

# OFFERING MEMORANDUM

Indian River Lagoon



## ***OPPORTUNITY IN ROCKLEDGE, FL***

12.0 ACRES | RESIDENTIAL/COMMERCIAL DEVELOPMENT POTENTIAL | 900' FRONTAGE



# OFFERING SUMMARY

**Location:** 00 US-1, Rockledge, FL 32955  
2.90 miles N. of Pineda Csway (SR 404)

**County:** Brevard County

**Property Size:** 12.0 acres

**Zoning:** TR-3 (mobile home park)

**Future Land Use:** PI - Planned Industrial

**Frontage:** +/- 900'

**Uplands:** 10.62 acres

**Assessment on hand:** Yes

**Parcel ID (1):** 26-36-12-00-7

**Parcel ID (2):** 26-36-12-00-9.1

**Tax Information (1):** \$2,932.9 (2024) (ID 2601708)

**Tax Information (2):** \$3,313.42 (2024) (ID 2601710)

**Closest known address:** 5950 US-1, Rockledge, FL 32955  
5950 S Highway 1, Rockledge, FL 32955

**OFFERED AT:**

**\$2,500,000**



## EXECUTIVE TEAM



**John Curri**  
*Owner & CEO*



**Karen D'Alberto**  
*VP/Principal*



## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

**John Curri** - john@curriproperties.com | 321-961-4487

**Karen D'Alberto** - karen@curriproperties.com | 321-622-3196

**WWW.CURRICOMMERCIAL.COM**



# EXECUTIVE SUMMARY

Banana River

Patrick Space Force Base

Merritt Island

Indian River Lagoon



Curri Commercial, LLC is pleased to present an opportunity in Rockledge, FL. Featuring 12 acres of vacant land, centrally situated among thriving Viera/Rockledge and North Melbourne and located just 2.9 miles North of Pineda Causeway (SR 404), a major East-West thru-way connecting the beaches, Patrick Space Force Base and Merritt Island to mainland Melbourne, US-1 and Interstate-95. With the unique adjacent property Use, property zoning/FLU, and minimal wetlands, there are many residential & commercial development possibilities.

Development possibilities allow for creativity with potential for manufactured homes, RVs, or tiny home communities or potential to re-zone for a Use requiring high visibility and/or meeting the needs of this enriched area of Brevard County.





## ZONING: TR-3 (mobile home park)

- Mobile homes and modular coaches, exclusive of travel trailers and recreational vehicles
- Parks & public recreational facilities
- Tiny house or a THOW (conditions)

## FLU: PI - Planned Industrial (low intensity)

Potential for mobile home, manufactured home, tiny home, RV facilities among other multi-residential unit type similar developments.



