyone's best interest who lives and works in Brevard County to ensure that local healthcare industry organizations thrive.** With this in mind healthcare industry representatives, educational partners, workforce development entities and other community stakeholders have come together to form the **Brevard Healthcare Workforce Consortium** to develop a local healthcare sector strategy to identify and implement actionable strategies to strengthen the local healthcare talent pipeline.

Manufacturing

Brevard County has **the 5th most concentrated high-tech workforce in the U.S., according to the TechAmerica Foundation, is among the top 3 (of 360) MSAs in the United States for concentration of electrical engineers and technicians, and ranks first in Florida for number of patents (11) for every 10,000 workers.** Advanced manufacturing growth and evolution is expanding our opportunities. Exciting new companies are landing here, and corporate brand names are expanding too—such as Fortune 500 company Harris Corporation—with an impressive new Technology Center *and more than 6,000 employees locally.* Manufacturing talent has a home here. And workers wishing to change careers have great options on the Space Coast of Florida.

Information Technology

Brevard County's share of STEM employment was ranked 1st in Florida by the Brookings Institution and Milken Institute ranked Brevard County, Florida 6th in the U.S. for most concentrated high-tech economy. Major corporations call Brevard County home and this MSA (Metropolitan Statistical Area) ended up on Forbes' first ranking of America's Most Innovative Cities.

The IT (Information Technology) Sector is important to Brevard and its future. CareerSource Brevard received an **American Promise Grant** to pursue collaborations and solutions in the IT sector. For additional information, contact **Gary Sulski**, I.T. Sector Strategy Program Manager.



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Economy in Brevard County, Florida

Brevard County has an unemployment rate of 3.5%. The US average is 3.9%.

Brevard County has seen the job market increase by 1.9% over the last year. Future job growth over the next ten years is predicted to be 42.2%, which is higher than the US average of 33.5%.

Tax Rates for Brevard County

- The Sales Tax Rate for Brevard County is 7.0%. The US average is 7.3%.
- The Income Tax Rate for Brevard County is 0.0%. The US average is 4.6%.
- Tax Rates can have a big impact when Comparing Cost of Living.

Income and Salaries for Brevard County

- The average income of a Brevard County resident is \$27,360 a year. The US average is \$28,555 a year.
- The Median household income of a Brevard County resident is \$48,483 a year. The US average is \$53,482 a year.



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COCOA ECONOMIC DEVELOPMENT

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WORKING TOGETHER TO BUILD A BRIGHTER FUTURE

PROPERTY HIGHLIGHTS

- In Fiscal Year 2017 (October 1, 2016, thru September 30, 2017), the City of Cocoa welcomed 183 new businesses creating approximately 215 new full-time jobs. Below is a snapshot of new and expanding businesses in Cocoa during the last fiscal year.
- **TIME OUT SPORTS BAR PLUS:** Time Out employs approximately 45 people with plans to hire more in the coming year. The owners also have plans to expand with a banquet and event space behind the main dining room and a tiki bar.
- **CRYDERMAN BARBEQUE:** Opened in July 2017, the former 1930's era-gas station at 401 Florida Avenue is home to some of the finest American BBQ around. The owners chose Cocoa Village because of its history and character.
- **ERDMAN NISSAN & TOYOTA:** A groundbreaking ceremony was held in August by the Erdman Automotive Group, on a 35-acre site west of 1-95 on SR 520 for the new home of the Mike Erdman Nissan, Mike Erdman Toyota, and Erdman PreOwned. The expansion includes 160,000 SF of buildings and an investment of nearly \$30 million in new construction, machinery, and equipment. The expansion will create over 100 new jobs in Cocoa and is expected to be completed in early 2018.
- **WAWA:** The City of Cocoa is excited to announce the arrival of Wawa. A grand opening celebration was held on December 19, 2017.
- **CLEARLAKE ISLES:** Clearlake Isles is Cocoa's newest affordable 55+ apartment community offering 84 one and two-bedroom rentals with spacious interiors, fully equipped energy-efficient kitchens, and lots of storage.
- **DOLLAR GENERAL:** A Dollar General was constructed at 906 Barbara Jenkins and the intersection of Fiske Boulevard.
- **ROCKET CRAFTERS:** In August 2017, Cocoa City Council approved Ordinance 10-2017, amending the Manufacturing and Industrial District (M2) to provide for outdoor propulsion testing facilities as a Special Exception use.
- **FLYING J TRAVEL CENTER:** In August 2017, a ribbon-cutting ceremony was held at the new 13,600 SF Cocoa Pilot Flying J Travel Center, its first Brevard County operation just off Interstate 95, along State Road 524. The Flying J Travel Center, which employs more than 100 people, is far exceeding expectations and is projected to contribute \$3.9 million annually in state and local tax revenues.
- **SHOPPES AT COCOA NORTH:** More retailers can be expected in Cocoa in 2018. The Shoppes at Cocoa North located at 2320 HWY 524, formerly home to Winn Dixie, was acquired in late 2016 by project lead Sooner Investment out of Melbourne, partnered by Collett out of Charlotte, North Carolina. The Shoppes at Cocoa North boasts over 70,000 SF of available retail space along a growing commercial corridor.



