



“THEY AREN’T MAKING ANY MORE LAND.”

1568 HIGHWAY A1A, SATELLITE BEACH, FL 32937

LAND FOR SALE

CASSANDRA HARTFORD

Owner

321.300.4773

cassandra@reachcommercialre.com

921 E New Haven Ave, Melbourne, FL 32901 | reachcommercialre.com





LAND FOR SALE



PROPERTY DESCRIPTION

The Space Coast is experiencing unprecedented aerospace and defense sector growth, with 111 rocket launches projected for this year alone and an ambitious forecast of 1,000 annual launches by 2030. This exponential growth is further amplified by the U.S. Space Force's strategic decision to establish both STARCOM HQ and DEL 10 in the region. The area is witnessing a remarkable surge in corporate expansion, with industry leaders making significant investments: Amazon's Project Kuiper, Dassault Falcon's new facilities, SpaceX's continued expansion, EVE's headquarters (an Embraer spinoff), Blue Origin's growing operations, Space Perspective's innovative space tourism venture, and major growth initiatives from aerospace giants including Lockheed Martin, Boeing, Northrop Grumman, and Leonardo DRS. This tremendous corporate investment, totaling billions of dollars, is creating thousands of new high-paying jobs with average salaries exceeding \$80,000.

OFFERING SUMMARY

Sale Price:	\$2,250,000
Number of Units:	1
Lot Size:	62,598 SF

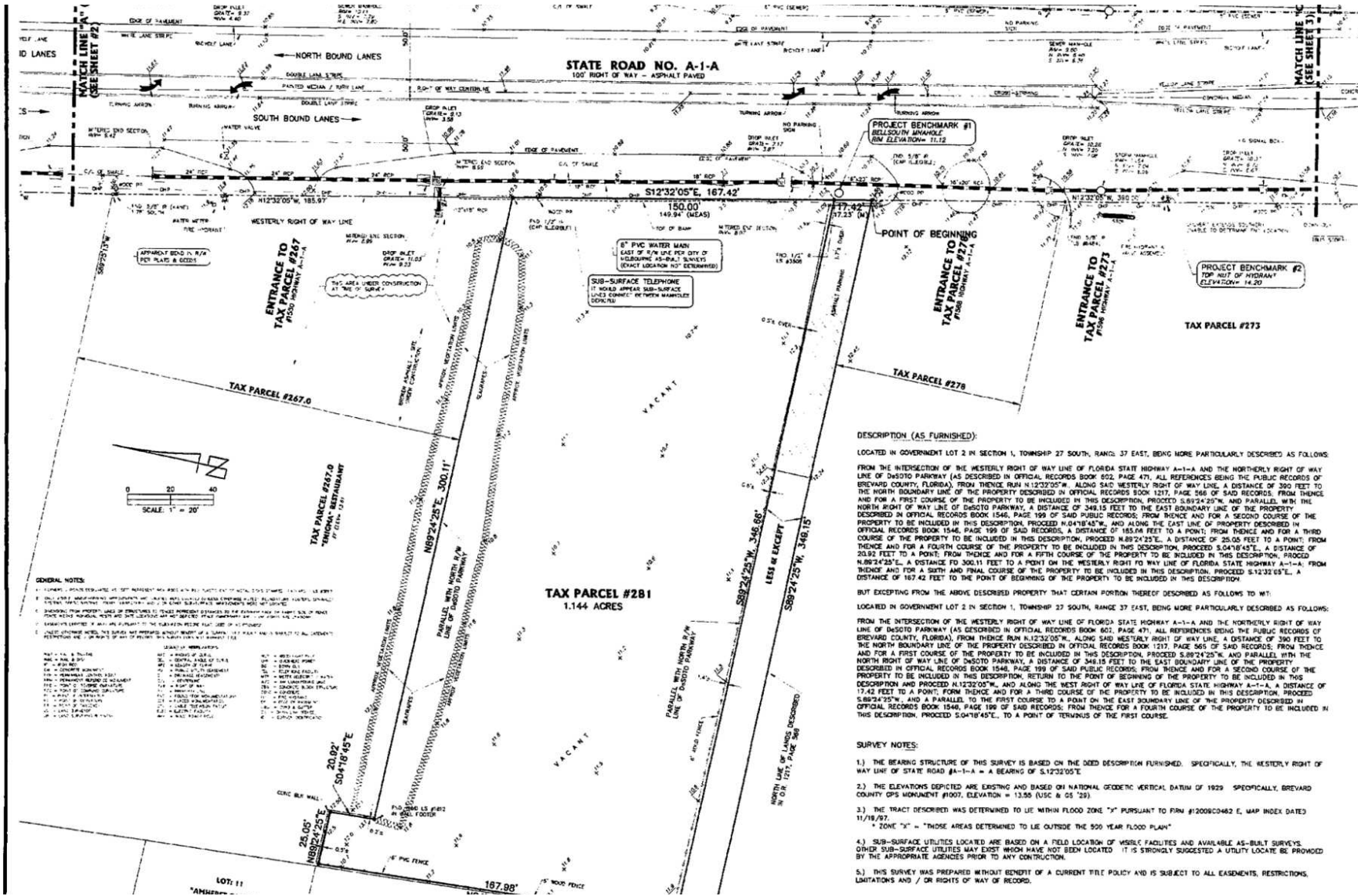
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	420	1,018	3,498
Total Population	1,024	2,502	8,272
Average HH Income	\$147,504	\$146,454	\$142,330

