



**SPACE COAST
OCEAN VIEW HOTEL SITE
SATELLITE BEACH, FL**

EXCLUSIVELY MARKETED BY:

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Property Description

SPACE COAST

222 Room Hotel Site

Location: NW Corner of Hwy A1A and Shearwater Pkwy, Satellite Beach, FL
Unobstructed ocean views overlooking an oceanfront preserve and Hightower Beach

Size: 4.75 Acres with 521 +/- feet of frontage on Hwy A1A

Approvals: Conceptual Site Plan approved for 222 rooms at 85' height. length 440 feet.

Utilities: A 6" Water line and 8" sewer line have been stubbed to the site. Stormwater Permit In place to allow for hookup into an interconnected offsite system.

Studies & Reports:

The following will be available to Buyer during contract Due Diligence Period:

Concurrency Certificates

Traffic Study

Phase 1

Geotech Report

Design: The current conceptual design envisions a 222 room hotel with a height of 85' and a 4 star, full-service configuration. The plan includes an upscale restaurant and a rooftop bar and grill. The units can be sold as condo-hotel units or time share. See Attached. Approved Concept Plans By the City of Satellite Beach.

Property Description

Price: \$8,500,000 (\$38,288,000/key)

The site is located in Brevard County on east central Florida's Space Coast, directly on A1A and across from Hightower Beach, a premier Florida surfing beach. Hightower is a preserve which will never be developed, and therefore all units facing the ocean will have for ever views. Incredible rocket launch viewing location.

The location is a 15 minute drive to the Melbourne International Airport. The airport high tech campus is home to the world headquarters of L3 Harris, Grumman, GE, Collins Aviation, Embraer jet manufacturer, and many more. Twenty minute to Port Canaveral which is now the largest cruise port in the world in passengers. with over 7M passengers per year. Minutes to Patrick Space Force Air Force Ba

The Kennedy Space Center is 45 minutes from the site, and is home to Space X, Blue Origins, Boeing, Lockheed, and many more space, aviation, and defense companies. The Space Center visitor complex attracts over 2 million visitors per year.