Franklin Street

AQUA
320 Multifamily Units

WESTSHORE
248 Multifamily Units

Raytheon Technologies

E EASTSHORE Palm Bay
272 Multifamily Units

Florida Ave

RAIL

Robert J Conlan Blvd NE   11,400 VPD

**Rear Dense Residential
13 Acres
Under Negotiations**

**Corner Gas Convenience
3.5 Acres
Under Negotiations**

**FRONT COMMERCIAL
0.49 to 5 Acres
AVAILABLE
Willing to subdivide as needed**

Kingswood Dr

1

Dixie Hwy   31,500 VPD

U.S. 1/Palm Bay
**3370 Dixie Hwy NE, Palm Bay, FL, 32905
Franklin Street Land Division
OM Brochure**

DOWNTOWN MELBOURNE

MELBOURNE CAUSEWAY

FRONT COMMERCIAL
0.49 to 5 Acres
AVAILABLE
Willing to subdivide as needed

Kingswood Dr

Dixie Hwy

31,500 VPD

Corner Gas Convenience
3.5 Acres
Under Negotiations

RAIL

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13 Acres
Under Negotiations

Robert J Conlan Blvd NE 11,400 VPD

Property Details

» Commercial Portion 0.49 to 5 Acres Available
» Currently Zone PUD
» Willing to Subdivide as Needed
» Frontage with Beautiful Water Views

Listing Price: Undisclosed- Call for details

SITE **PLAN** (CONCEPT 1)

Potential Left Out

Kingswood Dr NE

Shared Retention

0.49 to 5 Acres Commercial AVAILABLE

Dixie Hwy

Potential Left In

31,500 VPD

Indian River/ Intercoastal

Rear Residential Retention

3.5 Acres Corner Commercial COMING SOON

13 Acres Dense Residential COMING SOON

Corner Commercial Retention

Robert J Conlan Blvd NE 11,400 VPD

Blvd NE

SITE **PLAN** (CONCEPT 2)

Potential Left Out

Shared Retention
Out Parcels/Self-Storage

3.0 Gross Acres
Retail Out Parcels

Dixie Hwy

2.4 Gross Acres
Self Storage/Hotel

Potential Left In

31,500 VPD

Retention Townhomes

3.5 Acres Gas w/ Retention

Indian River/ Intercoastal

13 Gross Acres Townhomes

Retention Gas

Robert J Conlan Blvd NE
11,400 VPD

Kingswood Dr NE

MICRO DEVELOPMENT AERIAL

SITE

Raytheon Technologies

Lipscomb Community Center

E EASTSHORE Palm Bay
272 Multifamily Units

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248 Multifamily Units

LEONARDO DRS

Downtown Melbourne

CH CHART HOUSE

CITY OF MELBOURNE

HOTEL MELBY

Publix

TAPESTRY COLLECTION by Hilton

Wawa

Health First
Holmes Regional Medical Center

FLORIDA TECH
8,315 Students

Melbourne Central Catholic High School 400 Students

Health First
Aging Institute

Melbourne City Center

Melbourne City Center development will consist of single-family, apartment, retail, medical and professional, senior living, education, and entertainment on 257 acres

