



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

Fiske Road
Brevard County, Florida 32955

MASTER DEVELOPMENT ON I-95 / FISKE RD



**TOP 10 BEST CITIES FOR
STEM JOBS IN THE US
- FORBES**

AVAILABLE

- + **Sale Price:** Call for Pricing
- + **Available:** Single Family Residential
Multi Family Residential
Commercial
- + **Site:** Sub-Dividable
- + **Parcel ID:** 25-36-20-00-250
- + **County:** Brevard

Highlights

- Master Plan Community with Residential and Commercial Users
- Located on Fiske Road and Interstate 95 Interchange
- Over 122,000 Cars Drive by the Site Daily
- Strong Population of 90,000 People in a 10-Minute Drivetime with Income of \$80,000
- Close proximity to



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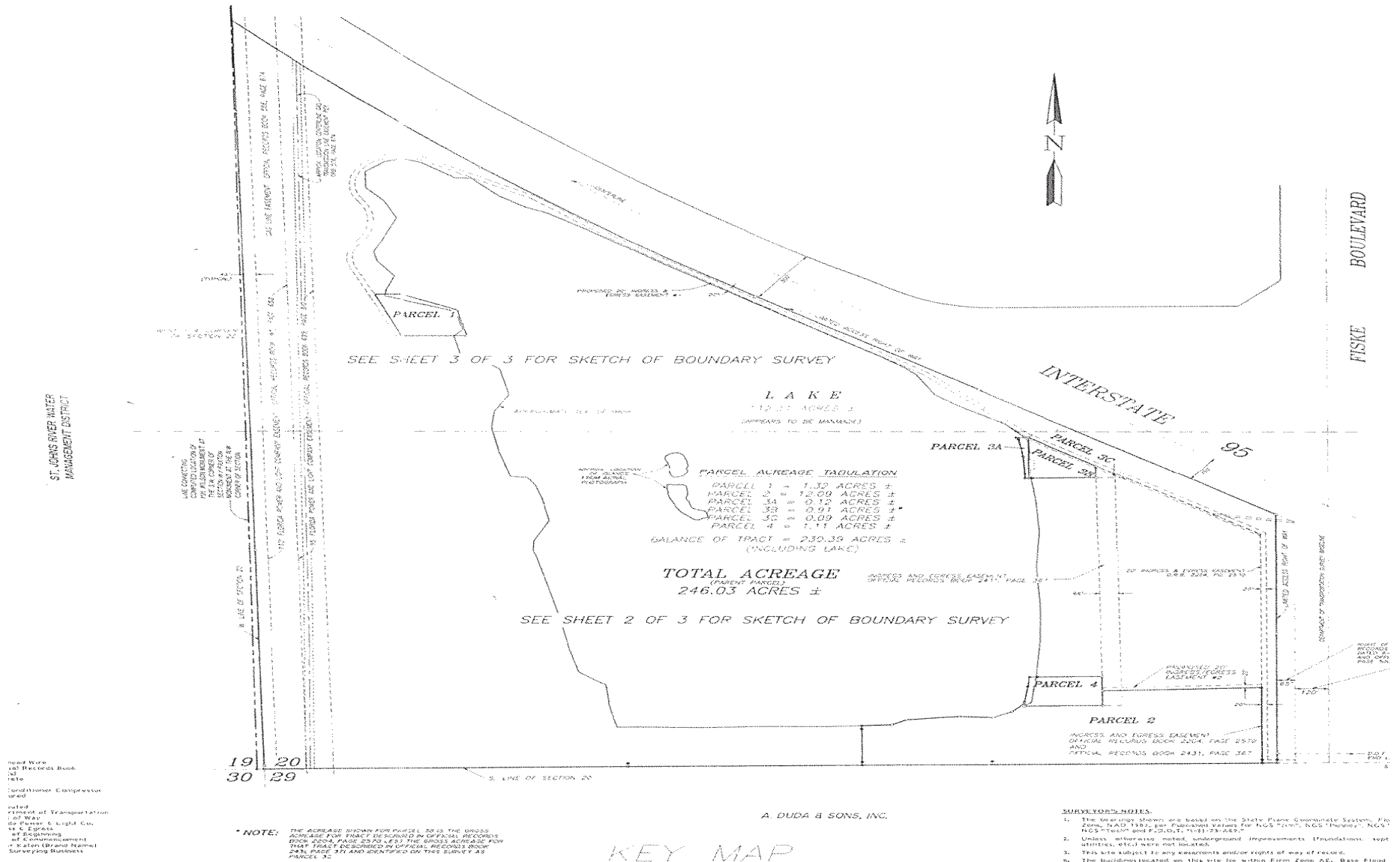
Residential Snapshot



