

Prime Industrial Development Property-Space Coast Brevard County Florida

FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

825 S John Rodes Blvd, West Melbourne, FL 32904

Prime Industrial Development Property-Space Coast Brevard County Florida.



Contact:

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

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FOR SALE



OFFERING SUMMARY

Sale Price: \$4,055,000

Price / Acre: \$216,266

Lot Size: 18.76 Acres

Zoning: M-1

PROPERTY DESCRIPTION

.Please see the attached Marketing Brochure for the **825 S John Rodes Blvd West Melbourne, FL** listing.
Lot Size: 18.76+- (Brevard County Tax Collector's Office). 631+- on John Rodes Blvd, 1,287+- North Boundary, 624+- East Boundary, 1,288+- South Boundary.

Zoning: M-1 Light Industrial City of West Melbourne. The M-1 light industrial and warehousing district is intended to apply to an area located in close proximity to transportation facilities and which can serve manufacturing, warehousing, distribution, wholesaling and other industrial functions of the city and the region. Restrictions in this division are intended to minimize adverse influences of the industrial activities on nearby nonindustrial areas.

Utilities: Water-8" Water Main at the S/E corner of John Rodes and Ellis Road. Sewer: Gravity Sewer on John Rodes Blvd at the corner of Fortune Place Industrial Park adjacent on the South Boundary of the property.

There are appx 4.95+- of scattered low quality wetlands on the property. Local wetland mitigation is available to satisfy the requirements of the Wetland Regulatory Agencies.

Most Recent Wetland Map Of The Site: <https://shorturl.at/19Rs5>
Please click the You tube link to view the property: <https://shorturl.at/YnDW9>
BOUNDARY AND TOPOGRAPHIC SURVEY: <https://shorturl.at/Od3PS>



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PROPERTY OVERVIEW

18.76+- Gross Acres at 825 South John Rodes Blvd West Melbourne Florida 500+- FT South of the corner of John Rodes Blvd and Ellis Road. Property on the East Side of the road

The Subject property is zoned M-1 light Industrial in the City of West Melbourne

The property has great highway exposure with 631+FT of frontage on John Rodes Blvd which is a two lane asphalt paved road

There are appx 4.95+- of scattered low quality wetlands on the property. Local wetland mitigation is available to satisfy the requirements of the Wetland Regulatory Agencies.

There appear to be no adverse easement or encroachments on the the property.

There is currently a Lamar Bill Board-Lease on the property payable at \$3,000 annually. The lease renews annually every July 1st. Termination notice is 60 days prior to to the conclusion of the term.



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LOCATION DESCRIPTION

The neighborhood surrounding the subject property is approximately six square miles in the City of West Melbourne. It extends two miles East to West, and three miles North to South. The North boundary is Sarno Road and the South Boundary is US 192. The East boundary is Evans Road and the West boundary is I-95. The neighborhood features a variety of land uses. However, most fall within a broad range of commercial and light-industrial classifications. The North boundary, Sarno Road, is a connector road between Wickham Road and I-95 to the West, with US 1 to the East. The South boundary is US 192, which is a major East to West artery connecting US 1 and the beaches to the East, with I-95 and the central Florida City of Kissimmee-Orlando to the West. John Rodes Boulevard connects US 192 with Aurora Road to the North. Ellis Road is slated for widening from two to four lanes in the near future with a new interchange recently completed less than 1/4 mile Northwest with I-95 which is signalized. Residential sectors of the neighborhood are comprised of nice dwellings located East and West of Wickham Road and East of John Rodes Boulevard. Commercial development is clustered along the main thoroughfares of Wickham Road, Ellis Road, US 192 and Sarno Road. Properties include retail businesses, professional offices, restaurants, gas stations, strip centers, warehouses and convenience stores. Occupancy levels appear to be in the 90% range and the area is approximately 75% built up. Neighborhood residents appear to be the primary clientele for the majority of the commercial enterprises. The main retail areas serving South Brevard are located in along US 192 and US 1. The area has several large - scale industrial parks which are becoming almost 100% built out. These parks saw rapid development in the 1980's with a slow-down in the early 90's then rapid development until 2008 ending at the beginning of the national recession. However, the area is now seeing new industrial development within rising rents and values; making the property and excellent investment opportunity.



