

Industrial Land IU

44 ACRES

9025 & 9035 Ellis Road
Melbourne, FL 32904



Offered at \$12,000,000

- Located along the Ellis Road Industrial Corridor (4,780 cars per day)
 - ◊ Planned expansion of Ellis Road to 4 lanes
 - ◊ Minutes to interstate and international airport
- Zoned Light Industrial (IU)
- Perimeter fencing meets code requirements for IU
- 4" Artesian well



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VACANT LAND FOR SALE

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Price: \$12,000,000 (\$272,541/AC - \$6.26/SF)
Lot Size: 44.03 Acres
Zoned: Light Industrial IU Sec. 62-1543
Property Type: Raw Land
Sale Type: Investment or Owner User
Flood Zone: X
Frontage: 727 Feet
Frontage Road: Ellis Road

44 acres of Brevard County unincorporated vacant land zoned for Light Industrial IU-*manufacturing, assembling and fabrication, and or warehousing.* The property is secured by 8 foot tall opaque chain link fence with an additional 1 foot of barbed wire and wind shear enforced privacy fence where required. Melbourne, Florida is home to many of Brevard Counties industry giants such as Blue Origin, NASA's Kennedy Space Center, OneWeb Satellites and Firefly; remaining the corporate hub for professional leaders including L3 Harris, Northrop Grumman, Loc.

The Ellis Road Expansion project is projected from John Rhodes Blvd to west of Wickham Road with eminent domain cases already initiated. This project will increase traffic flow.

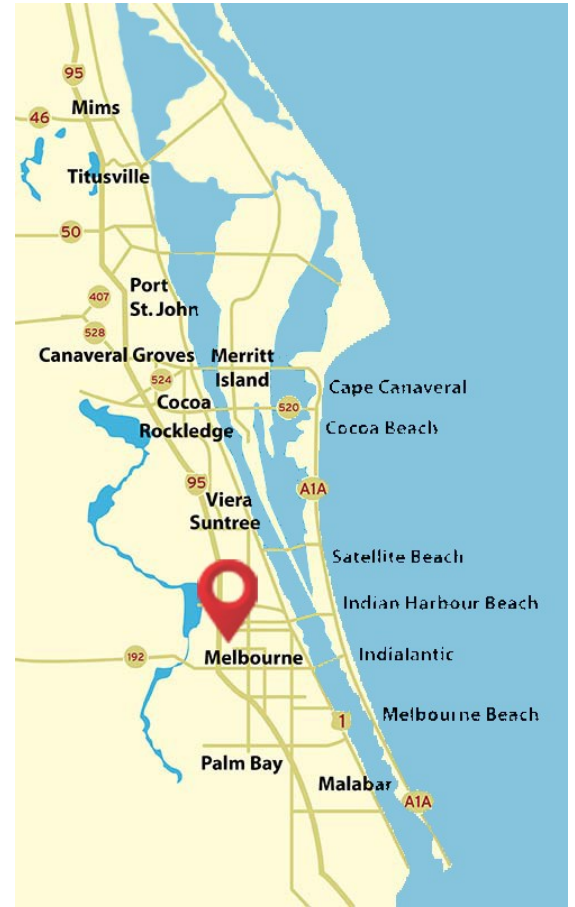


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LOCATION - Brevard County, Florida



- ◆ 58 miles to Orlando International Airport KMCO
- ◆ 6 miles to Melbourne International Airport KMLB
- ◆ 39 miles to the Port at Cape Canaveral



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Melbourne International Airport (MLB) is serviced by 3 major & 3 minor airlines



Northrop Grumman campus encompasses 17 buildings on a 109 acre campus



L3HARRIS

L3 Harris corporate headquarters - Defense contractor \$17B annual revenue



GE Transportation, a Wabtec Co. is a leader in rail transportation technologies



Satcom Direct MLB hanger. Satcom corporate headquarters in Melbourne, FL



Florida Institute of Technology (FIT) Aviation - the STEM university's flight school



New Development - Apartment-retail aquatic resort complex



New Development - 225 acre mixed used (live, work & play) development



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Ellis Road Industrial Corridor

Incorporated West Melbourne Zoned- [City of Melbourne: Zoning & Future Land Use Viewer \(arcgis.com\)](http://City of Melbourne: Zoning & Future Land Use Viewer (arcgis.com))

