

# RETAIL DEVELOPMENT OPPORTUNITY



ONE | Sotheby's  
INTERNATIONAL REALTY

## MELBOURNE CITY CENTER

SUSTAINABLE MIXED-USE  
COMMUNITY

3999 S BABCOCK ST  
MELBOURNE, FL 32901



# SITE PLAN

## MELBOURNE CITY CENTER

Melbourne City Center is a proposed sustainable mixed-use development consisting of single-family homes, apartments, a retail center, medical and professional campus, senior living facility, university site, charter school, and restaurants and entertainment. The tremendous site along with its mix of usages attracts residents, professionals, university students, and consumers. The development lives in the heart of the Space coast, near Cape Canaveral, which hosts The Kennedy Space Center.

The property is situated on Babcock Street and Pirate Lane, located in the City of Melbourne. The visibility of South Babcock Street benefits from a daily traffic count of 36,000 vehicles. The site strategically sits East of Interstate 95 and South of Orlando-Melbourne International Airport.

## HIGHLIGHTS

- Melbourne City Center is designed to establish a sustainable mixed-use development and innovation hub
- The site is strategically located on Babcock Street and Pirate Lane, with a traffic count of 36,000
- The development will consist of single-family, apartment, retail, medical and professional, senior living, education, and entertainment
- The proposed mixed-use is 277 acres, in the heart of Space Coast

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### DEVELOPER

SH COMMUNITIES

### LOCATION

3339 S BABCOCK ST  
MELBOURNE, FL 32901

### LAND SIZE

277 ACRES OF LAND

### PARCEL ID

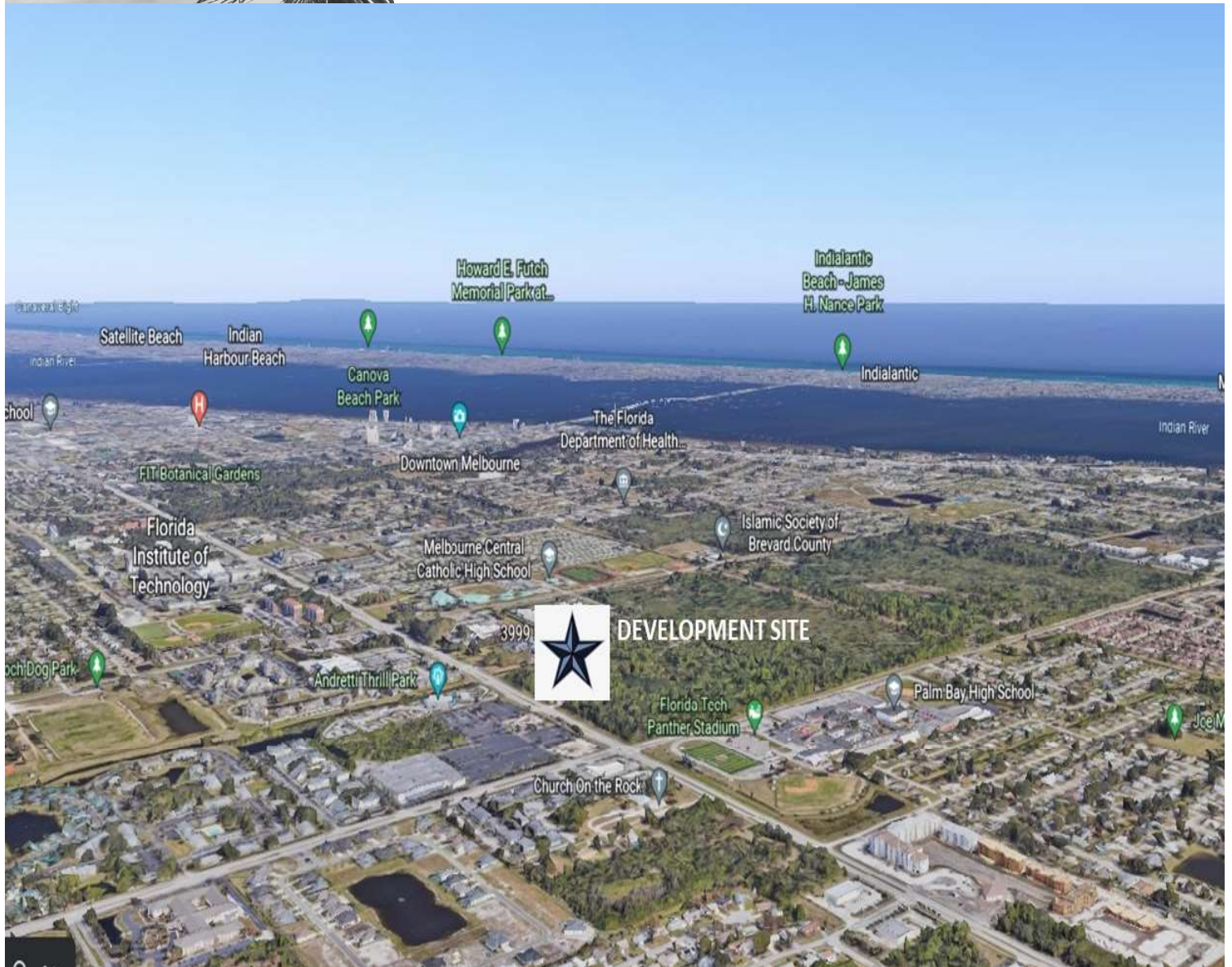
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# LOCATOR MAP