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DESCRIPTION (AS FURNISHED):

LOCATED IN GOVERNMENT LOT 2 IN SECTION 1, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FLORIDA STATE HIGHWAY A-1-A AND THE NORTHERLY RIGHT OF WAY LINE OF DASOTO PARKWAY (AS DESCRIBED IN OFFICIAL RECORDS BOOK 602, PAGE 471, ALL REFERENCES BEING THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), FROM THENCE RUN N12°32'05\"/>

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- SURVEY NOTES:
- 1.) THE BEARING STRUCTURE OF THIS SURVEY IS BASED ON THE DEED DESCRIPTION FURNISHED. SPECIFICALLY, THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A = A BEARING OF S12°32'05\"/>
 - 2.) THE ELEVATIONS DEPICTED ARE EXISTING AND BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. SPECIFICALLY, BREVARD COUNTY OPS MONUMENT #1007, ELEVATION = 13.55 (USC & GS '29)
 - 3.) THE TRACT DESCRIBED WAS DETERMINED TO LIE WITHIN FLOOD ZONE "X" PURSUANT TO FIRM #20080462 E, MAP INDEX DATED 11/18/07.
* ZONE "X" = "THOSE AREAS DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOOD PLAIN"
 - 4.) SUB-SURFACE UTILITIES LOCATED ARE BASED ON A FIELD LOCATION OF VISIBLE FACILITIES AND AVAILABLE AS-BUILT SURVEYS. OTHER SUB-SURFACE UTILITIES MAY EXIST WHICH HAVE NOT BEEN LOCATED. IT IS STRONGLY SUGGESTED A UTILITY LOCATE BE PROVIDED BY THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION.
 - 5.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, LIMITATIONS AND / OR RIGHTS OF WAY OF RECORD.

GENERAL NOTES:

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BOUNDARY & TOPOGRAPHIC SURVEY FOR:

r. m. packard
 A SERVICE, INC.
 surveying & mapping
 1013 ROCKWELL DRIVE
 BOCA RATON, FLORIDA 33495
 TEL: (561) 992-1100 FAX: (561) 992-1102

CDMA

DRAWN BY: RMP
 CHK'D BY:
 DATE: 4/22/07
 DWG # D-07-44
 NOTES: FILES

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LAND FOR SALE



PROPERTY DESCRIPTION

1 of 3 vacant lots left on A1A. A rare, developable 1.14 parcel on Hwy. A1A is an exceptional opportunity to develop a mixed-use project in Satellite Beach. Entitled for up to 16,000 SF with flexible commercial/residential.

- Site Area: 1.14 acres
- Maximum FAR: 0.7
- Recommendation: 16,000 SF mixed-use
- Commercial Space: ±8,500 SF Commercial
- Residential: 5-6 luxury condominiums (1,800-2,000 SF each)
- Parking ratio efficiency: 1:300 commercial, 1:1 residential
- Live Local Act qualified site
- Strong neighboring uses, including retail and residential
- Below-grade infrastructure would be entertained by city
- Prime A1A location with proven market fundamentals

LOCATION DESCRIPTION

Situated on Highway A1A, the primary coastal corridor
Protected conservation land across A1A, view will never be obstructed
Direct ocean access within walking distance
Adjacent to established retail and residential developments

Located in Satellite Beach, between Cocoa Beach and Melbourne Beach
±20 minutes to Melbourne Orlando International Airport
±25 minutes to Kennedy Space Center
±15 minutes to Patrick Space Force Base
±10 minutes to downtown Indialantic
±15 minutes to downtown Melbourne

