19.50+- Acres Hwy 524-Friday Road and Fronting Interstate I-95 Cocoa FL

BRIGHTLINE TRAIN STATION COMING SOON!!!!



Dreyer & Associates Real Estate Group - Commercial Division

Hwy 524-Friday Road and Fronting Interstate I-95 , Cocoa, FL 32926

19.50+- Acres Hwy 524-Friday Road and Fronting Interstate I-95 Cocoa Floric

DREYER & ASSOCIATES REAL ESTATE GROUP

Contact:



Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

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

Hwy 524-Friday Road and Fronting Interstate I-95 , Cocoa, FL 32926

FOR SALE



OFFERING SUMMARY

Sale Price:	$2,950,000
Lot Size:	19.50+- Acres
Zoning:	C-G General Commercial
Access:	
Utilities:	Water and Sewer

PROPERTY OVERVIEW

19.50+- acres in three parcels according to Brevard County Tax Roll
Parcel # 1: Account #: 2407123 -5.09+-acres
Parcel # 2: Account #: 2407127 -0.2+-acres
Total: 5.29+-Acres

Parcel # 3: Account #: 2407979 - 14.21+- acres
Note: Parcel # 2 has a 3.80+- Wetland Area per FEMA Map
573+- Frontage on State Road 524
1,381+- Frontage on I-95
835+- Frontage by Access and Utility Easement recorded in ORB 7837, pg 1852); (proposed future extension of Friday Rd per Easements recorded in ORB 8092, pg 2976 and ORB 8092, pg 2986)

Zoning: C-G Commercial. See the link to the zoning ordinance: All Principal uses and structures allowed in section 10, P-S Professional Service Districts, and section 11, C-N Neighborhood Commercial District except residential uses and child care centers day care Nurseries, or kindergartens: C-G, P-S, C-N
Access: The property is adjacent to S.R 524, A major thoroughfare in Brevard County. There's a signalize turning lane at the southeast corner of S.R 524 and Friday Road. S.R is a paved two lane thoroughfare with a grassy median. There are two dedicated turn lanes on the westbound side of S.R. 524 at Friday Road, just west of the subject.

BRIGHTLINE TRAIN STATION COMING SOON -https://shorturl.at/FGBdn

Click on the Property Youtube link : https://youtu.be/gRdbi0gqHac



Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

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

Information Herein from Sources Deemed Reliable but Not Warranted

Hwy 524-Friday Road and Fronting Interstate I-95 , Cocoa, FL 32926

FOR SALE



MORE INFORMATION ABOUT THE PROPERTY

Lot Size: 19.50+- Acres in three parcels. Parcels 1 and 3 are combined into parcel # 1
Parcel # 1: 5.11+- Acres S/E Corner of 524 and Friday Road.
Road Frontage on 524 and Friday Road: 573+-X612+-
Parcel # 2: 14.21+- Acres adjacent and behind. 3.80+- ac potential wetland Per FEMA Map
Frontage on Friday Road: 405+- and 1,381+- frontage on I-95
Zoning: C-G General Commercial and a future Land Use of Commercial-to include retail, wholesaling, dry cleaning, business service, automobile laundry or quick wash, storage garage, Public and private automobile parking, new and used auto sales and hotels. Section 10, P-S Profession Services District and C-N Neighborhood Commercial District except for residential uses and child care centers day nurseries, or kindergartens. City of Cocoa- Zoning code/link attached:
Sec. 12. - District and intent—C-G, General Commercial District.
https://library.municode.com/fl/cocoa/codes/code_of_ordinances?nodeId=PTIICO_APXAZO_ARTXISCDIRE_S12DIIN-GGECODI
Sec. 10. - District and intent—P-S, Professional, Offices and Services District.
https://library.municode.com/fl/cocoa/codes/code_of_ordinances?nodeId=PTIICO_APXAZO_ARTXISCDIRE_S10DIIN-SPROFSEDI
Sec. 11. - District and intent—C-N, Neighborhood Commercial District.
https://library.municode.com/fl/cocoa/codes/code_of_ordinances?nodeId=PTIICO_APXAZO_ARTXISCDIRE_S11DIIN-NNECODI
Utilities: City of Cocoa Water: 6" water main located along the front of parcel # 1 on the South Side of S.R 524. Parcel # 2 Would require an extension to connect to the water main. Sewer: There is a 6" force main located along the West side of the Flying J Travel Center. Both sites would require an extension for the connection.