MELBOURNE AERIAL



**3999 S BABCOCK ST  
MELBOURNE, FL 32901**





# LOCATOR MAP

MELBOURNE AERIAL



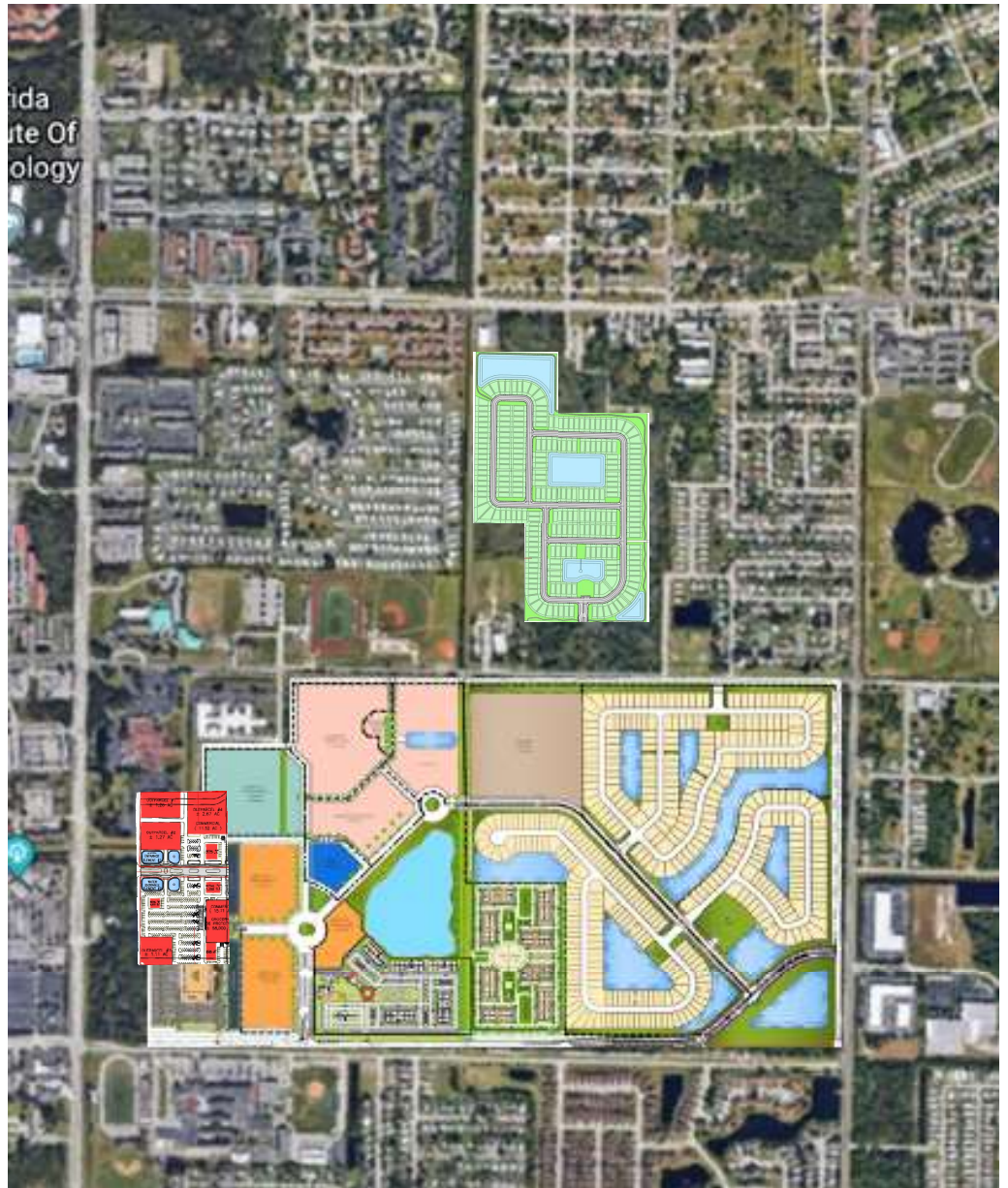
**3999 S BABCOCK ST  
MELBOURNE, FL 32901**