# ADJACENT PROPERTY

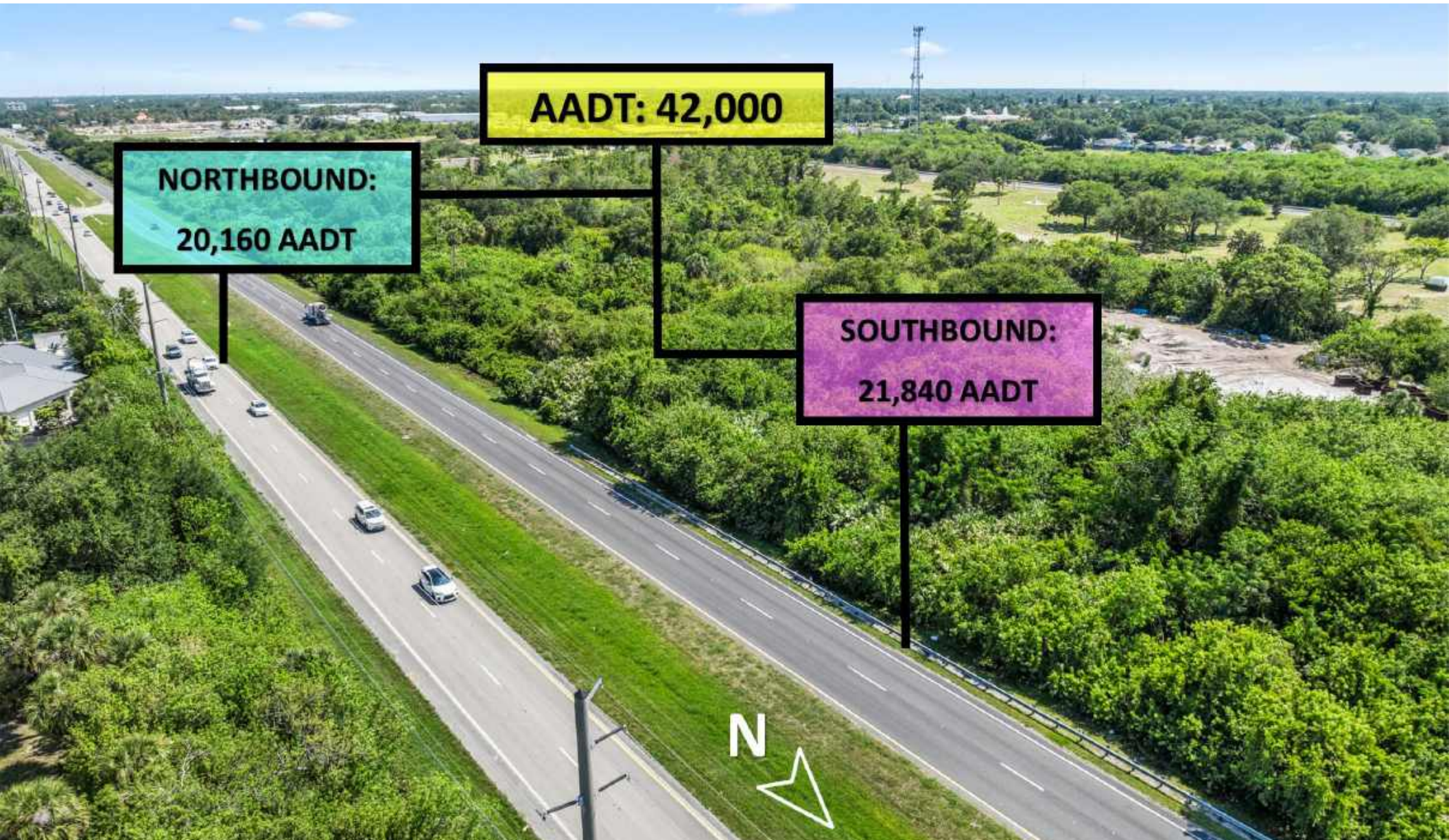
Surrounded on 3 sides by prestigious  
Florida Memorial Gardens

**ADJACENT ZONING:** IN (L) Institutional Use  
**ADJACENT USES:** 61 ac property with  
cemetery, funeral home & life event center



