

Dreyer & Associates Real Estate Group - Commercial Division

680 Chase Hammock Road , Merritt Island, FL 32953

AMAZING Privacy! Single-Family Rural Residential Lot

Contact:



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1924 South Patrick Drive
Indian Harbour Beach, FL 32937

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FOR SALE



OFFERING SUMMARY

Sale Price:	$150,000
Price / Acre:	$30,000
Lot Size:	5 Acres
Zoning:	Vacant Residential Land (Single Family, Unplatted) Unincorp District 2

PROPERTY OVERVIEW

This rectangular-shaped parcel is located just off of Chase Hammock and Judson Road in Merritt Island, The 5 acre piece is zoned for Vacant Residential Land (Single Family, Unplatted) Unincorp District 2, with a future land use designation of RES-1. This is the perfect private setting for a single family home!
City of Cocoa water - Not Active
Access to the property is via an easement from Chase Hammock Drive going north. The Easement is noted as AA274.
(On order from Public Records)
Parcel ID: 23-36-26-00-554 Tax ID: 2316871

LOCATION OVERVIEW

Just north of Chase Hammock Road and west of Judson Road in Merritt Island, FL. This piece is less than two miles from North Courtenay Parkway, which is the main artery running north and south in Merritt Island from 520 to 528 and beyond north directly to the Kennedy Space Center, allowing also for easy access to the main east-west flow of State Road 520 for commerce and access to beaches as well as State Road 528 to continue to Orlando. This location offers secluded living just 7 minutes from Merritt Island shopping and attractions.



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BUSINESS DEVELOPMENTS AFFECTING BREVARD COUNTY AND FLORIDA'S SPACE COAST

Here are some of the most significant business developments affecting Brevard County and Florida's Space Coast over the past 30 days:

Top Business News (Last 30 Days)

1. Blue Origin Expands Manufacturing Presence

Blue Origin is moving forward with its "Project Horizon" expansion at Cape Canaveral Spaceport. The project includes an 830,000-square-foot manufacturing facility and a reported $600 million investment that is expected to create roughly 500 high-wage aerospace jobs, reinforcing Brevard's role as a major aerospace manufacturing hub.

2. Major Retail and Mixed-Use Development in West Melbourne

A new project called Landing at Space Coast was announced in West Melbourne. The 225-acre development is planned to include more than 77,000 square feet of retail space, restaurants, shops, and a grocery anchor. Developers expect it to attract workers from the aerospace, defense, and technology sectors while generating hundreds of jobs.

3. $15 Million Airport Infrastructure Grant

The Space Coast Regional Airport received a $15 million infrastructure grant aimed at attracting additional aerospace companies and supporting future economic growth in North Brevard.

4. Artemis II Launch Delivers Tourism Windfall

The Artemis II launch generated a major economic boost for the Space Coast. Approximately 346,000 visitors came to northern Brevard County during launch week, producing an estimated $41 million in visitor spending. This represents one of the largest tourism impacts in recent Space Coast history.

5. Continued Growth of International Space Companies

The Economic Development Commission of Florida's Space Coast reports ongoing expansion and recruitment of aerospace manufacturers, including Italian satellite company Argotec and other aerospace suppliers establishing or expanding operations on the Space Coast.

Key Trends to Watch

Aerospace remains the dominant growth engine in Brevard County.
Commercial space activity continues attracting manufacturing and supply-chain investments.
Retail and housing development are accelerating in response to population growth.
Artemis-related tourism and future launches are creating substantial economic impacts.
Workforce development initiatives are expanding to support aerospace and advanced manufacturing hiring needs.

For investors and local business owners, the strongest sectors right now appear to be aerospace manufacturing, industrial real estate, retail development around growth corridors, and tourism tied to major launches.