# LOCATOR MAP

SITE AERIAL

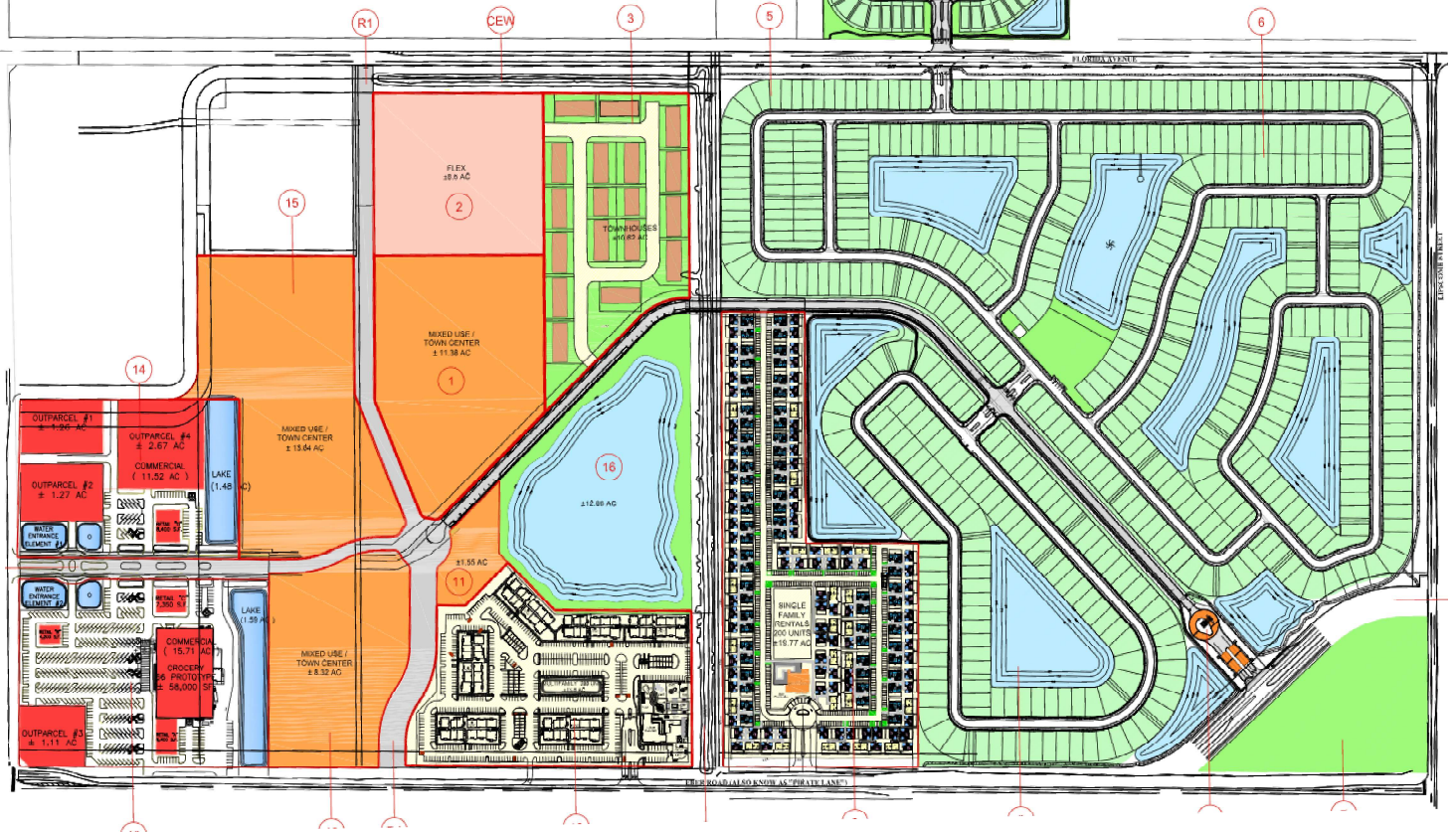


**277 ACRES OF LAND  
FOR SOMETHING SPECIAL**



## A SUSTAINABLE MIXED-USE COMMUNITY

| Use                | Description             |
|--------------------|-------------------------|
| Residential        | Up to 4,766 Homes       |
| Townhomes          | Up To 104 - 12.38 Acres |
| Retail             | 15.71 Acres             |
| Hotel              | 1.55 Acres              |
| Medical Campus     | 10.64 Acres             |
| Mixed-Use          | 44 Acres                |
| Senior Living      | 6.25 Acres              |
| Education / School | 11.46 Acres             |
| Commercial         | 14 Acres                |
| Outparcels         | 3.64 Acres              |

