



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

**EXCLUSIVELY MARKETING BY:**

**Mike Jaffe**  
**The Jaffe Group**  
(321) 258-3443  
mikejaffe@thejaffegroupfl.com

**Adam Petrillo**  
**Concorde International Real Estate**  
(305) 807-6298  
adam@hc-advisors.com

## 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.

**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: \$10,000,000 (\$45,045/unit)

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.

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. The Melbourne International Airport completed a 60 million dollar expansion to handle theTUI tourist contract. TUI is Europe's largest charter tour operator, flying dreamliners into Melbourne with over 200,000 tourists annually.

Port Canaveral is just twenty minutes from the site and is now the world's largest cruise passenger port with over 7 million passengers per year.

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.