- ◆ To the West (The Falls at Sheridan) is zoned R-1A Single-Family Residential
- ◆ To the West P-1 Institutional (Journeys Academy)
- ◆ To the West (H&S Motorsports) is zoned M-1 Light Industrial and Warehousing and M-2 General industrial
- ◆ To the East (FPL) is zoned M-1 Light Industrial and Warehousing
- ◆ To the south is (Sheridan Estates) is R-1AAA Single-Family Residential

Incorporated Melbourne Zoned- [City of Melbourne: Zoning & Future Land Use Viewer \(arcgis.com\)](http://City of Melbourne: Zoning & Future Land Use Viewer (arcgis.com))

- ◆ To the North (Coastal Mechanical) is zoned M-1 Light Industrial and Warehousing



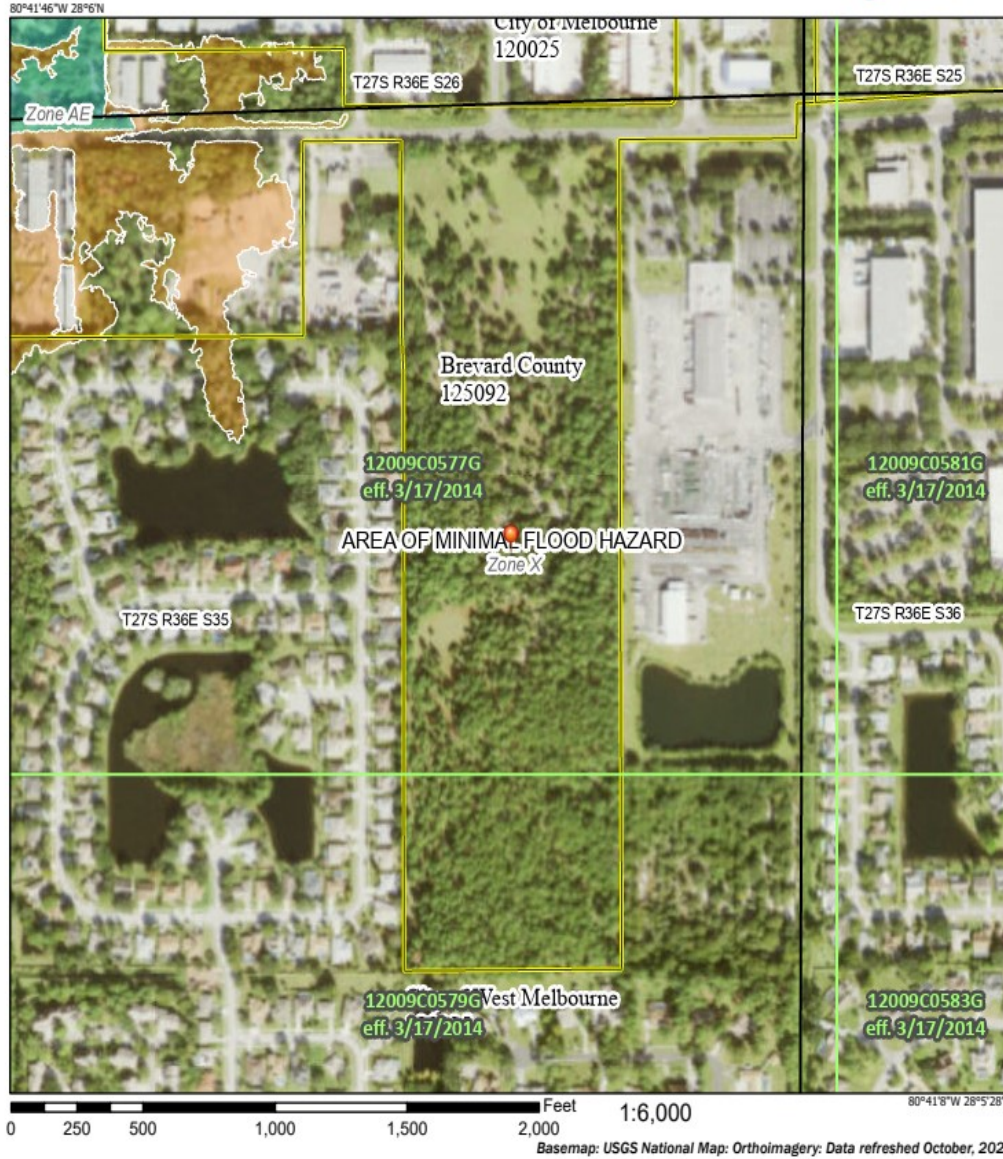
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FLOOD MAP - 9025 & 9035 Ellis Road Melbourne, FL 32904

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/14/2023 at 11:11 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