Opportunity in Rockledge, FL | 5



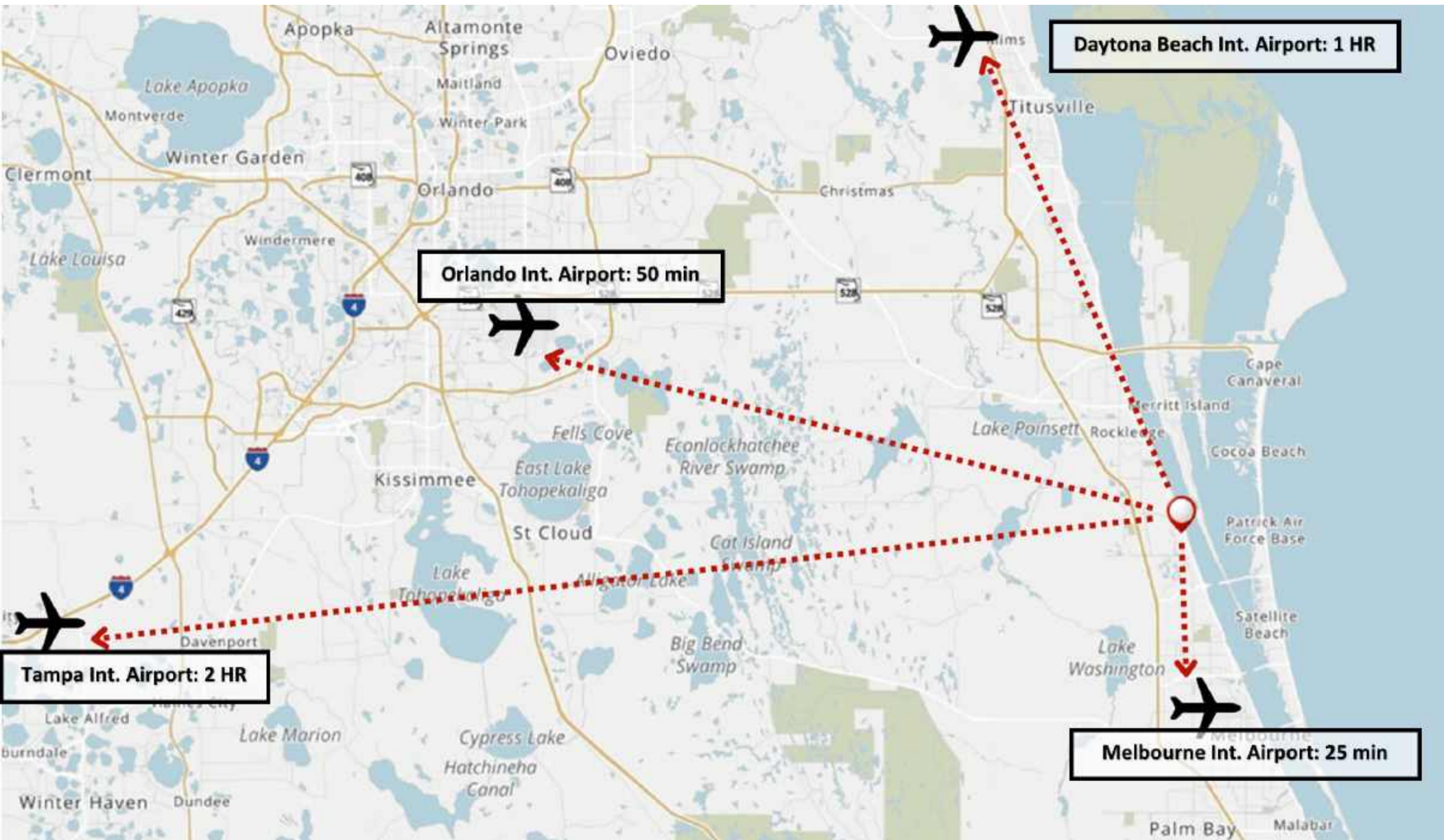








# CONVENIENT COASTAL LOCATION





The property consists of 2 parcels & is within 1/4 radial miles of Suntree & 2.4 radial miles of Viera, side-by-side, these master-planned communities elevate the live, work & play elements of Brevard County making this area one of the top places to reside in the State as well as in the Nation. Viera ranks in the top-10 of master-planned communities in the U.S. & is growing exponentially year-over-year in business & housing (RCLCO 25').

VIERA 2024	37,000+ TOTAL POPULATION	15,400+ HOMES	49.3 MEDIAN AGE	2.43 AVG HOUSEHOLD SIZE
	VIERA RESIDENTS HOMEOWNERS 84% RENTERS 16%	MEDIAN HOUSEHOLD INCOME \$92,559	MEDIAN HOME VALUE \$421,226	EDUCATION 52.9% BACHELOR, GRAD OR PROFESSIONAL DEGREE
	POPULATION GENERATION Z 1994-2016 17.8%	POPULATION MILLENNIAL 1981-1996 18.3%	POPULATION GENERATION X 1965-1980 20.4%	POPULATION BABY BOOMERS 1946-1964 27.9%
	860+ BUSINESSES	13,000+ EMPLOYEES	3,900,000+ SQ. FT. COMMERCIAL SPACE	

Source: Data presented is provided by ESR/VTC; commercial space includes entitlements committed for retail, office and light industrial land use.



# THRIVING COMMUNITIES

The right place. The Right time.



Viera includes more than 3.9 M sf of commercial & residential space with more than 39,000 residents, projected to 70,000 residents as buildout continues.