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COCOA ECONOMIC DEVELOPMENT

PROPERTY HIGHLIGHTS

- WALMART DISTRIBUTION CENTER:** In August 2017, Walmart broke ground to build a state-of-the-art regional distribution facility on a 132-acre site off of SR 524 and 1-95 in Cocoa. Walmart is investing \$148 million to build and equip the 460,000-square-foot distribution center and refrigerated warehouse.
- DUNKIN DONUTS:** A new retail plaza is under construction at 2681 Clearlake Road, the intersection of Otterbein Avenue and Clearlake Road. Occupancy is being sought by early 2018.
- LAKESIDE PALMS SUBDIVISION:** A Preliminary Subdivision Plan, has been submitted by Lakeside Palms LLC, for Lakeside Palms, initially, an approximate 100 single-family home housing development situated on a 26.28-acre site, that could grow to more than 300 homes.
- SEADEK:** After years of growth, and employing roughly 130 people at its headquarters in Rockledge, Hyperform Inc. parent company of SeaDek, acquired the property in Cocoa at 951 Greensboro Road to expand its manufacturing operations, purchasing a 60,000 square foot facility, on 9 acres of land, located in the Cocoa Grissom Industrial Park area, adjacent to SR 528.
- Local businesses include Walmart, Mike Erdman Auto Sales, Space Coast Honda, Sam's Club, Space Coast Honda, and Camping World of Cocoa. Other local places of interest include Eastern Florida State College Cocoa Campus, Brevard Humane Society, and historic downtown Cocoa Village. Cocoa Village is just minutes away, boasting community events, eateries, and quaint shopping areas.
- North of Cocoa, Titusville is also a burgeoning commercial area. In this locale, surrounding employers include Boeing, United Launch Alliance USA, Lockheed Martin/Astrotech, Orbital ATK, Embraer Aero Seating Technologies, Eckler Corporation, Knight Armament, Bristow Academy, Space Coast Regional Airport, Kennedy Space Center, Blue Origin, OneWeb, Firefly, SpaceX, and Sierra Nevada Corporation.

