

FOR SALE 5.62 Acre Pad-Ready Outparcel ON STADIUM PKWY - SPACE COAST, FL



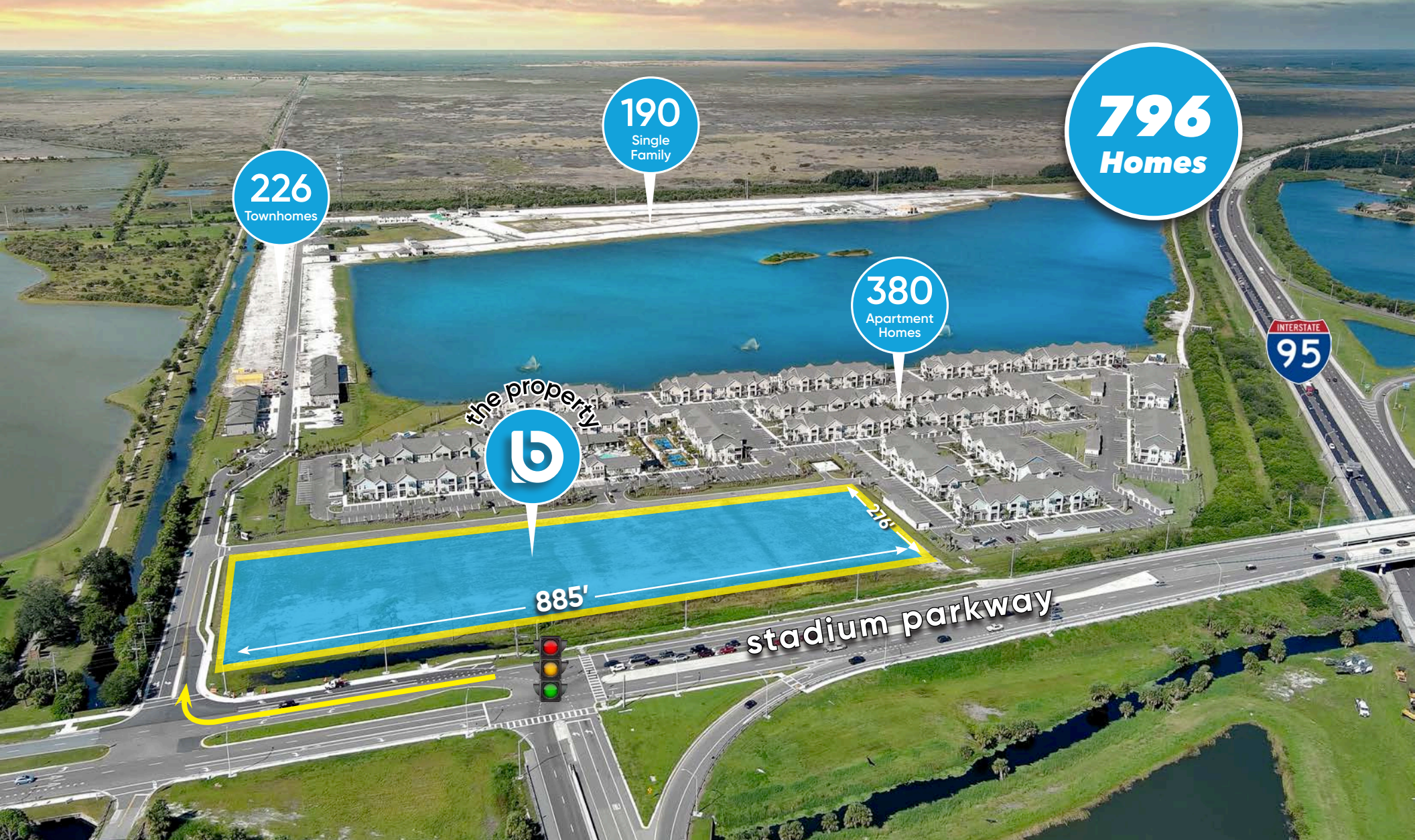
Stadium Pkwy & I-95
Rockledge, Florida 32955