Suntree master-plan community consists of 44 sub-communities totaling 4,506 units consisting of homes, townhomes and condos. Suntree is home to Suntree Country Club, a private, member owned club with 36 holes of championship golf, tennis courts and multi-purpose areas, attracting families, professionals and retirees to enjoy all the Space Coast has to offer.

The US-1 corridor of the Subject property is a prime location to serve these communities as well as their growth and longevity.



Opportunity in Rockledge, FL | 9



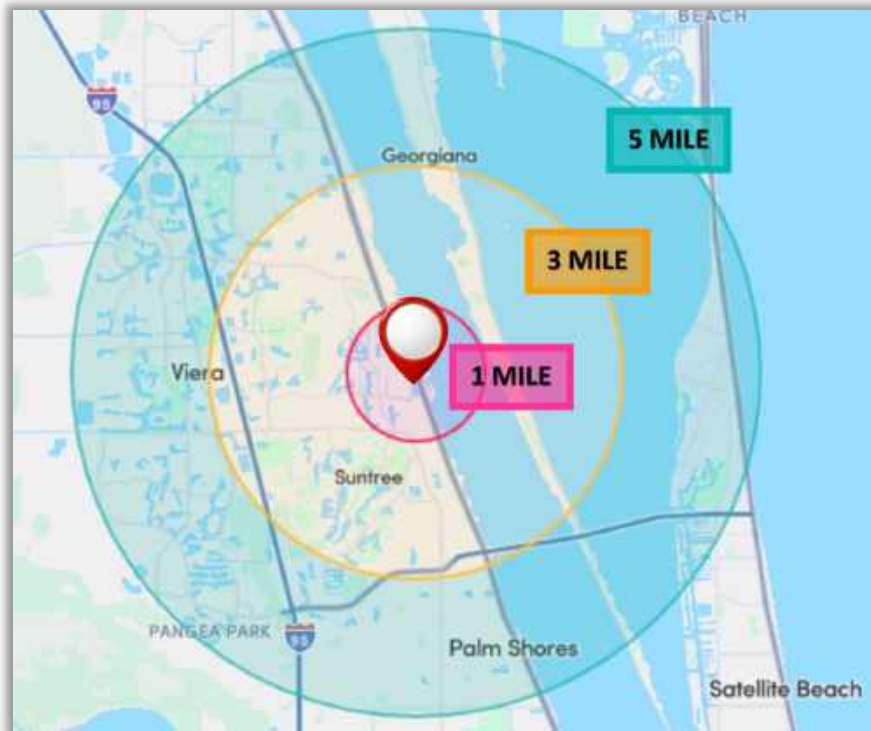








# POPULATION BY OCCUPATION



	1 mile		3 miles		5 miles	
	Current	2030 Forecast	Current	2030 Forecast	Current	2030 Forecast
Architect/Engineer	25	27 (+8.0%)	929	1,000 (+7.6%)	2,376	2,556 (+7.6%)
Arts/Entertain/Sports	16	17 (+6.3%)	375	399 (+6.4%)	946	1,013 (+7.1%)
Building Grounds Maint	35	35 (0.0%)	377	399 (+5.8%)	926	981 (+5.9%)
Business/Financial Ops	53	59 (+11.3%)	879	941 (+7.1%)	2,628	2,844 (+8.2%)
Community/Soc Svcs	15	16 (+6.7%)	239	253 (+5.9%)	809	864 (+6.8%)
Computer/Mathematical	36	38 (+5.6%)	1,097	1,155 (+5.3%)	2,659	2,868 (+7.5%)
Construction/Extraction	47	52 (+10.6%)	534	573 (+7.3%)	1,318	1,411 (+7.1%)
Edu/Training/Library	56	61 (+8.9%)	1,193	1,278 (+7.1%)	2,757	2,962 (+7.4%)
Farm/Fish/Forestry	1	--	9	9 (0.0%)	132	137 (+3.8%)
Food Prep/Serving	43	46 (+7.0%)	849	901 (+6.1%)	2,192	2,326 (+6.1%)
Health Practitioner/Tec	88	95 (+8.0%)	1,037	1,103 (+6.4%)	3,332	3,561 (+6.9%)
Healthcare Support	36	38 (+5.6%)	473	502 (+6.1%)	1,320	1,413 (+7.0%)
Maintenance Repair	17	19 (+11.8%)	323	341 (+5.6%)	1,039	1,112 (+7.0%)
Legal	9	9 (0.0%)	144	156 (+8.3%)	728	796 (+9.3%)
Life/Phys/Soc Science	4	3 (-25.0%)	204	209 (+2.5%)	446	470 (+5.4%)
Management	106	115 (+8.5%)	2,231	2,381 (+6.7%)	5,611	6,034 (+7.5%)