Note: Restricted Uses from the site are: (a) Truck Stop; or (b) Retail gasoline sale facilities with more than Two (2) diesel lanes. (Gasoline sales are NOT subject to the Restrictive Covenants. See, ORB 7837, page 1587 and ORB 7837, page 1607, both of the Public Records of Brevard County, FL.)

LOCATION DESCRIPTION

The subject parcel Is located near the South East corner of I-95 on State Road 524-Friday Road Cocoa Florida. The property is situated and surrounded by such notable companies and corporations as the 555,000 sq ft Walmart Distribution Center, Flying J, Publix, and Sam's Club. Pilot Gas and convenience. State Road 528 (Beachline is Minutes North of the site which provides easy access to Port Canaveral and the Kennedy Space Center.
The area is also experiencing tremendous multi-family growth with the development of 868+ multi-family units. "Integra": 248 units-Located at the East end of State Road 524 West of East Industry Road Cocoa Fl. "Cirrus" Apartments: 280 units on a Redevelopment site of the former Winn-Dixie retail center on the South West corner of State Road 97524 and East Industry Drive in Cocoa Fl. Quail Ridge: Proposed three-story 40-unit condominium project just South of State Road 524 on Otterbein Avenue in Cocoa Fl. "524" and Cox Road: 300+ proposed multi-family units at the S/E corner of State Road 524 and Cox Road which is East of the site.



Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

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

Information Herein from Sources Deemed Reliable but Not Warranted

Hwy 524-Friday Road and Fronting Interstate I-95 , Cocoa, FL 32926

FOR SALE

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.



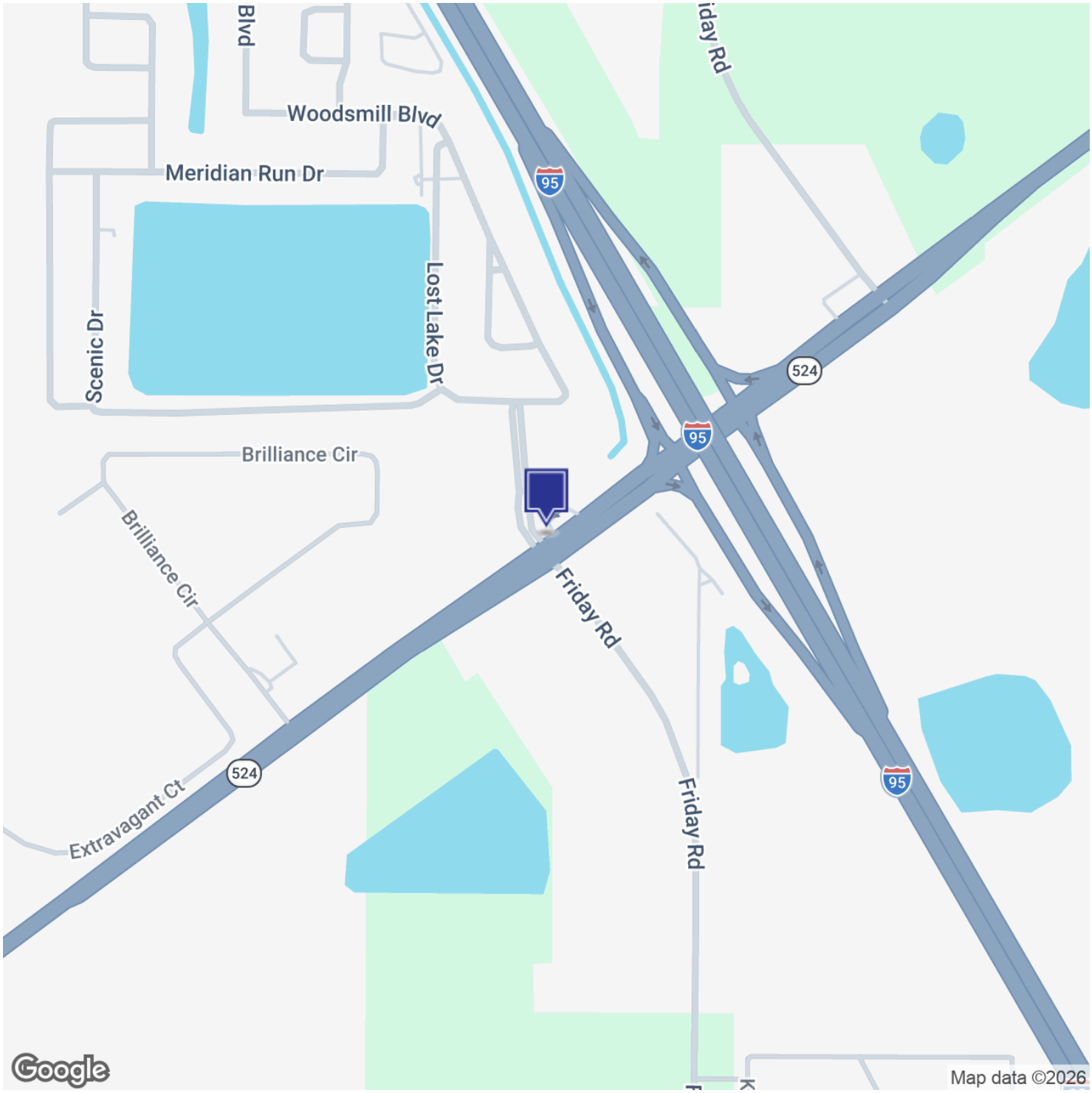
Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