MICHAEL BEALE
(407) 616-9554
Mike@BBDRE.com

WHIT DUNCAN
(407) 402-5378
Whit@BBDRE.com



Bishop Beale Duncan
COMMERCIAL REAL ESTATE



The 5.62 acre commercial outparcel sits at the main entrance to a new 246 acre master planned

- 5.62 Acre Commercial Outparcel
- Utilities to Site + Off Site Drainage
- PUD Grants: 1.0 FAR,
- 70' Max Building Height
- 885' of Frontage
- Site Can Be Subdivided

- 190 Single Family Lots (Ashton Woods)
- 226 Townhome Lots (Ashton Woods)
- 380 Luxury Apartment Units (Thompson Rift)
- 113 Acre Lake / On Site Storm Water

A RARE CONVERGENCE OF OPPORTUNITY. DON'T MISS OUT.

Why Sophisticated Investors Are Targeting This Location

Investment opportunities of this caliber—where documented market gaps, explosive population growth, irreplaceable location, and flexible development potential converge emerge once in a generation. The May 2025 Rockledge Hospital closure created immediate healthcare demand. The 796-unit master-planned

community completing Q4 2025 creates captive residential market. The Space Coast's aerospace boom creates employment growth and consumer spending power.

Every factor aligns at a single high-visibility gateway entrance controlling access to Brevard's premier new residential community.

WHY THIS INVESTMENT WINS...

1 IRREPLACEABLE LOCATION

- **ONLY** entrance to 796-unit master plan
- **FIRST & LAST STOP** for all residents daily
- **165,000+** vehicles/day Stadium Parkway visibility
- **I-95 southbound exposure** for interstate capture
- **3 miles closer** than Avenue Viera = convenience premium
- **Walking distance from 380 luxury apartments**

COMPETITIVE MOAT:

No other commercial land available at development entrance—you control the gateway.

2 DOCUMENTED MARKET GAPS

- **URGENT CARE:** Hospital closed May 2025 (8,100+ patients/year displaced)
- **SPECIALTY COFFEE:** Residents actively seeking alternatives
- **FAST-CASUAL DINING:** Nearest options 1+ miles away
- **FAMILY ENTERTAINMENT:** Avenue Viera 3 miles—416 SF/townhome lots need closer venues
- **PET SERVICES:** 400-500 pet households underserved
- **HOSPITALITY:** 21 new hotels countywide prove demand

MARKET VALIDATION:

Gaps aren't theoretical—they're quantified through hospital closure, resident feedback, and national retailer expansion.

3 AFFLUENT, GROWING DEMOGRAPHICS

- **\$107,600 avg household income** (5-mile radius)—41% above Brevard median
- **796 new households** = 1,900+ residents with fresh spending patterns
- **\$450K-\$650K** home prices = established financial capacity
- **Brevard County: 23% population growth since 2010**
- **Rockledge: 10.5% growth since 2020 (fastest in county)**
- **60,000+ aerospace workers** earning \$80K-\$150K+ salaries
- **8.4-9M cruise passengers** driving tourism spending

SPENDING POWER:

High-income professionals + young families + retirees = diverse customer base with disposable income.

4 DEVELOPMENT FLEXIBILITY

- **PUD ZONING:** 1.0 FAR, 70' height, 244,827 SF maximum buildable
- **SUBDIVISION OPTIONS:** Sell pads individually or develop as whole
- **PHASING:** Sequential or simultaneous construction
- **GROUND LEASES:** Retain land, lease to operators
- **HORIZONTAL:** Retail pads with parking
- **VERTICAL:** 5-6 story mixed-use tower
- **SPECIALTY:** Medical campus, hotel-anchored, entertainment hub
- **UTILITIES READY:** To site + off-site drainage complete

OPTIONALITY: Match development strategy to your investment thesis, capital availability, and timeline—site accommodates diverse visions.

Site

Stadium Pkwy

Viera Blvd.

Wickham Rd.