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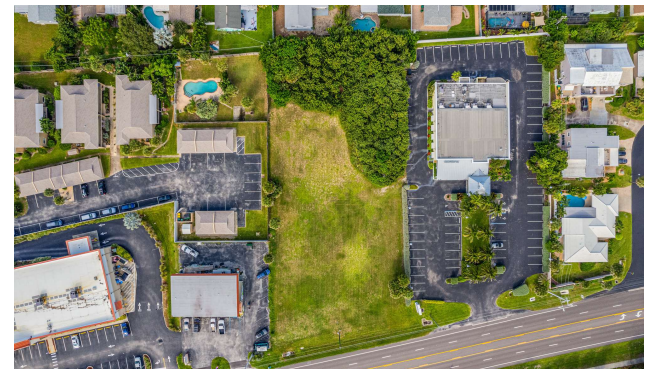
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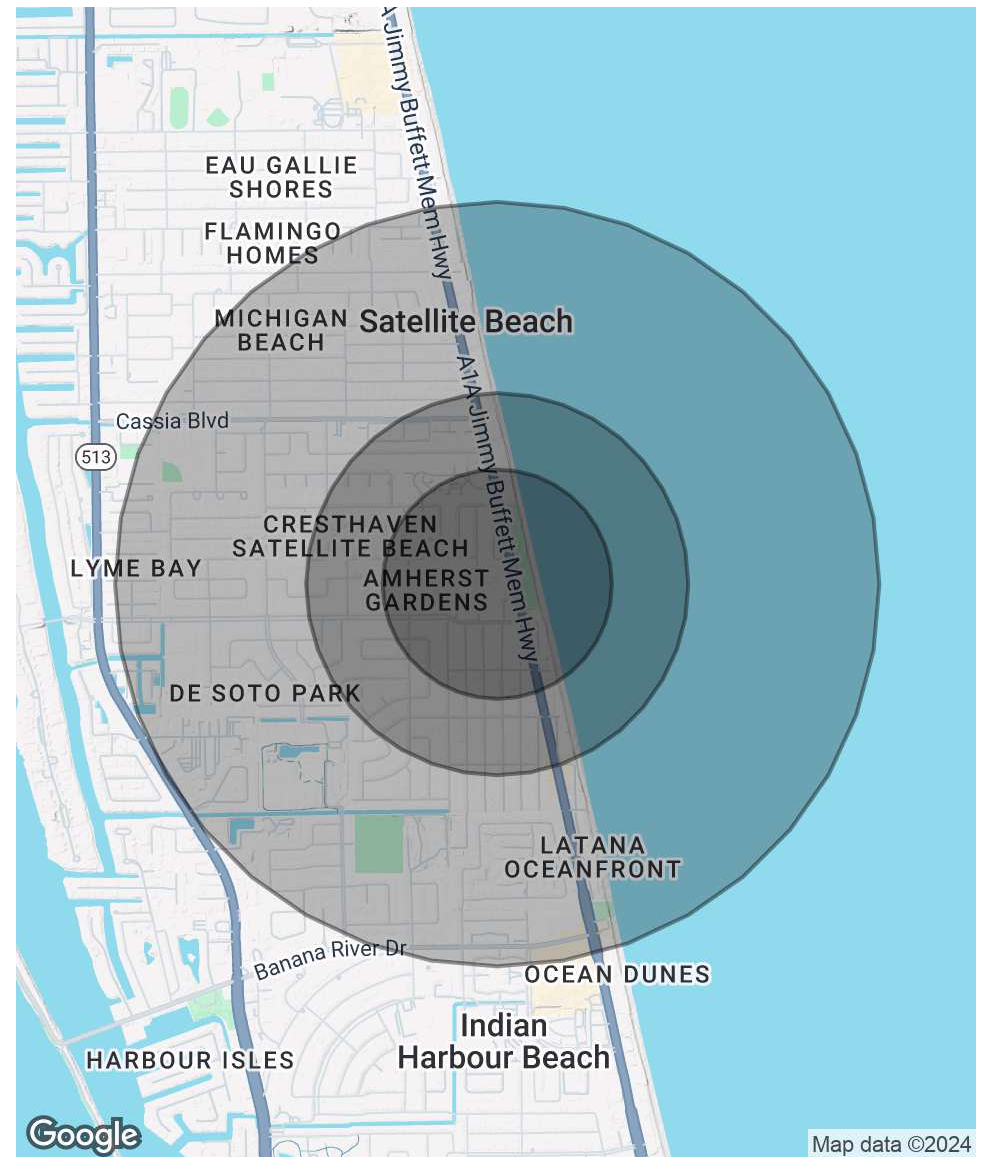
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,024	2,502	8,272
Average Age	47	47	47
Average Age (Male)	46	45	46
Average Age (Female)	48	48	48
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	420	1,018	3,498
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$147,504	\$146,454	\$142,330
Average House Value	\$471,615	\$471,223	\$478,093

Demographics data derived from AlphaMap



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