



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

EXCLUSIVELY MARKETED 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

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:** Site plan approved for 222 rooms at 85' height with a building width up to 220 ft.
- Offsites:** FDOT offsites to be provided by the expense of the master developer of The Vue include a 300 foot right hand turn lane on A1A into the hotel site & a 160 foot north northbound left turn lane onto Shearwater including burying of A1A powerlines.
- 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 Plans By the City of Satellite Beach and a concept plan which has not received approval.

Property Description

Price: Contact Broker for price, JV preferred with land contribution. Experienced hotel Developer/operator required.

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 the TUI 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.