Indian River

US 95

US 1

Adelaide
Avg. Home Price: \$2.4MM

Colfax Landing
Avg. Home Price: \$850k

Trasona Cove East
Avg. Home Price: \$790k

Loren Cove
Avg. Home Price: \$450k

Summer Lakes
Avg. Home Price: \$1.7MM

Sonoma at Viera
Avg. Home Price: \$750k

Modern Duran
Avg. Home Price: \$900k

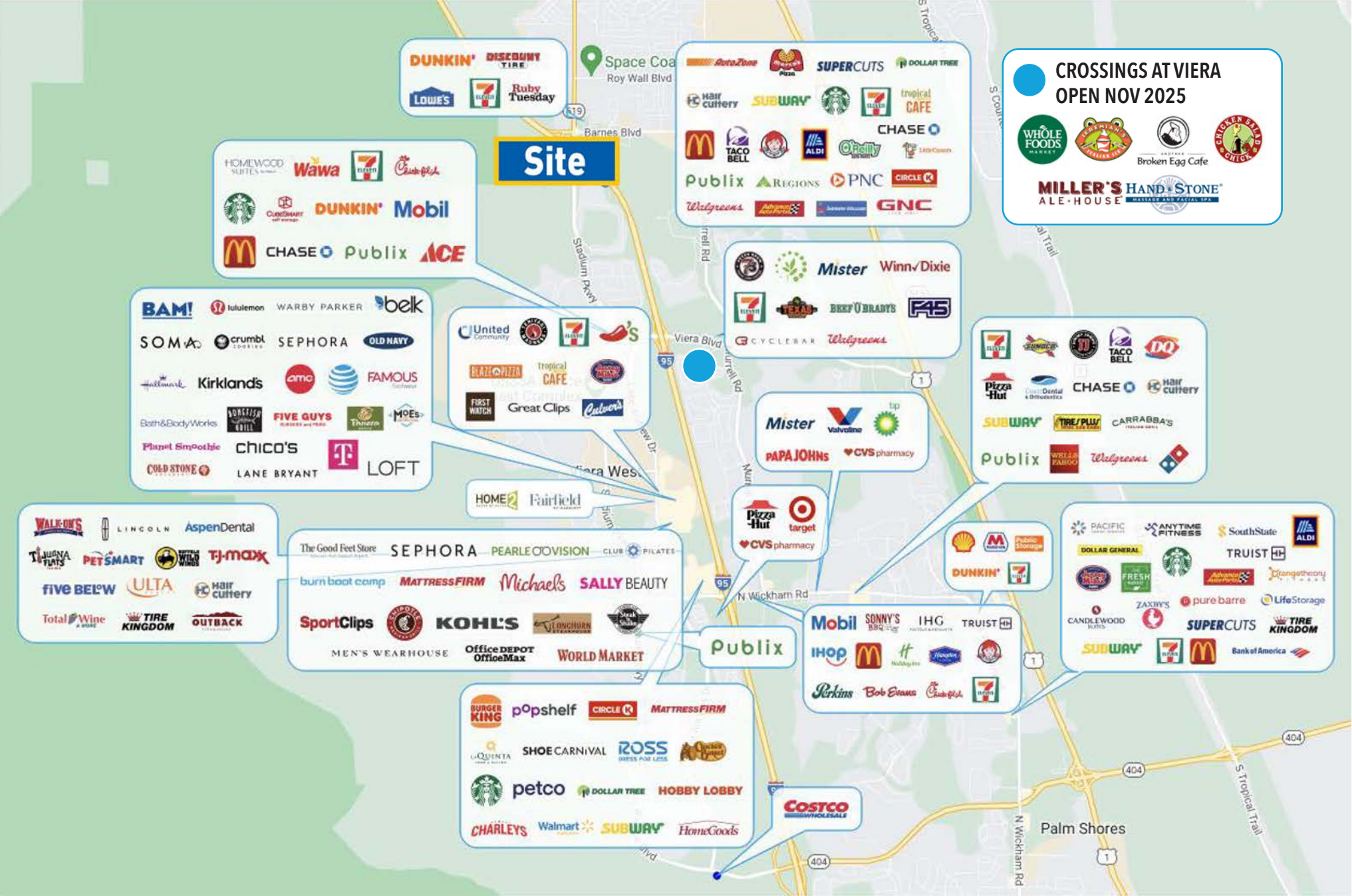
Reeling Park
Avg. Home Price: \$800k

KEY

- Existing Developments
- Under Construction
- Proposed

KEY	
	Existing Developments
	Under Construction
	Proposed

EXPLOSIVE RETAIL GROWTH IN THE AREA



TIMING IS CRITICAL: FIRST-MOVER ADVANTAGE IN ACTION

Residents Have started moving in – Your Development Should Follow Closely Behind

Consumer behavior research proves the first 3-9 months in a new home establish long-term shopping patterns and brand loyalty. Residents will choose their coffee shop, medical provider, restaurant, grocery store, and entertainment venues during this window.