Palm Bay High School 1,486 Students

Publix

FLORIDA INSTITUTE
OF TECHNOLOGY
8,315 Students

MELBOURNE CENTRAL
CATHOLIC HIGH SCHOOL
400 Students

PLANNED MELBOURNE
MEGA-DEVELOPMENT
257 Acres

DOWNTOWN MELBOURNE
SHOPPING DISTRICT

Indian River/
Intercoastal

SITE
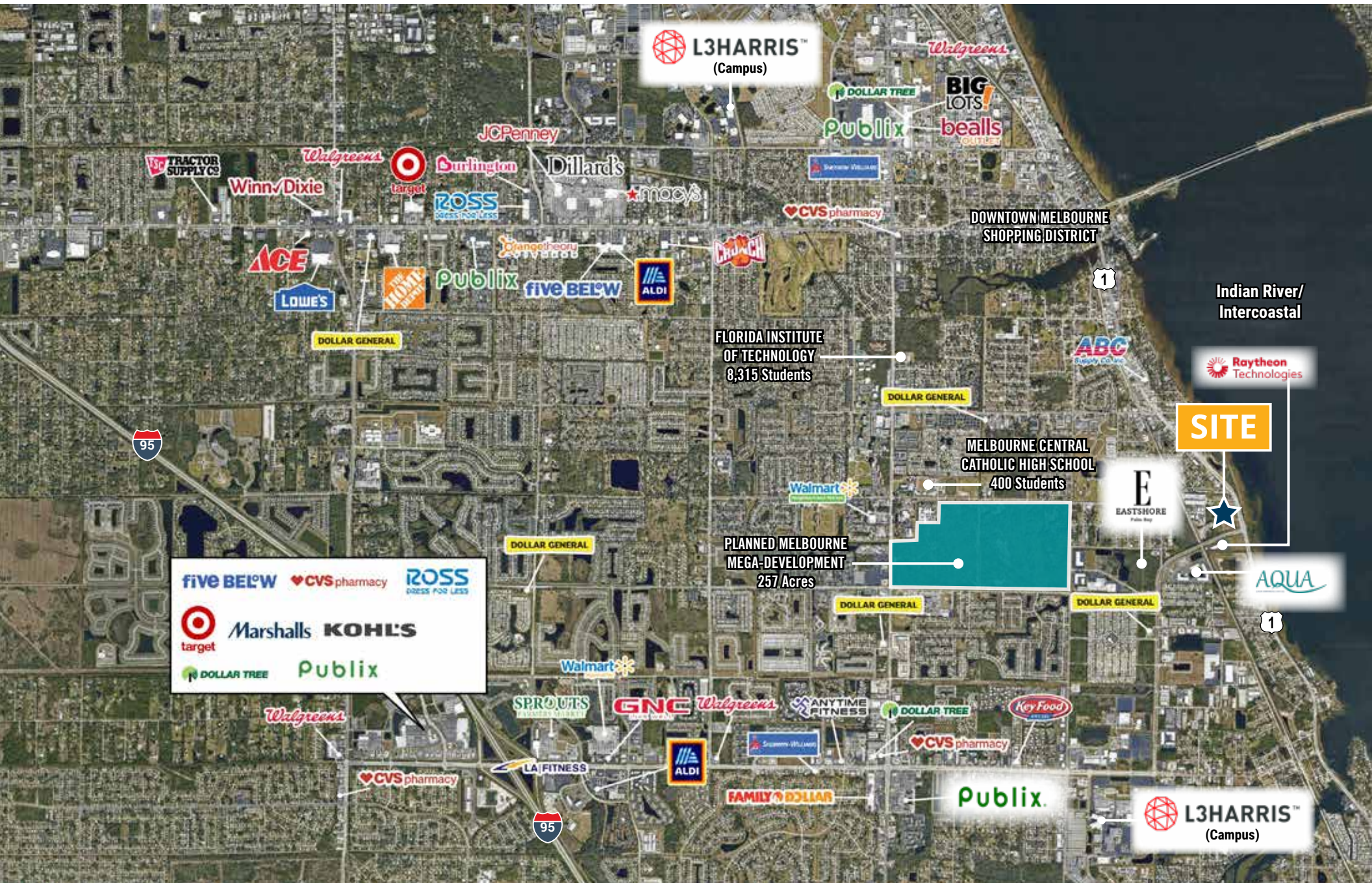
L3 HARRIS TECHNOLOGIES

L3 Harris Technologies

As of 2024, In a significant boost to Palm Bay's thriving aerospace sector, L3Harris Technologies, headquartered in our city, has been awarded a substantial $919 million contract by the Space Development Agency (SDA). This contract is a part of a larger $2.55 billion initiative, involving other major players like Lockheed Martin and Sierra Space, to enhance the United States' missile-tracking capabilities. Additionally, L3Harris plans to expand their campus in 2025 and build a 93,000-sq.-ft. facility on a 3.8-acre site

1.7 MILES
(7 Minute Drive)

SITE

Robert J. Conlan Blvd NE

L3HARRIS™
FAST. FORWARD.