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

Information Herein from Sources Deemed Reliable but Not Warranted

Hwy 524-Friday Road and Fronting Interstate I-95 , Cocoa, FL 32926

FOR SALE



Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

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

Information Herein from Sources Deemed Reliable but Not Warranted

Hwy 524-Friday Road and Fronting Interstate I-95 , Cocoa, FL 32926

FOR SALE

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	3,139	36,145	133,234
2020 Total Population	3,678	39,016	145,075
2020 Group Quarters	0	100	2,017
2022 Total Population	3,702	39,318	147,701
2022 Group Quarters	0	100	2,005
2027 Total Population	3,844	40,413	152,158
2022-2027 Annual Rate	0.76%	0.55%	0.60%
2022 Total Daytime Population	3,954	43,618	157,112
Workers	2,056	23,044	83,199
Residents	1,898	20,574	73,913
Household Summary			
2010 Households	1,241	14,339	52,511
2010 Average Household Size	2.53	2.51	2.47
2020 Total Households	1,447	15,726	59,085
2020 Average Household Size	2.54	2.47	2.42
2022 Households	1,460	15,839	60,130
2022 Average Household Size	2.54	2.48	2.42
2027 Households	1,517	16,279	62,060
2027 Average Household Size	2.53	2.48	2.42
2022-2027 Annual Rate	0.77%	0.55%	0.63%
2010 Families	839	9,439	35,719
2010 Average Family Size	3.00	3.00	2.93
2022 Families	970	10,242	40,242
2022 Average Family Size	3.03	2.99	2.90
2027 Families	1,004	10,492	41,365
2027 Average Family Size	3.03	2.99	2.90
2022-2027 Annual Rate	0.69%	0.48%	0.55%
Housing Unit Summary			
2000 Housing Units	1,120	15,220	47,414
Owner Occupied Housing Units	76.6%	62.8%	70.5%
Renter Occupied Housing Units	12.0%	26.6%	21.7%
Vacant Housing Units	11.4%	10.6%	7.8%
2010 Housing Units	1,449	16,393	59,059
Owner Occupied Housing Units	70.5%	59.5%	66.2%
Renter Occupied Housing Units	15.2%	27.9%	22.8%
Vacant Housing Units	14.4%	12.5%	11.1%
2020 Housing Units	1,607	17,244	63,759
Vacant Housing Units	10.0%	8.8%	7.3%
2022 Housing Units	1,618	17,319	65,070
Owner Occupied Housing Units	65.5%	62.1%	71.7%
Renter Occupied Housing Units	24.8%	29.4%	20.7%
Vacant Housing Units	9.8%	8.5%	7.6%
2027 Housing Units	1,684	17,794	67,123
Owner Occupied Housing Units	66.3%	62.2%	71.6%
Renter Occupied Housing Units	23.8%	29.3%	20.9%
Vacant Housing Units	9.9%	8.5%	7.5%
Median Household Income			
2022	$59,727	$50,937	$67,380
2027	$74,334	$58,921	$80,135
Median Home Value			
2022	$266,974	$248,845	$273,748
2027	$314,176	$283,138	$301,646
Per Capita Income			
2022	$35,898	$30,435	$37,971
2027	$44,237	$36,538	$44,799
Median Age			
2010	45.3	41.1	42.2
2022	45.6	43.0	45.8
2027	46.1	43.6	46.2



Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

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

Information Herein from Sources Deemed Reliable but Not Warranted

Hwy 524-Friday Road and Fronting Interstate I-95 , Cocoa, FL 32926

NON DISCLOSURE AGREEMENT

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 charge without notice. Dreyer & Associates assumes no responsibility for any errors, omissions or changes



Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

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

Information Herein from Sources Deemed Reliable but Not Warranted