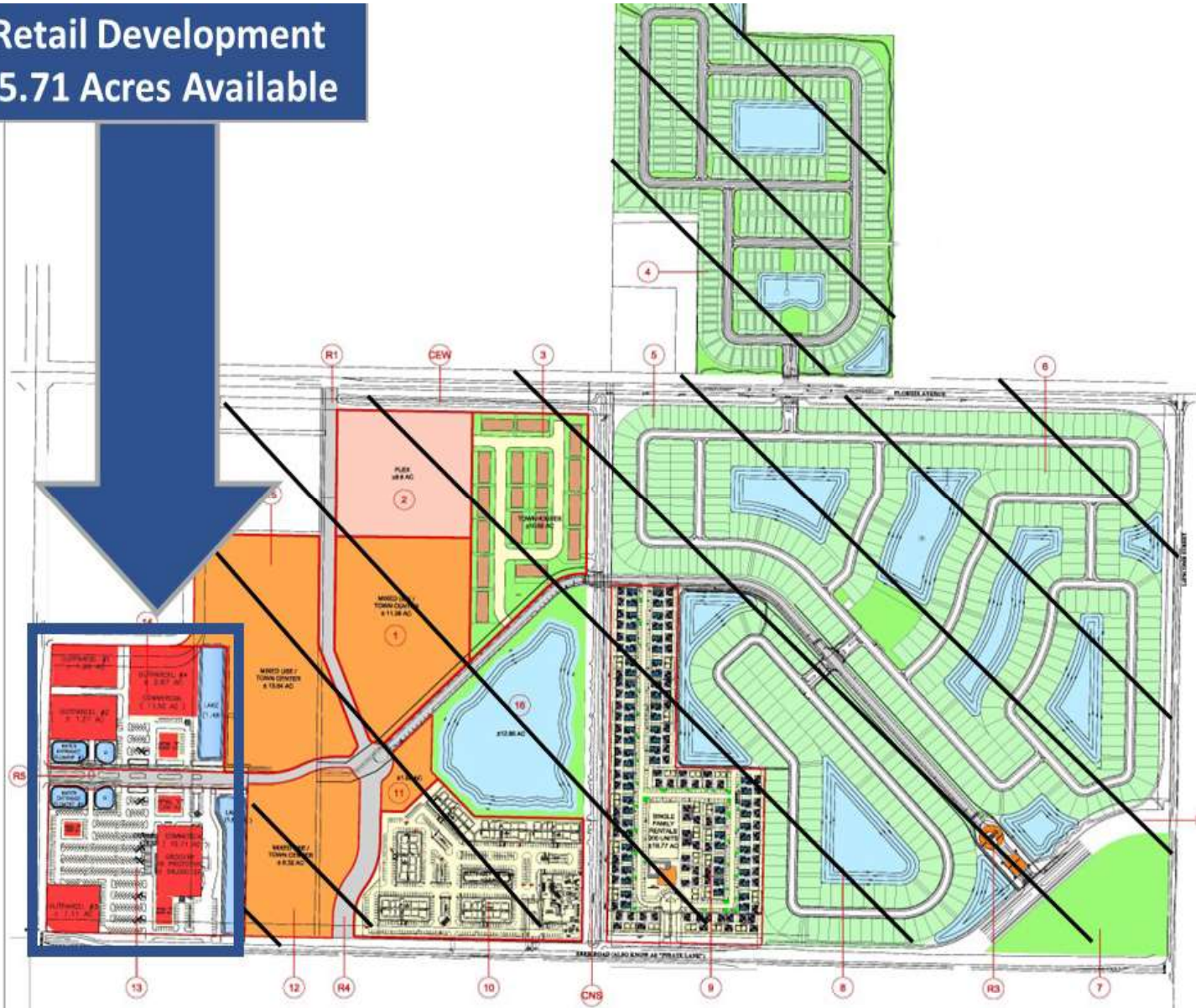




S

# SITE PLAN

Retail Development  
15.71 Acres Available



## DEVELOPER

SH COMMUNITIES

## LAND SIZE

277 ACRES OF LAND

## LOCATION

3339 S BABCOCK ST  
MELBOURNE, FL 32901

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INTERNATIONAL REALTY

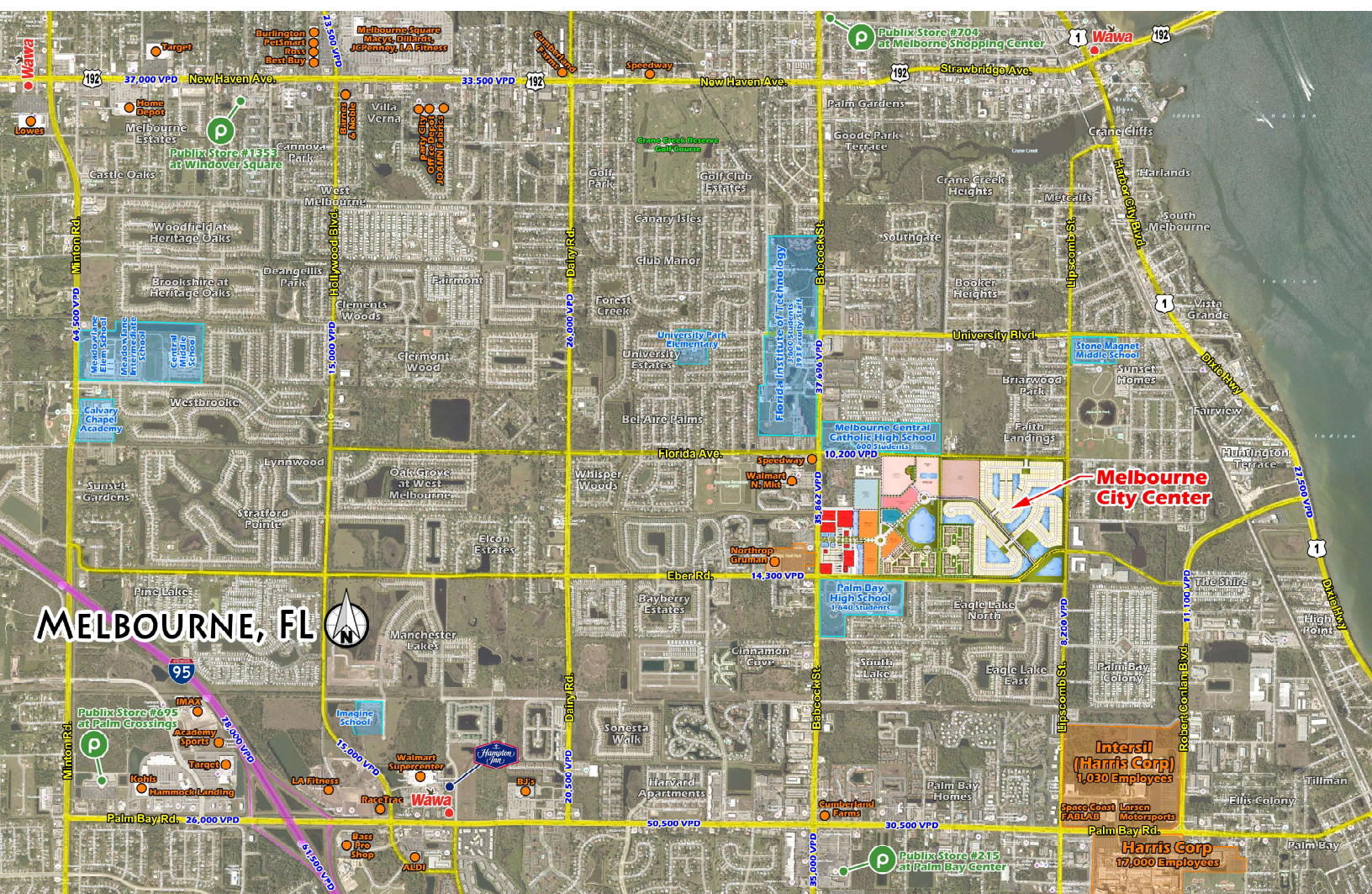




## 277 ACRES OF LAND

28-37-15-00-00001





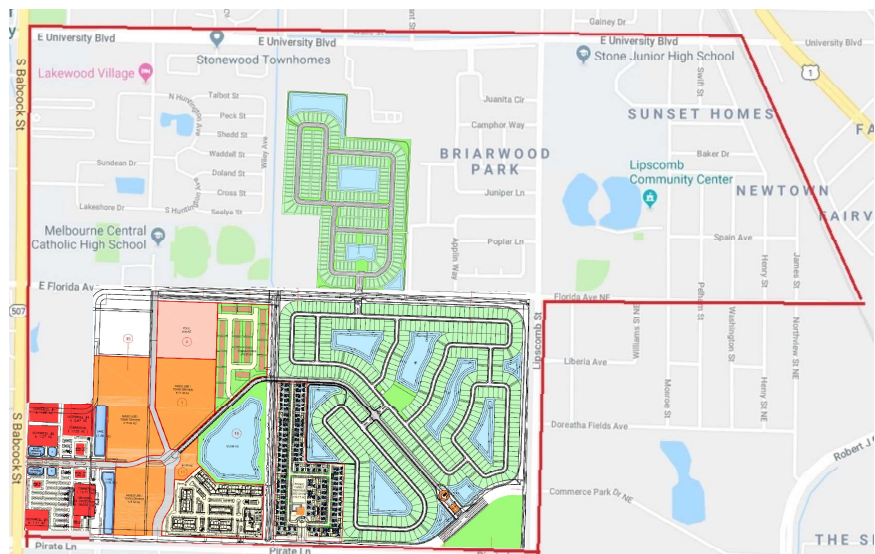




# OPPORTUNITY ZONE

## MELBOURNE CITY CENTER

Melbourne City Center Development is a newly qualified Opportunity Zone as designated by the U.S. Treasury Department. This new investment vehicle was created as part of the Tax Cuts and Jobs Act of 2017 to incentivize investment in targeted communities called Opportunity Zones. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegated authority to the Internal Revenue Service. This Federal Program is designed to bring investment and development into an area allowing the investment and businesses to roll over capital gain investments through an opportunity fund into a property in these state-designated tracts – bases on census numbers – in exchange for a substantial tax reduction. Opportunity Funds allow investors to defer federal taxes on any recent capital gains until December 31, 2026, reduce that tax payment by up to 15%, and pay as little as zero taxes on potential profits from an Opportunity Fund, if the investment is held for 10 years.