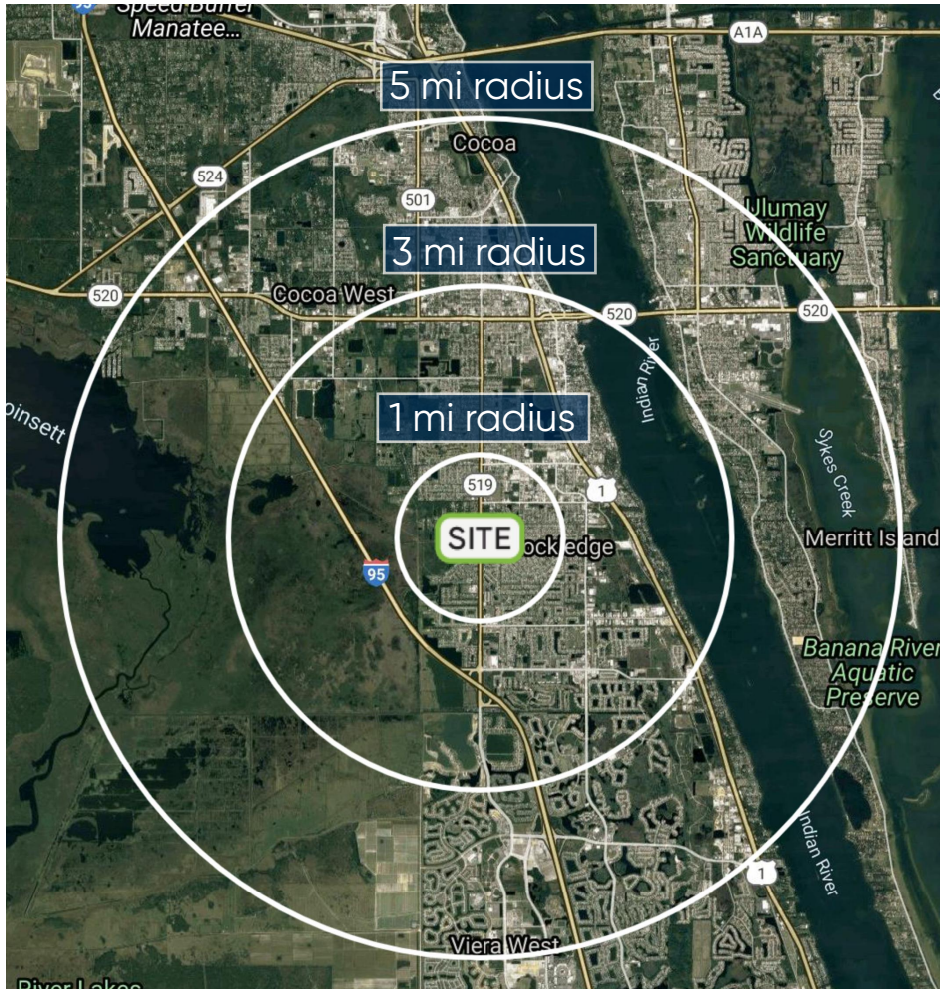
NOTABLE HIGHLIGHTS

- + The property is 246 contiguous acres
- + The acreage has historically been utilized as a grazing based, beef cattle ranch with low environmental impact
- + The site offers one mile of direct road frontage to Interstate 95
- + 300' tower with most major communications companies as clients