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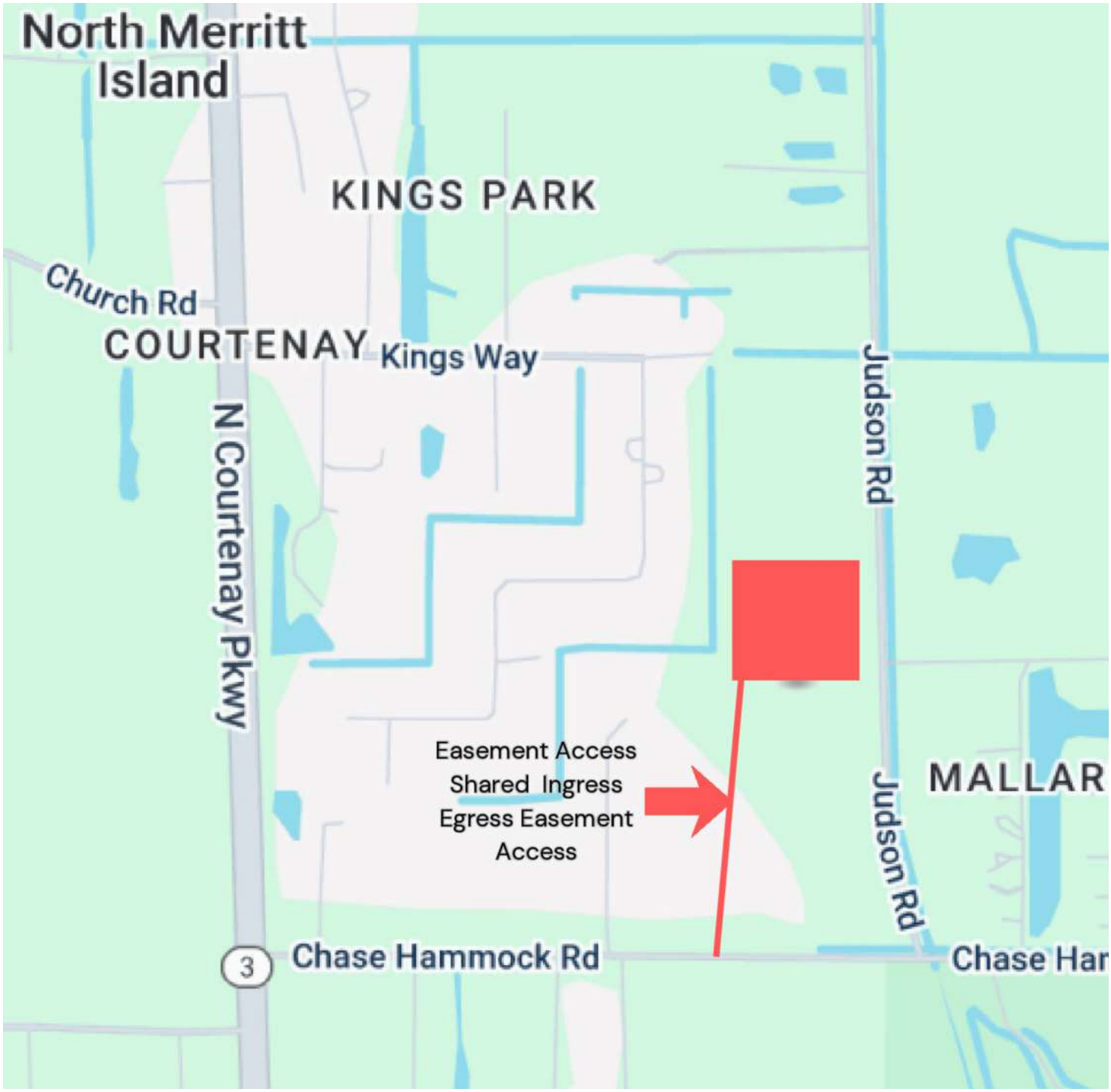
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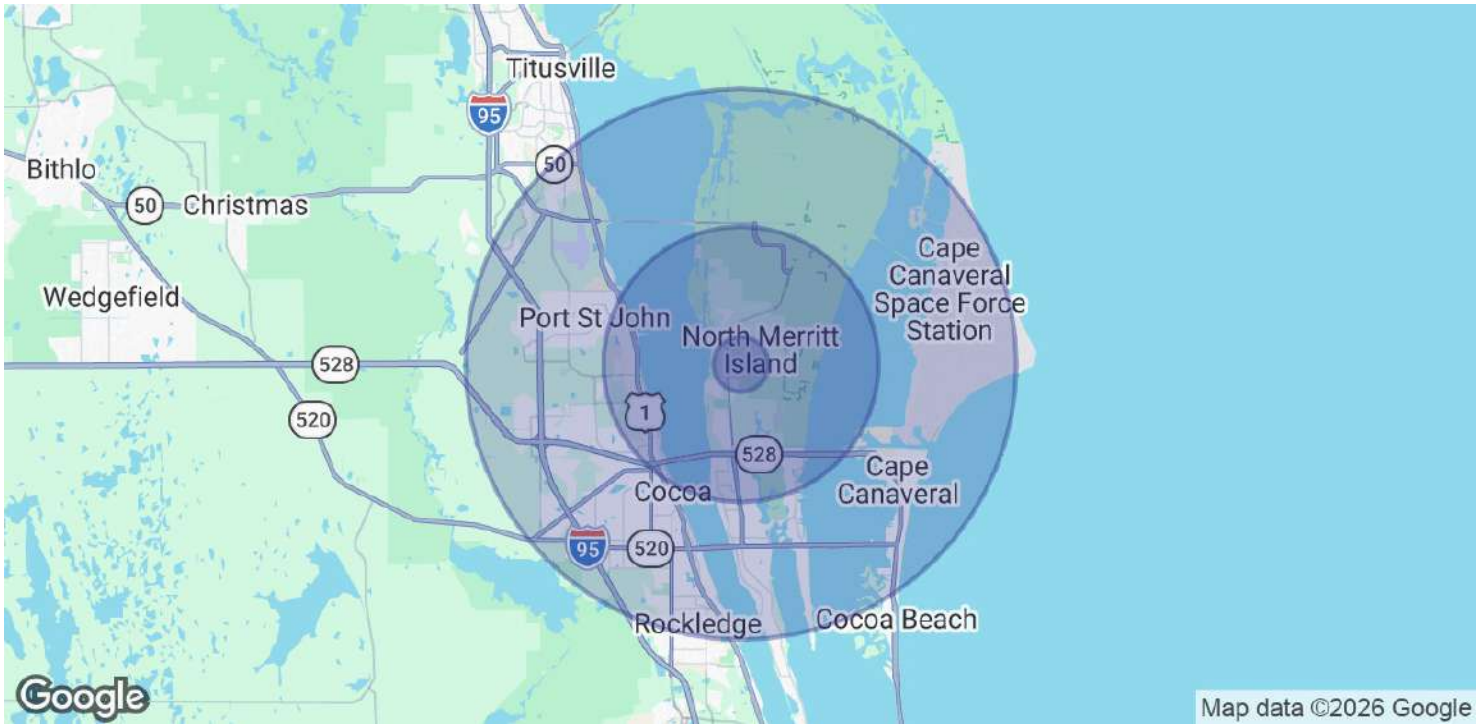
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,452	62,901	181,313
Average Age	43.6	47.2	44.8
Average Age (Male)	45.0	46.9	44.5
Average Age (Female)	42.6	47.0	45.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	571	26,937	76,124
# of Persons per HH	2.5	2.3	2.4
Average HH Income	$85,235	$75,058	$72,380
Average House Value	$400,308	$301,086	$266,598