\*Economic Development Commission Florida's Space Coast

## FALLS WITHIN OPPORTUNITY ZONE



## LOCAL

# Miami developer proposes to build 'little downtown,' up to 4,766 homes in Melbourne

**Rick Neale**

Florida Today

Published 6:01 a.m. ET April 25, 2022

A Miami development firm seeks permission to build up to 4,766 homes and a "little downtown" with buildings up to 125 feet tall across a sprawling 1/2-square-mile wooded region east of Babcock Street in Melbourne.

The bulk of this land, or 271 acres, is roughly bounded by Babcock Street to the west, Florida Avenue to the north, Lipscomb Street to the east, and Pirate Lane to the south.

Also included is a bordering 47-acre forested parcel off the north side of Florida Avenue, east of the Melbourne Central Catholic campus.

Ringed by barbed-wire fencing, these 318 combined acres have been owned since 2004-05 by subsidiaries of SH Communities. The firm has acquired and developed more than \$1.2 billion in Florida properties, the company's website says.

And the company website touts this potential mega-project as the "Melbourne City Center."

"The subject property is a proposed, sustainable mixed-use development that will consist of single-family homes, apartments, a retail center, medical and professional campuses, a senior living facility, university sites, a charter school, and restaurants and entertainment options," the SH Communities website says.

"The tremendous site, along with its mix of usages, attracts residents, professionals, university students, and overall consumers. The development sits in the heart of the Space Coast, near Cape Canaveral, which houses the Kennedy Space Center," the website says.

**By the way:** Developers get extension for development of proposed Cocoa Village Starbucks near bridge



**In other news:** Home owned by 'Britain's most famous witch' Sybil Leek on sale for \$675K in Indialantic

SH Communities has submitted a draft master development agreement to Melbourne City Hall. However, Community Development Director Cindy Dittmer said city planners have neither reviewed nor agreed to any of its terms — so it is likely that the plan ultimately presented to the Melbourne City Council will be different.

That draft master development agreement requests City Council permission to construct the following on 146 acres across the western portion of the property:

- Buildings up to 10 stories or 125 feet high within a "Town Center" area.

- Buildings up to eight stories elsewhere.

- Up to 12 million square feet of net leasable commercial space.

- Up to 4,000 dwelling units.

Numerous City Council votes would be required for these concepts to become reality.

Last week, council members unanimously approved a master preliminary plat for SH Communities' 318-acre holdings in preparation for future development. That plat set housing construction maximums of 4,000 homes for the western 146 acres and 766 homes for the eastern and northern 172 acres.

"It's sort of a Step 1," Dittmer said of last week's plat vote.

"SH Communities is working with Lennar to do single-family home development on the eastern portion, and on the portion that's on the north side of Florida Avenue," Dittmer said.

On the westernmost 146 acres, Dittmer said the developer hopes to construct "a mini-town center" closer to Babcock Street.

"A mixed-use type development, a little bit more residential density, more commercial intensity, maybe some taller buildings and things like that — like a little downtown kind of area," Dittmer said.

Messages seeking comment were left this week for SH Communities co-founder Jerry Aguirre.

SH Communities-linked corporations bought the 318 acres in two parcels in 2004-05 for a combined \$14.8 million, property records show.



A 2007 plan emerged to build Mayfair Isles, a series of 14 mini-neighborhoods with 1,381 single-family homes, townhouses and villas. But the real estate market crash scuttled that idea.

**In case you missed it:** See Brevard's Top 5 traffic crash corridors and intersections

**Distracted driving:** Inattentive motorists account for nearly 40% of all Brevard wrecks

Then in 2016, the City Council rezoned 254 acres of that land for future development — which has not yet occurred. During that City Hall discussion, SH Communities representatives briefly talked about:

Widening Pirate Lane. This east-west road links Babcock and Lipscomb streets, extending past the Palm Bay Magnet High campus.

Upgrading the Pirate Lane-Lipscomb Street intersection. Pirate Lane ends at a stop sign at Lipscomb Street today.

Negotiating with Florida Institute of Technology officials for possible expansion.

That 2016 discussion also touched on potential increased traffic congestion on Babcock Street. The 3-mile stretch of Babcock Street between Palm Bay Road and U.S. 192 ranks No. 3 on Brevard County's list of high-crash corridors, seeing an average 146 annual crashes.

Up to 37,700 daily vehicles travel this segment of Babcock Street, which has eight traffic signals and passes the Florida Tech campus.