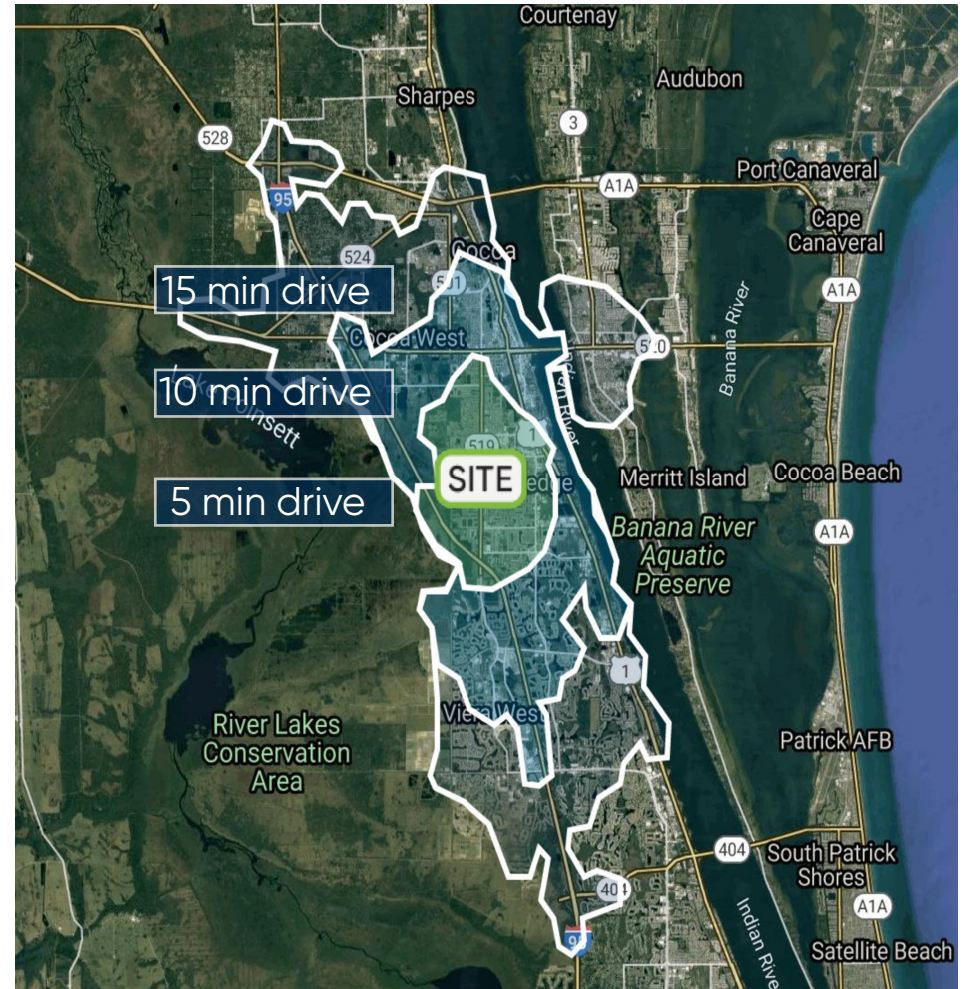
Parcel Survey



Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	3,733	\$80,791	129	922
3-Mile	37,024	\$85,578	1,224	11,863
5-Mile	77,240	\$86,323	3,914	34,766



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	19,431	\$82,424	578	5,963
10-Minutes	62,706	\$84,981	2,666	26,564
15-Minutes	105,586	\$84,791	5,253	44,659