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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.

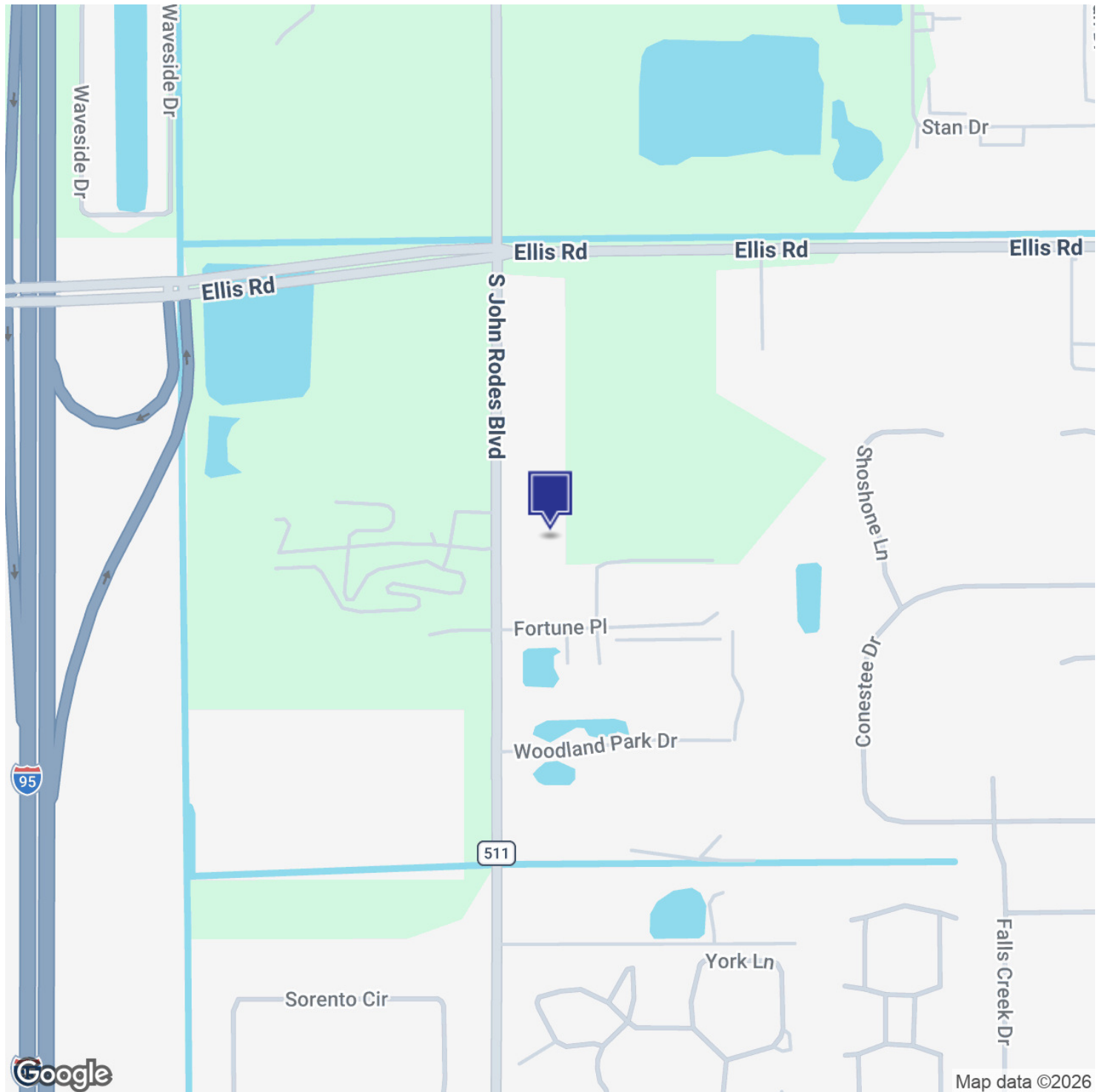
For investors and local business owners, the strongest sectors right now appear to be aerospace manufacturing, industrial real estate, retail development around growth corridors, and tourism tied to major launches.