A Florida Department of Transportation safety study that wrapped up in September calls for long-term improvements including dual eastbound left-turn lanes at Eber Boulevard/Pirate Lane; dual eastbound left-turn lanes at Florida Avenue; and dual westbound left-turn lanes at University Boulevard.

The FDOT study also calls for installation of Babcock Street roundabouts at Southgate Boulevard, Lakewood Village-Engineering Street (near Dunkin' Donuts) and Sunlake Road.

*Rick Neale is the South Brevard Watchdog Reporter at FLORIDA TODAY (for more of his stories, click here.) Contact Neale at 321-242-3638 or rneale@floridatoday.com. Twitter: @RickNeale1*

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# MARKET SUMMARY

## QUALITY OF LIFE

The quality of life in Brevard County is excellent, the pace is a little slower than South Florida, there's less traffic and better weather. Generally it's a little cooler because the central coast is further away from the Gulf Stream. Further, U.S News and World Report recently ranked Melbourne as the number 1 place to live near the beach in the U.S.

## POPULATION

Brevard County is the 10th most populated county in the state of Florida out of 67 counties with a population of 622,159 residents. As the home of the City of Melbourne, the county also includes the cities of Cape Canaveral, Cocoa, Cocoa Beach, Indialantic, and Merritt Island, Palm Bay, Rockledge, Titusville, and Viera. The median age is estimated to be 47.

## EMPLOYMENT

Less than an hour away from Melbourne, Nasa and Space X is located on the East Coast of Florida adjacent to Cape Canaveral Air Force State. Other large businesses such as Harris Corporation, Embraer, and Northrop Grumman have created an abundance of jobs within the technological, aircraft, and security sectors. The major industries in Brevard County are Architecture and Engineering, Transportation and Trade, Health Care, Education, Manufacturing, Hospitality, and Technological Services.

## EDUCATION

Florida Institute of Technology and Brevard Community College are both situated in Brevard County, along with a satellite branch for University of Central Florida. Florida Institute of Technology is located in the City of Melbourne specializing in Mechanical Engineering, Aerospace, Aeronautical, and Astronautical Engineering, and Airway Management and Operations. The student population is estimated to be 6,402 with an acceptance rate of 61.3%. Eastern Florida State College has approximately 15,593 students enrolled.

## GENERAL INFORMATION



129, 318  
population



\$49, 465  
median income



47  
median age



top tech  
universities





# MARKET SUMMARY

## TRANSPORTATION

Brevard County has many means of transportation along the Space Coast, by water, land, and air.

The Orlando-Melbourne International Airport is a public airport 1.5 miles northwest of Brevard County. The 2800-acre airport includes three asphalt runways and has generated over 1 billion dollars in economic activity. It is the fastest growing aviation and aircraft manufacturing center with Fortune 500 and international companies as tenants.

Port Canaveral is the cruise, cargo, and naval port of Brevard County with a record cruise revenue of \$110 million total revenue. Likewise, the multi-day passenger count averages 4.6 million passing through.

Major roads such as I-95 and Florida State-Road 528 pass through Brevard Country. The Space Coast, Jacksonville, and Miami and linked through I-95, which is the most traveled interstate on the East Coast. The Beachline Expressway, or Florida State-Road 528, links to Interstate 4 and the Florida Turnpike. It also connects Brevard County to both Orlando and Tampa.

Florida's East Coast Railway, along US Highway 1, goes from Jacksonville to Miami, passing right through Brevard County.

## TOURISM

Brevard County, home to Kennedy Space Center, is famous for hosting NASA and the space shuttle program as its nickname is Florida's Space Coast. The county's coast also includes Cocoa Beach, notorious for fishing, swimming, sunbathing, and surfing.

## OTHER INFORMATION



126 million  
visitors



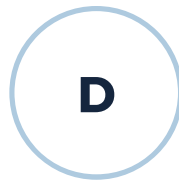
\$1 billion  
tourism revenue



top  
transportation



21 min  
commute time



# DEMOGRAPHICS

## KEY FACTS

129,318

Population



Average Household Size

47.2

Median Age

\$49,465

Median Household Income

## BUSINESS



6,575

Total Businesses



67,199

Total Employees

## EDUCATION

9%

No High School Diploma



30%

High School Graduate



33%

Some College



29%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



White Collar

65%



Blue Collar

19%



Services

16%

4.5%

Unemployment Rate

## INCOME



\$49,465

Median Household Income



\$28,917

Per Capita Income



\$112,333

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: \$200,000+ (3.4%)

| Indicator             | Value | Difference |  |
|-----------------------|-------|------------|--|
| <\$15,000             | 12.5% | +2.4%      |  |
| \$15,000 - \$24,999   | 11.4% | +1.6%      |  |
| \$25,000 - \$34,999   | 11.8% | +1.2%      |  |
| \$35,000 - \$49,999   | 14.6% | -0.1%      |  |
| \$50,000 - \$74,999   | 20.0% | -0.2%      |  |
| \$75,000 - \$99,999   | 10.1% | -1.0%      |  |
| \$100,000 - \$149,999 | 12.1% | -1.6%      |  |
| \$150,000 - \$199,999 | 4.1%  | -1.2%      |  |
| \$200,000+            | 3.4%  | -1.1%      |  |