Office/Admin Support	127	135 (+6.3%)	1,753	1,868 (+6.6%)	4,515	4,805 (+6.4%)
Production	15	16 (+6.7%)	237	253 (+6.8%)	1,662	1,770 (+6.5%)
Protective Svcs	6	7 (+16.7%)	181	197 (+8.8%)	1,149	1,222 (+6.4%)
Sales/Related	122	130 (+6.6%)	1,747	1,876 (+7.4%)	4,557	4,885 (+7.2%)
Personal Care/Svc	55	59 (+7.3%)	648	694 (+7.1%)	1,475	1,570 (+6.4%)
Transportation/Moving	19	22 (+15.8%)	564	703 (+23.9%)	2,039	2,178 (+6.8%)
White Collar	656	706 (+7.6%)	11,827	12,619 (+6.7%)	31,375	33,658 (+7.3%)
Blue Collar	98	109 (+11.2%)	1,758	1,870 (+6.4%)	6,058	6,471 (+6.8%)
Service & Farm	175	186 (+6.3%)	2,537	2,702 (+6.5%)	7,194	7,649 (+6.3%)





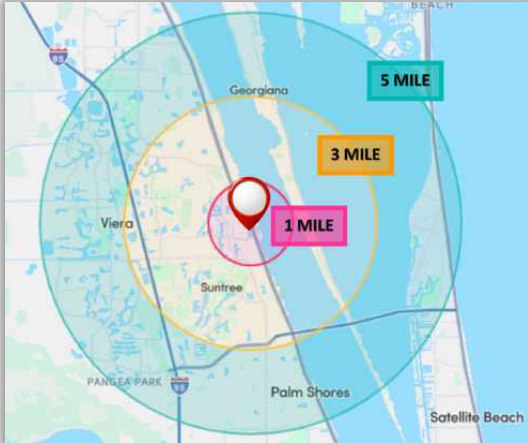


# DEMOGRAPHICS

	1 miles		3 miles		5 miles	
	Current	2030 Forecast	Current	2030 Forecast	Current	2030 Forecast
Population	2,156	2,272 (+5.4%)	32,967	34,626 (+5.0%)	96,088	101,683 (+5.8%)
Workday Population	185,742	--	927,757	--	2,637,153	--
Population Growth: Current to 5YR	--	5.38%	--	5.032%	--	5.823%
Male	1,046	1,099 (+5.1%)	15,955	16,722 (+4.8%)	46,525	49,161 (+5.7%)
Female	1,110	1,173 (+5.7%)	17,011	17,904 (+5.2%)	49,563	52,522 (+6.0%)
Median Age	59	61 (+3.4%)	53	54 (+1.9%)	50	51 (+2.0%)
Median Age, Male	59	60 (+1.7%)	51	53 (+3.9%)	48	49 (+2.1%)
Median Age, Female	59	61 (+3.4%)	54	55 (+1.9%)	51	52 (+2.0%)
Average Age	53	54 (+1.9%)	49	50 (+2.0%)	47	48 (+2.1%)
Average Age, Male	53	55 (+3.8%)	48	51 (+6.3%)	46	49 (+6.5%)
Average Age, Female	54	--	49	--	48	--
Never Married	423	454 (+7.3%)	7,398	7,881 (+6.5%)	22,199	23,727 (+6.9%)
Married, Spouse Present	1,088	1,157 (+6.3%)	15,604	16,572 (+6.2%)	42,218	45,122 (+6.9%)
Married, Spouse Absent	71	75 (+5.6%)	746	796 (+6.7%)	2,861	3,068 (+7.2%)
Divorced	192	202 (+5.2%)	3,065	3,251 (+6.1%)	10,228	10,947 (+7.0%)
Widowed	183	192 (+4.9%)	2,258	2,395 (+6.1%)	5,870	6,281 (+7.0%)