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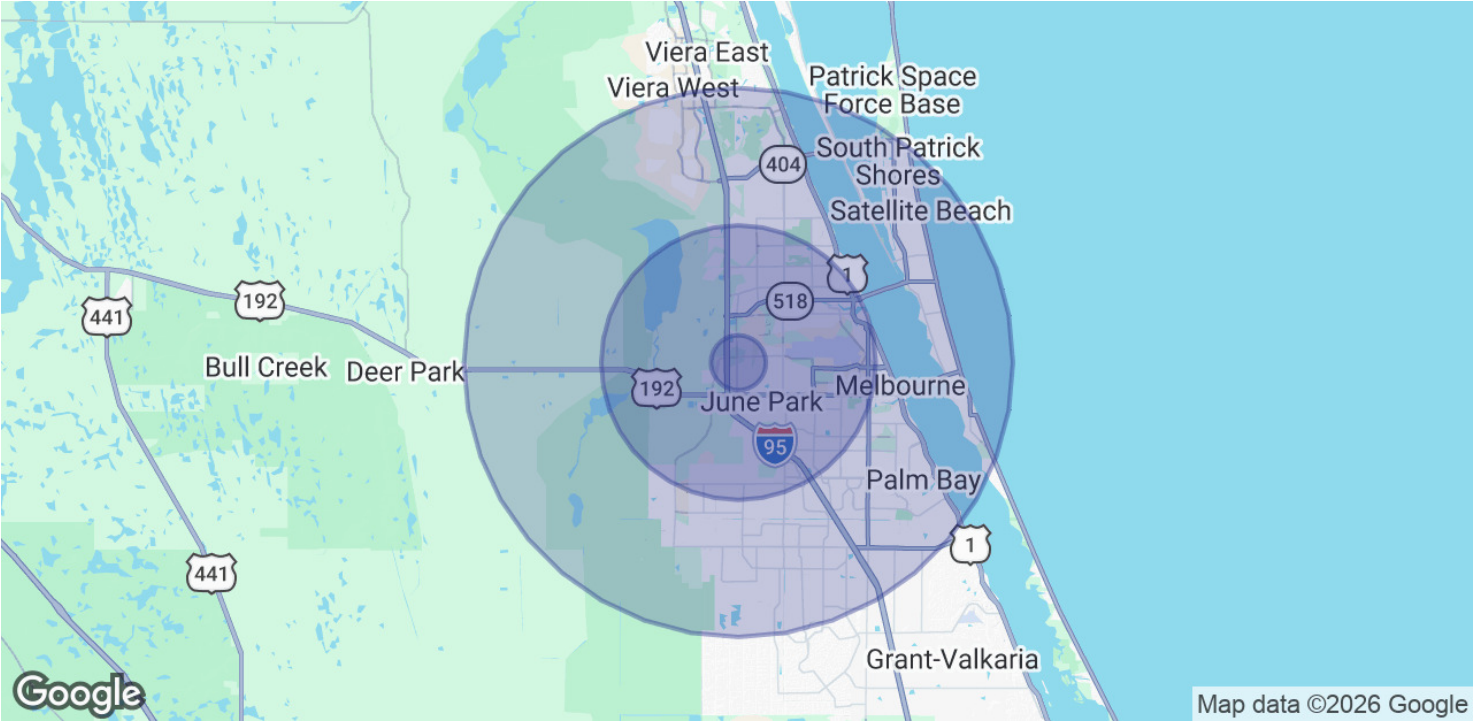
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,355	91,601	284,471
Average Age	47.5	42.6	45.1
Average Age (Male)	47.9	39.9	43.0
Average Age (Female)	47.1	44.9	46.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,884	38,779	124,932
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$71,244	\$65,213	\$71,005
Average House Value	\$199,123	\$196,339	\$228,677