Space Coast Snapshot

MAJOR EMPLOYERS



\$3.9 BILLION
DEFENSE CONTRACTS
BREVARD COUNTY



1.5%
ANNUAL GROWTH
FOR
THE SPACE COAST



NO. 5
MOST CONCENTRATED
HIGH-TECH WORKFORCE
IN THE US



43,795
EMPLOYEES IN A
15-MINUTE DRIVETIME

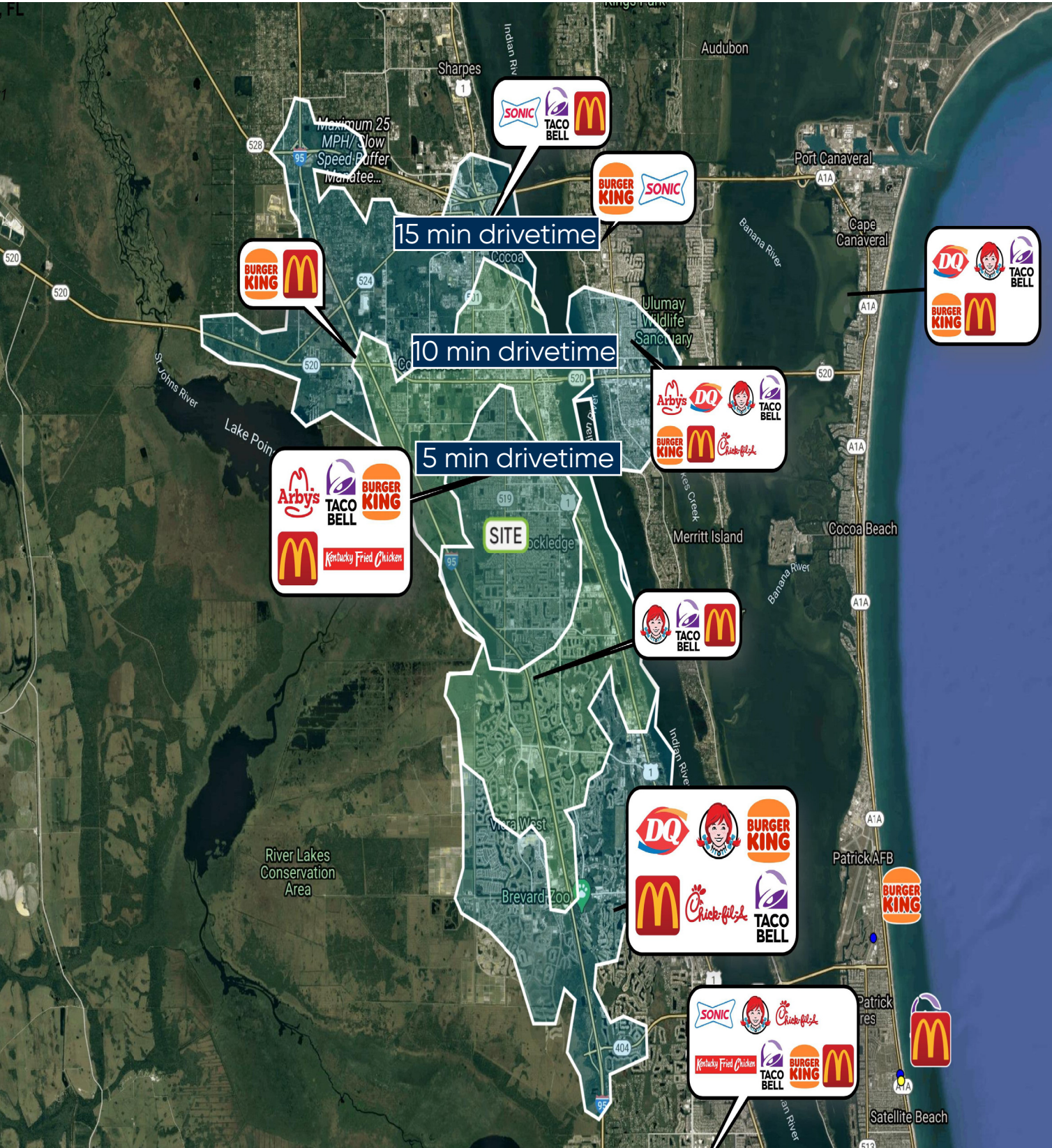


+80%
OF THE POPULATION IS
PROFESSIONAL

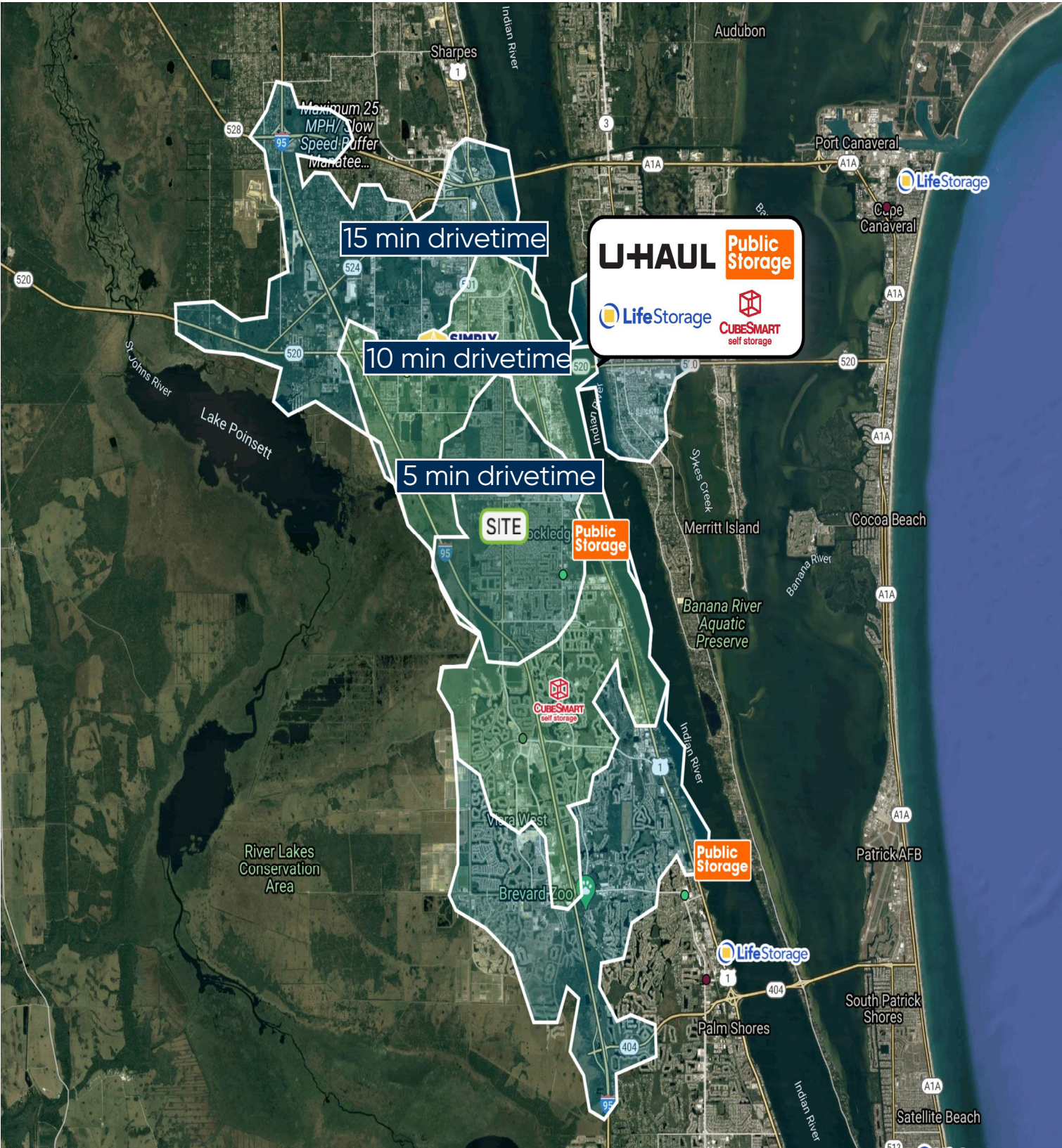
Residential Overview



Retail Competition Map



Self Storage Competition Map



Brevard County Highlights



Ranked No. 1

Brevard County ranks 1st in Florida with the most concentrated high-tech economy and 6th in the US.



Ranked No. 2

Palm Bay-Melbourne-Titusville metro, which has a concentrated high-tech sector, climbed eight spots to land at No. 2 in an annual ranking of the nation's best-performing large metros.



Ranked No. 5

The Space Coast area has made a list of the 10 best-performing cities in the U.S... The Space Coast jumped 47 spots from its 2018 ranking. This year, it ranked fifth for job growth over the past 12 months.



Ranked Top 3

The Space Coast is among the top 3 (of 360) MSAs in the United States for concentration of electrical engineers and technicians.



Ranked Top 10%

West Melbourne is part of Brevard County's educational system, one of the highest rated in the State... Over 92 percent of Brevard high school graduates choose to pursue higher educational degrees.

For full articles please view:

<https://www.bizjournals.com/orlando/news/2021/02/24/central-florida-best-performing-cities-ranking.html>

<https://www.clickorlando.com/news/2020/03/03/space-coast-lands-10th-in-best-performing-cities-list-buoyed-by-job-growth-tech-industry/>

<https://ullianrealty.com/whats-new-in-brevard-county-florida-commercial-real-estate-in-2020/>

<https://businessfacilities.com/2020/03/the-aerospace-industry-cruising-to-a-higher-altitude/>

<https://businessfacilities.com/2020/03/west-melbourne-florida-logistics-gem-on-the-space-coast/>