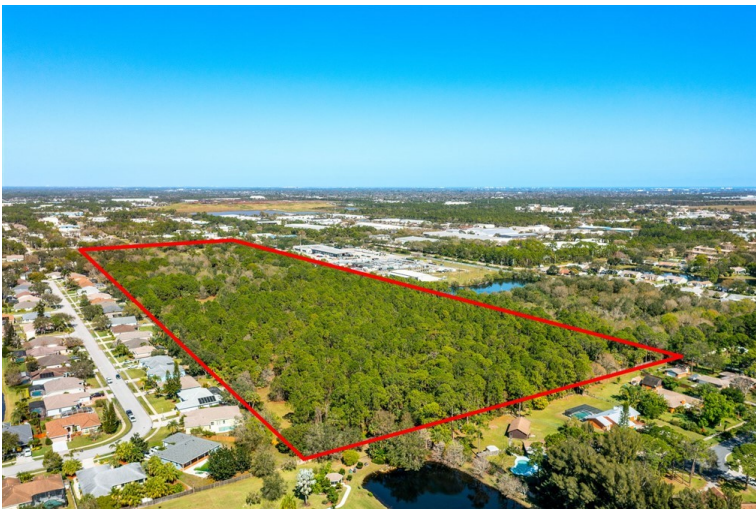
- Pending updated boundary and spot elevation survey. Estimated completion March 2023.



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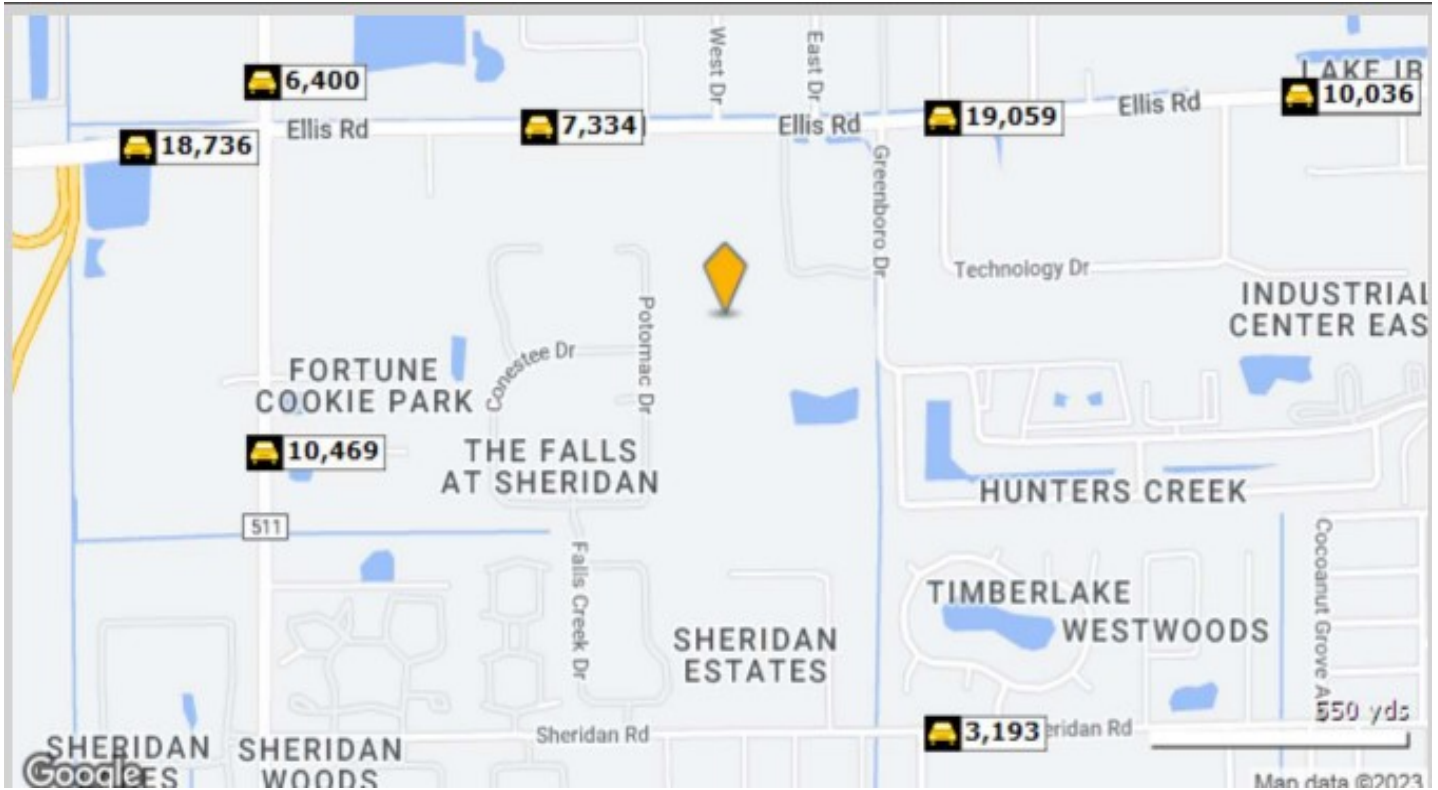