PALM BAY

The City of Palm Bay is approximately 88 square miles with a population approaching 120,000 residents, making it the second largest city in central Florida. Palm Bay's top industries include engineering and defense contracting with major employers such as L3Harris, Renesas Electronics, and Raytheon Technologies. The Palm Bay-Melbourne-Titusville MSA (Metropolitan Statistical Area) is ranked by USA Today as #12 in the nation with the most high-tech jobs (2023).
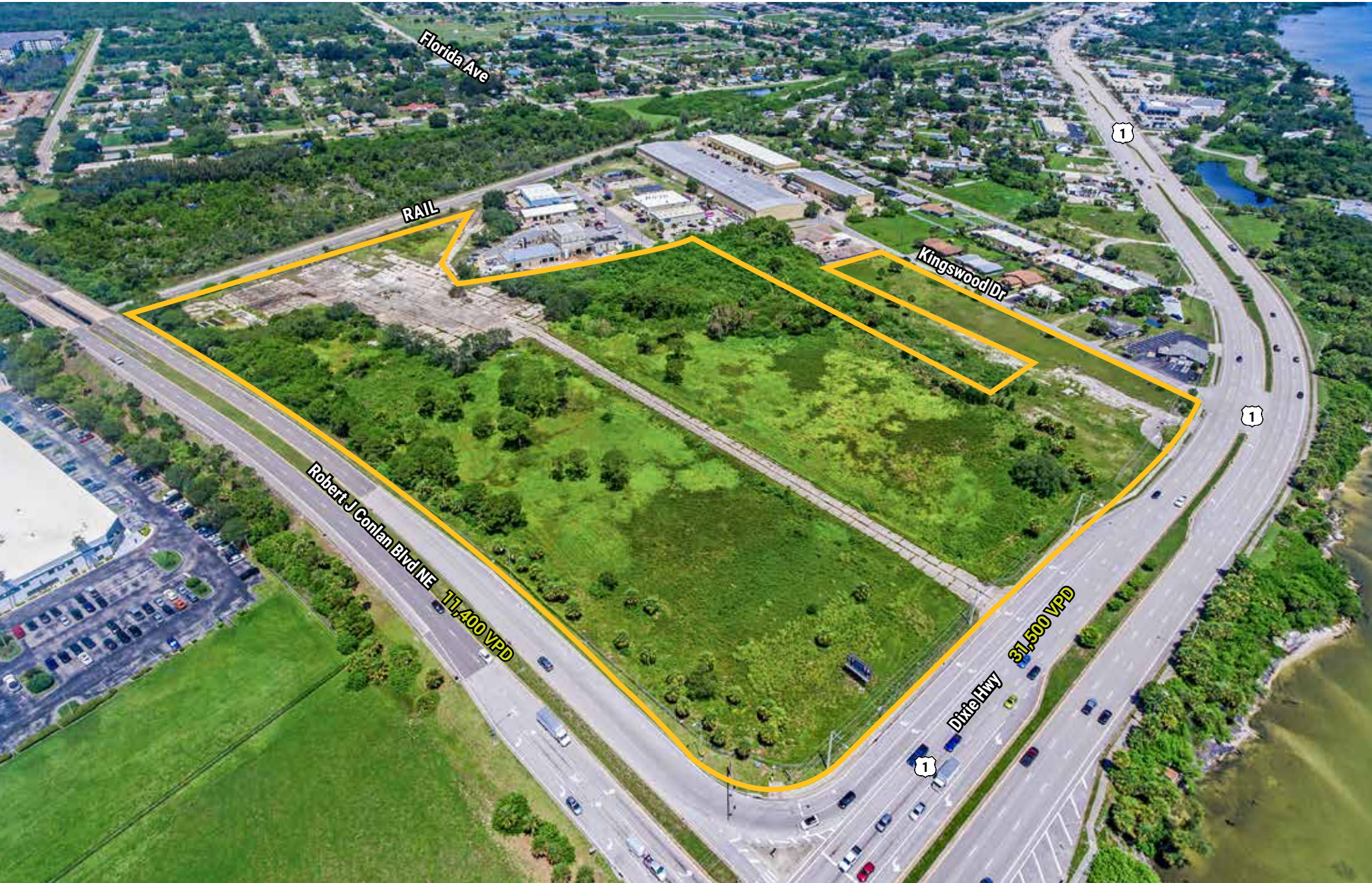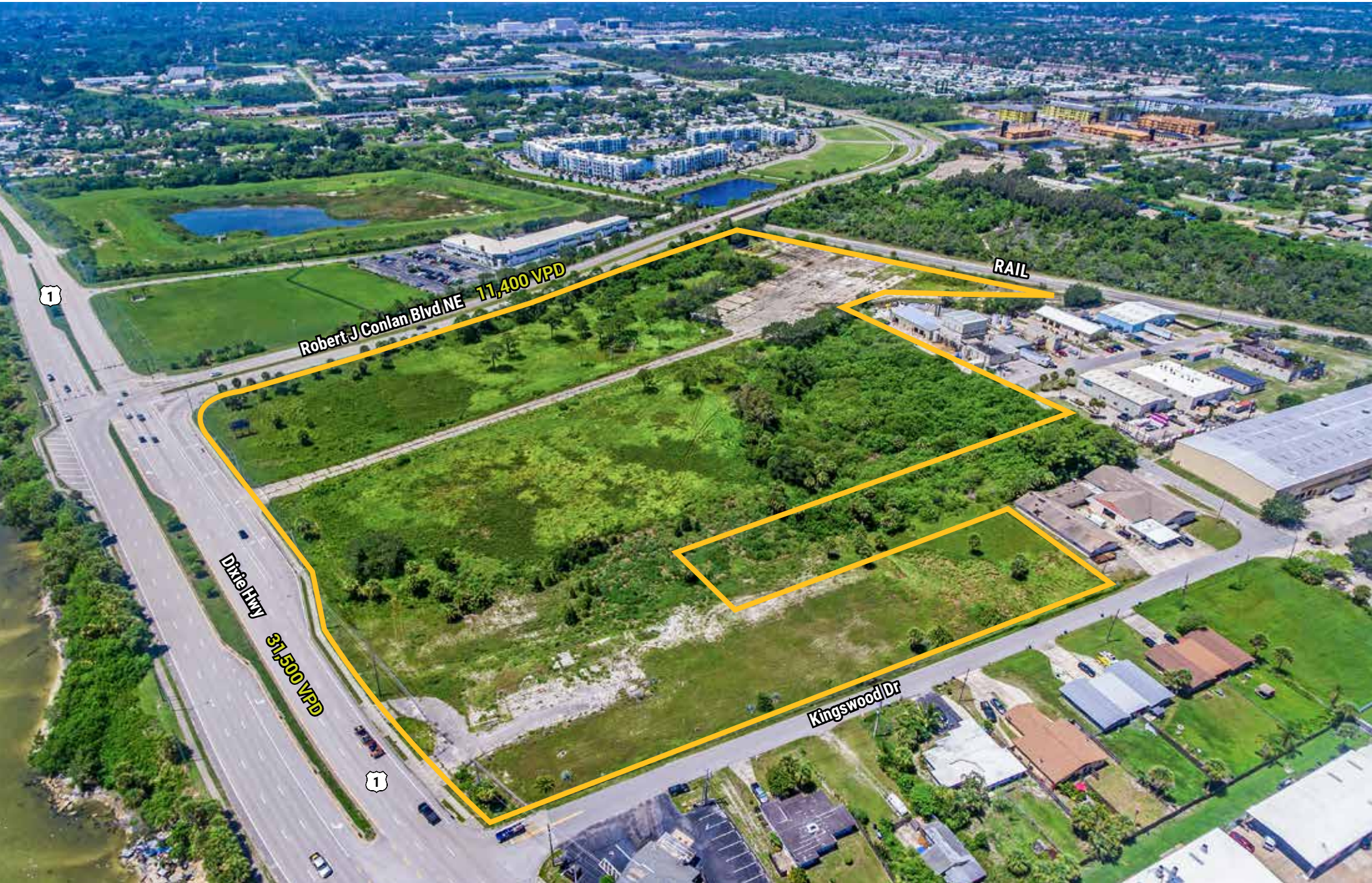
U.S. 1/ Palm Bay

3370 Dixie Hwy NE, Palm Bay, FL, 32905

- Franklin Street Land Division
- OM Brochure

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