BE THEIR FIRST CHOICE:

- First coffee shop they try becomes their daily routine (5-7x weekly)
- First urgent care they visit becomes their go-to provider (10-15x annually)
- First restaurant they enjoy becomes family tradition (2-3x weekly)
- First entertainment venue becomes weekend habit (1-2x monthly)

Miss this window, and residents establish habits at Avenue Viera and The Crossings at Viera.

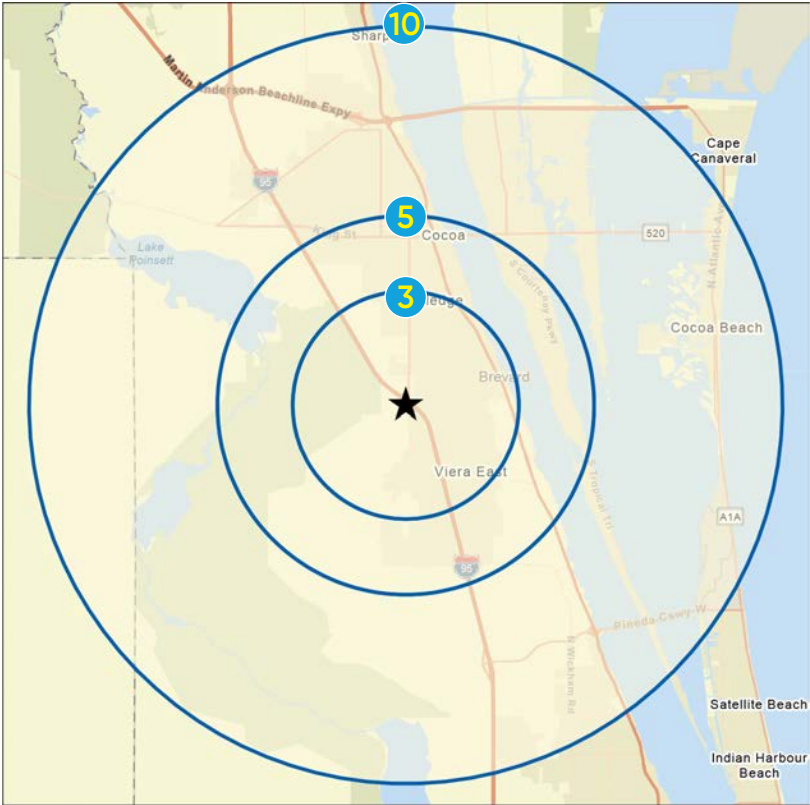
Capture this window, and you own their loyalty for years.



LOCATION AT A GLANCE

Where Affluent Communities,
Recreation & Commerce
Converge

DEMOGRAPHICS



3-Mile Radius



42,115
ESTIMATED
POPULATION



43.22
MEDIAN AGE



\$105,570
AVERAGE
HOUSEHOLD
INCOME

5-Mile Radius



78,281
ESTIMATED
POPULATION



45.42
MEDIAN AGE



\$107,606
AVERAGE
HOUSEHOLD
INCOME

10-Mile Radius



190,116
ESTIMATED
POPULATION



47.86
MEDIAN AGE



\$107,337
AVERAGE
HOUSEHOLD
INCOME