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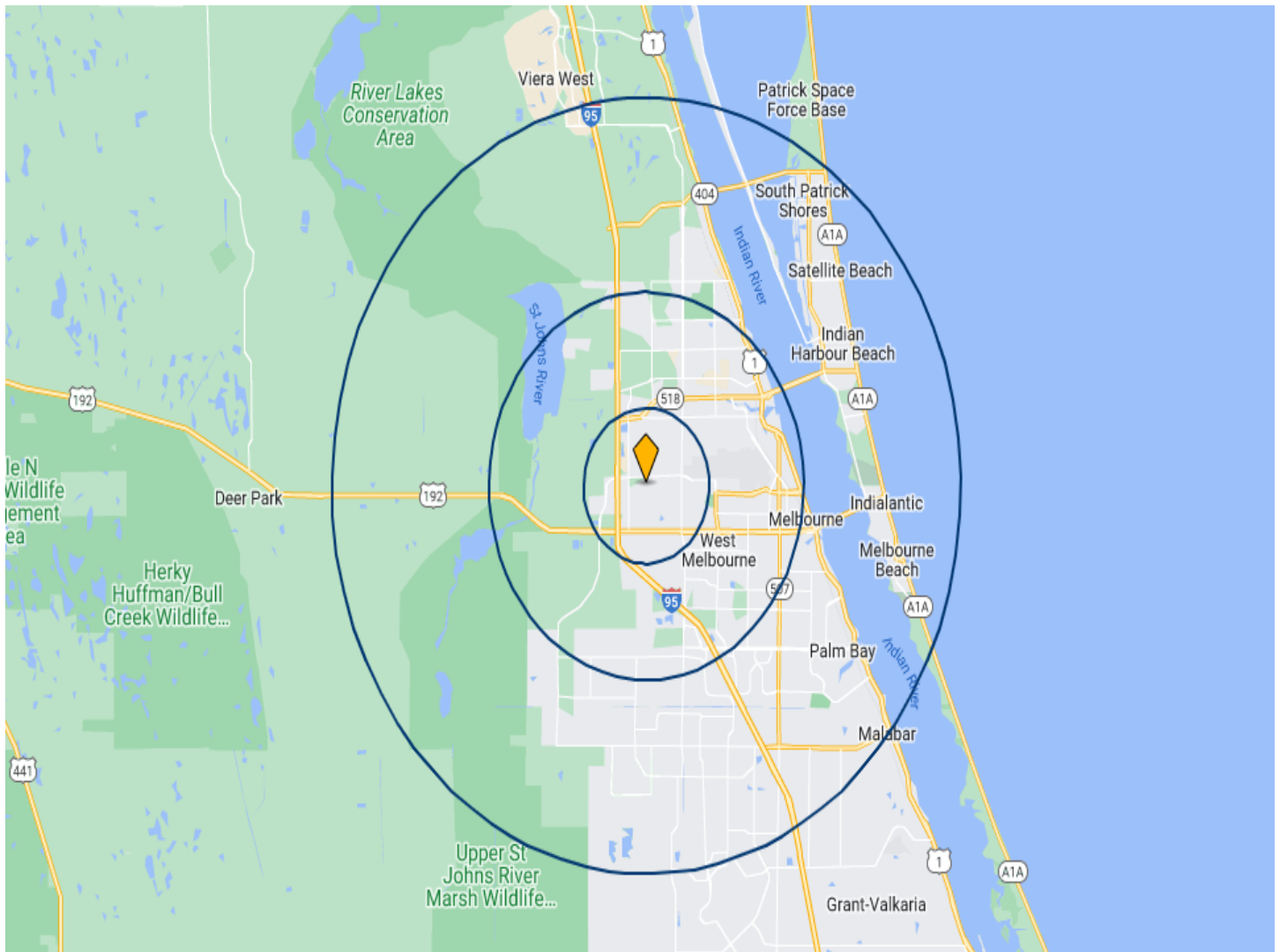
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Ellis Rd	Stan Dr	0.13 E	2016	7,410	MPSI	.32
2 Ellis Rd	Stan Dr	0.13 E	2022	7,334	MPSI	.32
3 Ellis Road	Ellis Rd	0.00 SE	2022	19,002	MPSI	.36
4 Ellis Road	Ellis Rd	0.00 SE	2021	19,059	MPSI	.36
5 Sheridan Road	Sylvan Dr	0.03 W	2022	3,193	MPSI	.55
6 S John Rodes Blvd	Woodland PkDr	0.01 S	2022	10,469	MPSI	.59
7 South John Rodes Boulevard	Ellis Rd	0.32 S	2020	6,400	AADT	.63
8 Ellis Road		0.00	2022	18,736	MPSI	.75
9 Ellis Rd	Technology Dr	0.09 W	2016	10,140	MPSI	.76
10 Ellis Rd	Technology Dr	0.09 W	2022	10,036	MPSI	.76