# DEMOGRAPHICS (cont.)



	1 miles		3 miles		5 miles	
	Current	2030 Forecast	Current	2030 Forecast	Current	2030 Forecast
Median Household income	\$109.6k	\$123.4k (+12.6%)	\$107k	\$120.5k (+12.6%)	\$95.8k	\$107.2k (+11.9%)
Average Household Income	\$151.9k	\$168k (+10.6%)	\$133.7k	\$151.2k (+13.1%)	\$121.1k	\$137k (+13.1%)
Total Households	978	1,032 (+5.5%)	14,048	14,824 (+5.5%)	41,437	43,914 (+6.0%)
Median Value (Home)	\$463.9k	\$514.4k (+10.9%)	\$419.4k	\$479.3k (+14.3%)	\$408.6k	\$467.6k (+14.4%)
Average Value (Home)	\$508.4k	\$579.7k (+14.0%)	\$493k	\$564.4k (+14.5%)	\$465.9k	\$536.4k (+15.1%)
Total Housing Units	1,197	1,253 (+4.7%)	15,171	15,966 (+5.2%)	45,249	47,778 (+5.6%)
Vacant Housing Units	220	221 (+0.5%)	1,124	1,142 (+1.6%)	3,811	3,864 (+1.4%)
Renter Occupied Housing Units	115	121 (+5.2%)	2,563	2,679 (+4.5%)	10,686	11,252 (+5.3%)
Owner Occupied Housing Units	862	911 (+5.7%)	11,485	12,146 (+5.8%)	30,751	32,662 (+6.2%)

## Consumer Spending

Total Retail	\$70,572k	\$77,652k (+10.0%)	\$736,542k	\$811,632k (+10.2%)	\$1,825M	\$2,002M (+9.7%)
Food	\$12,158k	\$13,228k (+8.8%)	\$127,337k	\$138,709k (+8.9%)	\$313,633k	\$340,530k (+8.6%)
Alcohol	\$1,039k	\$1,171k (+12.7%)	\$10,832k	\$12,190k (+12.5%)	\$26,705k	\$29,850k (+11.8%)
Housing	\$30,724k	\$34,084k (+10.9%)	\$322,972k	\$358,528k (+11.0%)	\$807,188k	\$890,542k (+10.3%)
Apparel	\$2,621k	\$2,913k (+11.1%)	\$28,395k	\$31,666k (+11.5%)	\$69,630k	\$77,273k (+11.0%)
Transportation	\$17,498k	\$19,281k (+10.2%)	\$184,016k	\$203,079k (+10.4%)	\$449,122k	\$492,967k (+9.8%)
Health	\$9,855k	\$10,657k (+8.1%)	\$93,382k	\$101,031k (+8.2%)	\$221,481k	\$239,644k (+8.2%)
Entertainment	\$4,974k	\$5,494k (+10.5%)	\$51,537k	\$56,932k (+10.5%)	\$124,610k	\$136,905k (+9.9%)
Personal Care	\$1,283k	\$1,414k (+10.3%)	\$13,298k	\$14,688k (+10.5%)	\$32,605k	\$35,899k (+10.1%)



Marketing information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of confidential nature. This OM has been prepared to provide summary information to prospective Buyers and to establish a preliminary level of interest. These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Information contained herein has been obtained through sources deemed reliable but not guaranteed. The information contained herein is not a substitute for a thorough due diligence investigation. Curri Commercial reserves the right to withdraw this solicitation at any time without prior notice. Statements contained herein which involve matters of opinion, whether or not identified to be that are not representations of fact. The price and terms of this offering may be subject to change at any time. Curri Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation.





Curri Commercial LLC

1097 S. Patrick Dr, Satellite Beach, FL 32937

[www.CurriCommercial.com](http://www.CurriCommercial.com)

John Curri: (321) 961-4487 • Karen D'Alberto: (239) 699-8879



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