2020 American Community Survey (ACS)



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ADVISOR BIO

NON DISCLOSURE AGREEMENT

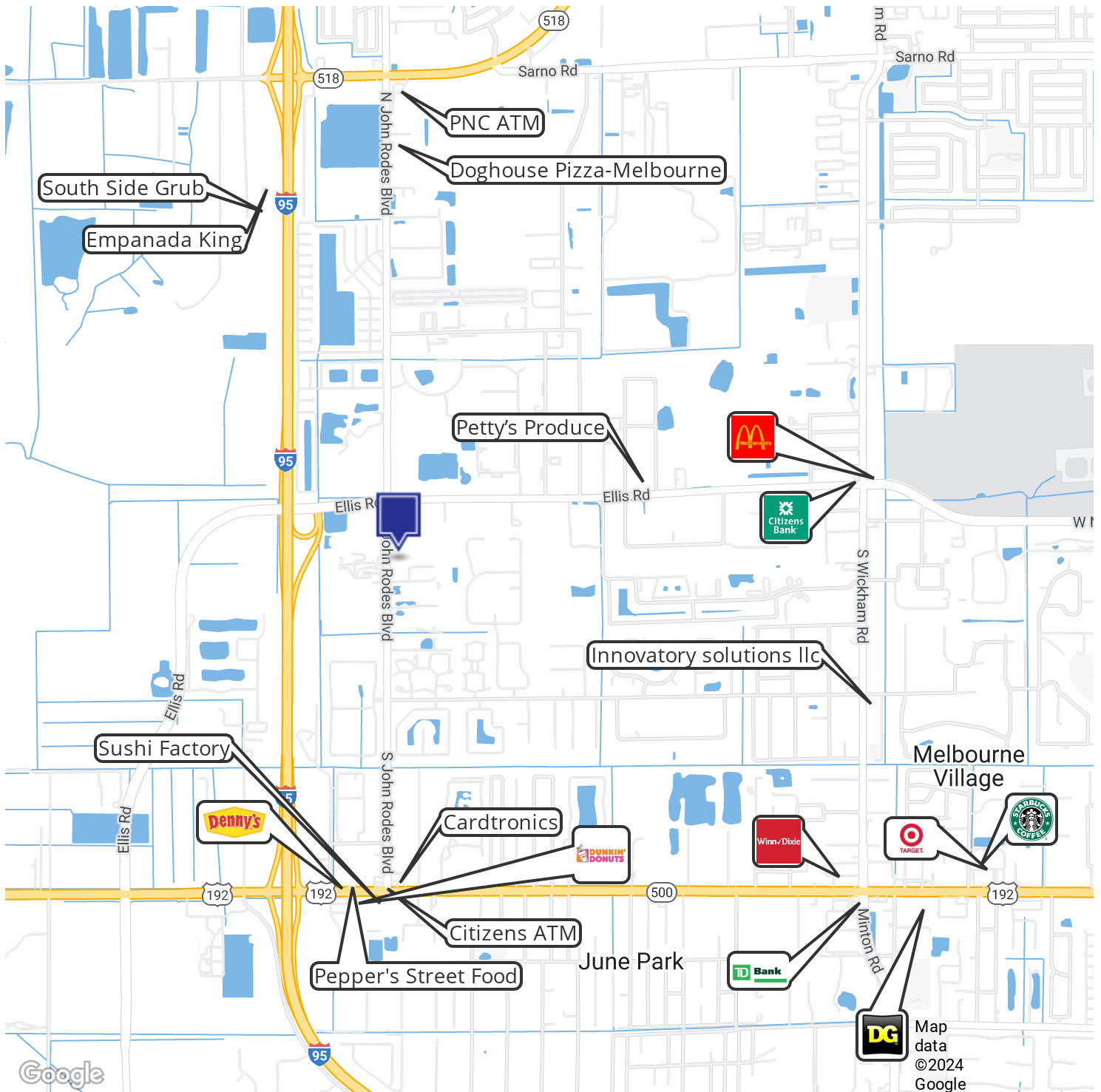
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