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MAP SHOWING 2, 5 AND 5 MILE RADIUS AROUND SUBJECT PROPERTY USED FOR DEMOGRAPHICS



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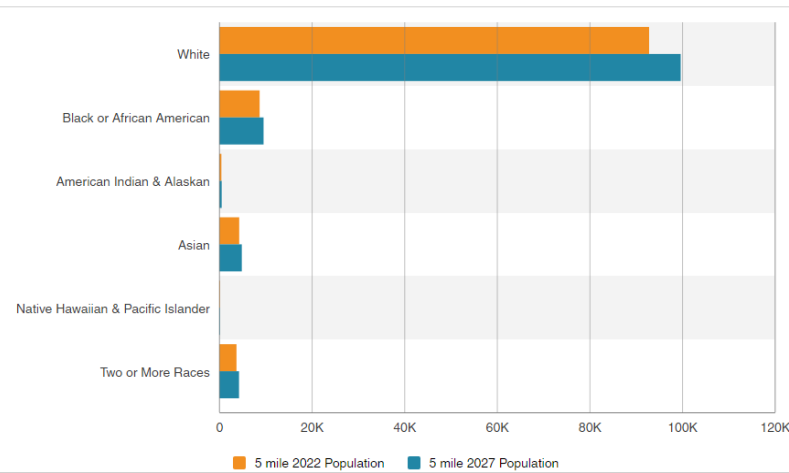
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Income

	2 mile	5 mile	10 mile
Avg Household Income	\$77,069	\$74,866	\$80,435
Median Household Income	\$57,761	\$57,491	\$58,561
< \$25,000	821	7,848	21,564
\$25,000 - 50,000	1,631	12,634	33,409
\$50,000 - 75,000	882	8,859	23,862
\$75,000 - 100,000	666	5,920	16,103
\$100,000 - 125,000	640	4,448	10,830
\$125,000 - 150,000	451	2,846	6,974
\$150,000 - 200,000	299	2,465	7,958
\$200,000+	180	1,614	7,200

Population By Race



Consumer Spending Details

2022 2027

Radius	2 mile			5 mile			10 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All									
Apparel	\$7,953,326	\$1,428	\$633	\$67,361,194	\$1,444	\$610	\$190,819,736	\$1,492	\$625
Entertainment, Hobbies & P...	\$26,157,085	\$4,696	\$2,083	\$211,577,734	\$4,537	\$1,917	\$598,861,818	\$4,682	\$1,960
Food & Alcohol	\$44,142,170	\$7,925	\$3,516	\$365,539,560	\$7,839	\$3,313	\$1,027,358,478	\$8,033	\$3,363
Household	\$27,465,448	\$4,931	\$2,187	\$224,753,958	\$4,820	\$2,037	\$650,047,347	\$5,082	\$2,128
Transportation & Maintenance	\$37,528,708	\$6,738	\$2,989	\$318,188,041	\$6,823	\$2,884	\$904,126,564	\$7,069	\$2,959
Health Care	\$9,211,240	\$1,654	\$734	\$74,078,461	\$1,589	\$671	\$209,726,605	\$1,640	\$686
Education & Daycare	\$8,559,260	\$1,537	\$682	\$69,206,025	\$1,484	\$627	\$210,654,342	\$1,647	\$689
Total Specified Consumer S...	\$161,017,237	\$28,908	\$12,824	\$1,330,704,973	\$28,536	\$12,059	\$3,791,594,890	\$29,645	\$12,410



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