2020 American Community Survey (ACS)



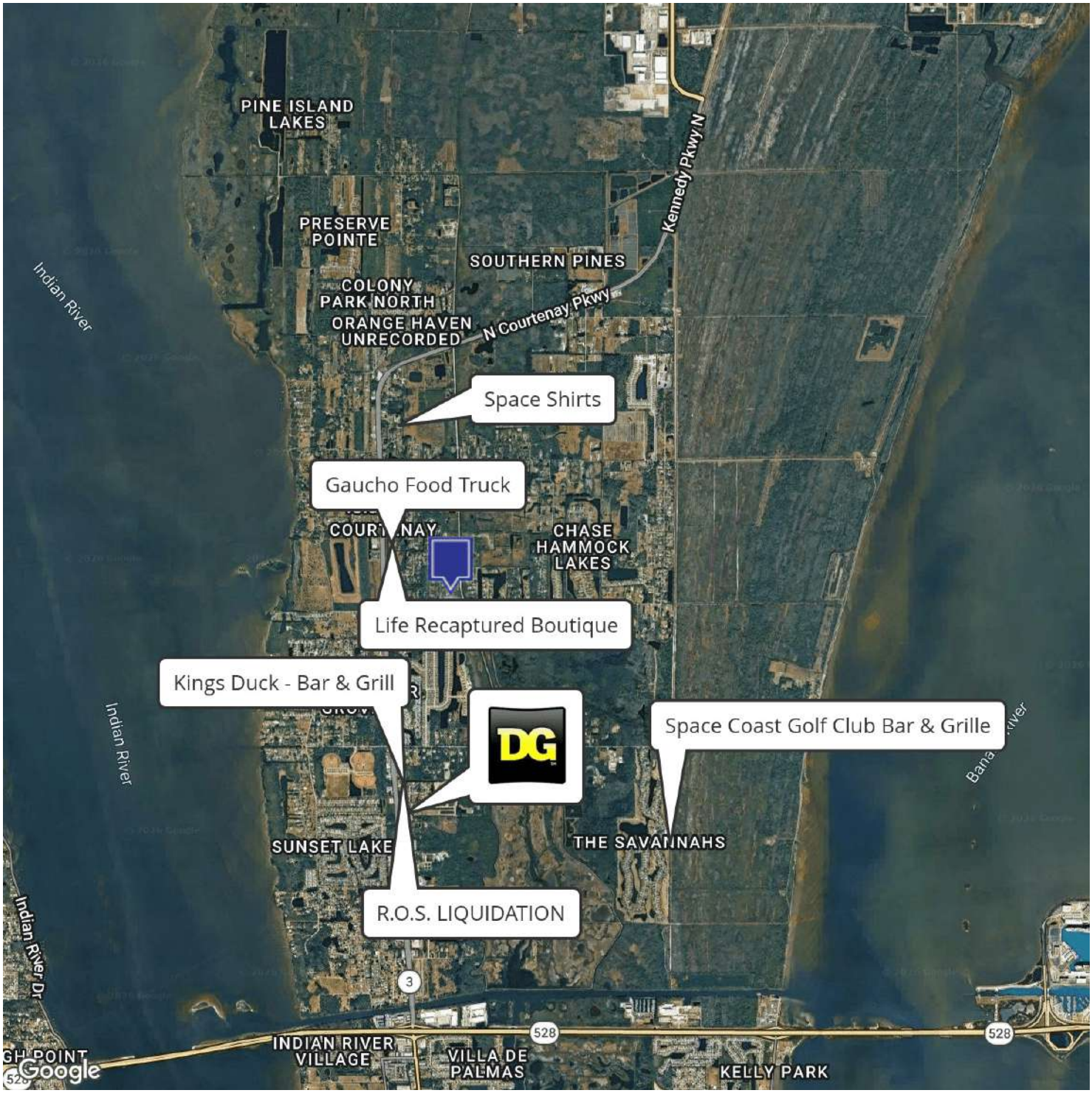
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