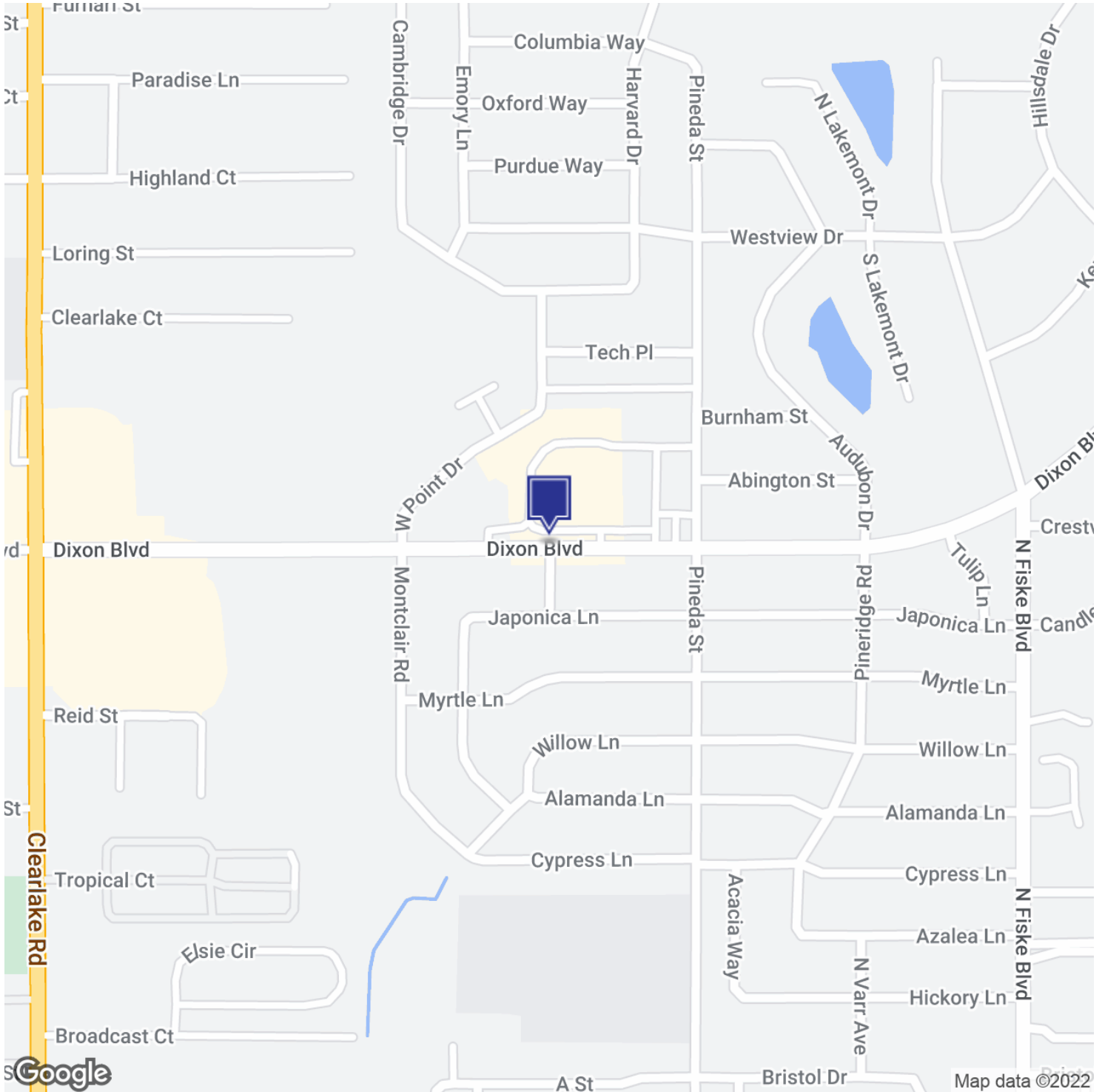


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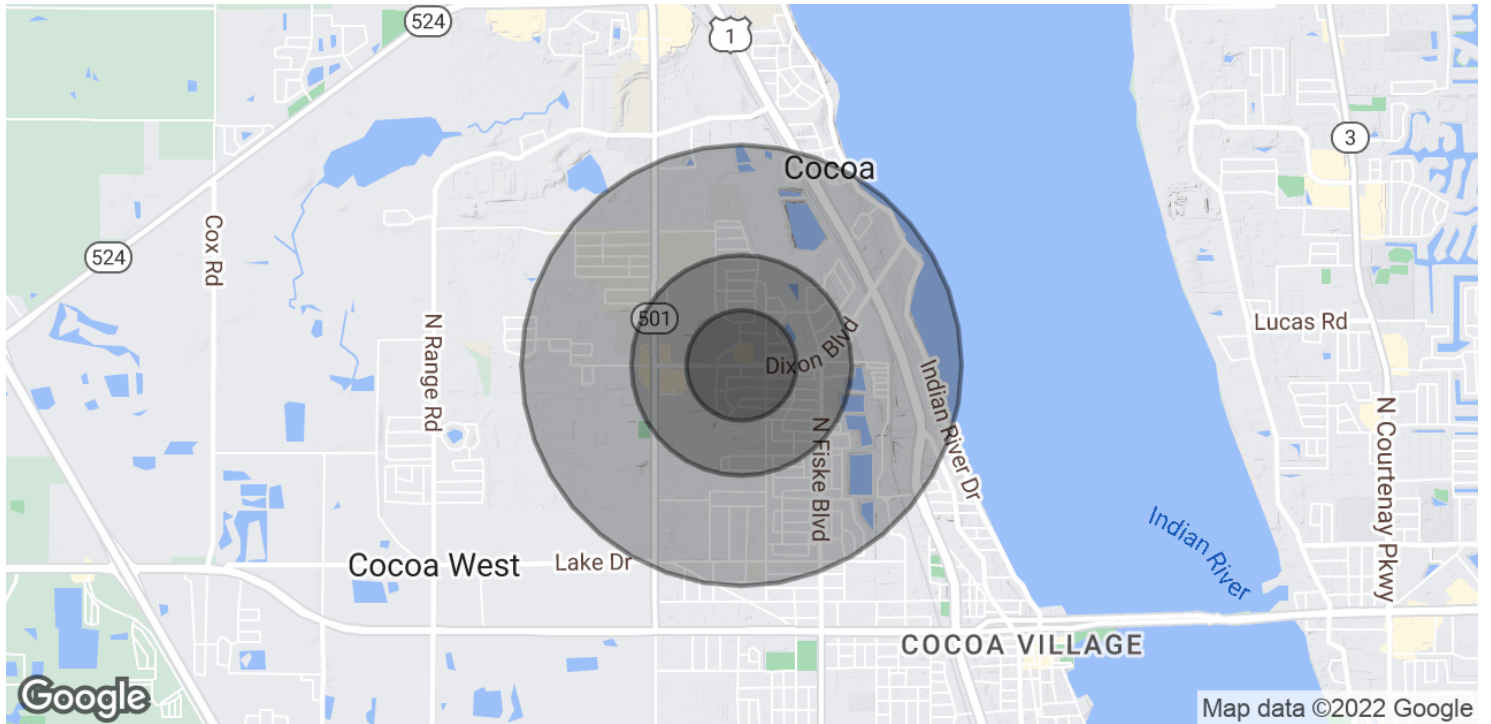


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	301	3,635	10,706
Average Age	42.5	38.2	34.3
Average Age (Male)	41.6	38.0	32.3
Average Age (Female)	44.4	39.9	36.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	160	1,636	4,882
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$36,118	\$34,230	\$35,959
Average House Value	\$1,426,716	\$251,677	\$155,787

* Demographic data derived from 2020 ACS - US Census



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