Bars show deviation from  
Brevard County

## KEY FACT INFORMATION



67,199  
employees



6,575  
businesses



4.5%  
unemployment

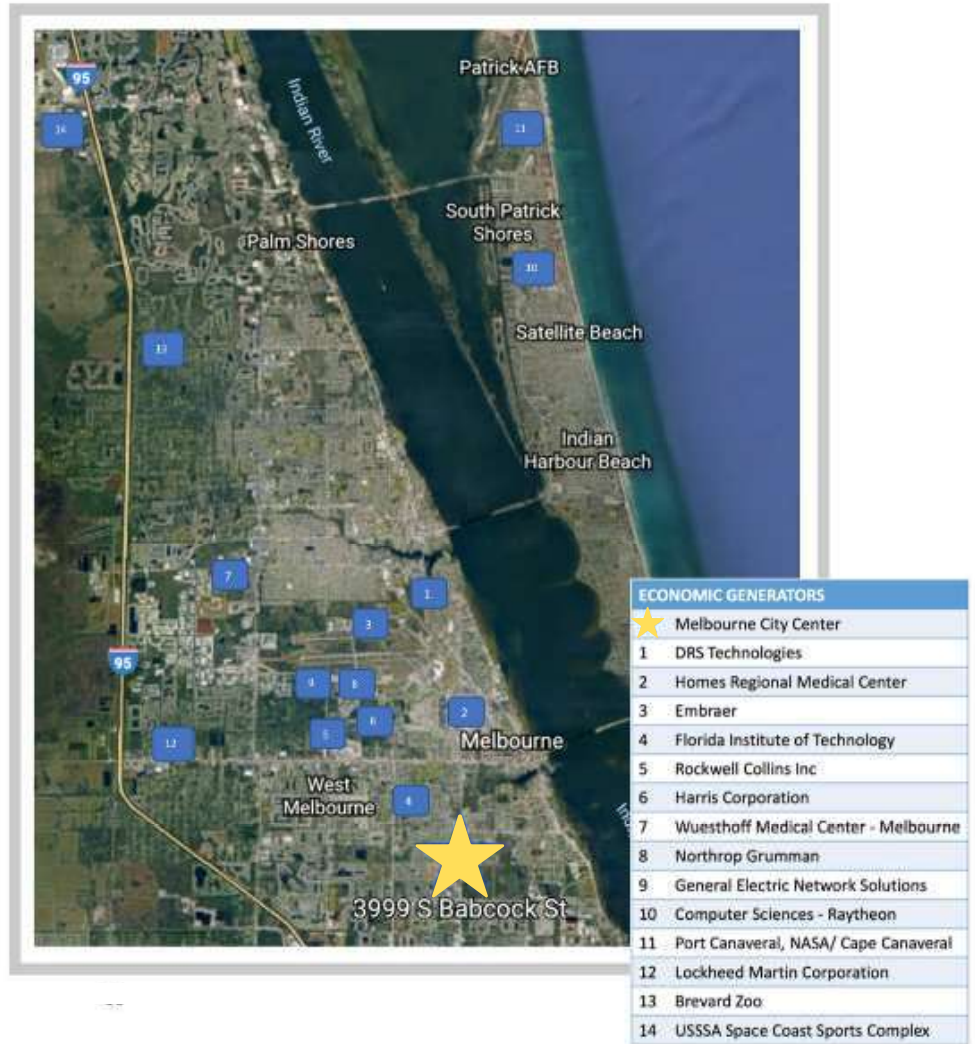


2.3  
household size





# LOCATOR MAP



## CENTRAL LOCATION

As a premier location, Melbourne City Center is the top choice for professionals to live, work, and play. Central to the top economic generators, workers no longer need to commute for long periods of time, rather they live beside their workplace.. With more key players moving their headquarters and doing business in Melbourne, more companies will begin to do the same. This growth in business will lead to a plethora of job growth for the people of Melbourne.

BC

# BREVARD COUNTY

## ECONOMIC GROWTH

### Port Canaveral

- 2nd busiest cruise, cargo, and naval port in the world
- Located in Brevard County, Florida (28 miles from Melbourne City Center)
- Average total cruise revenue of \$110 million with an average multi-day passenger count of 4.6 million

### Orlando-Melbourne International Airport

- Sits South of the property (1.5 miles from Melbourne City Center)
- The 2800-acre airport generates over \$1 billion in economic activity
- Location enables the mixed-use development to capture large pools of business and government travelers who visit through the year

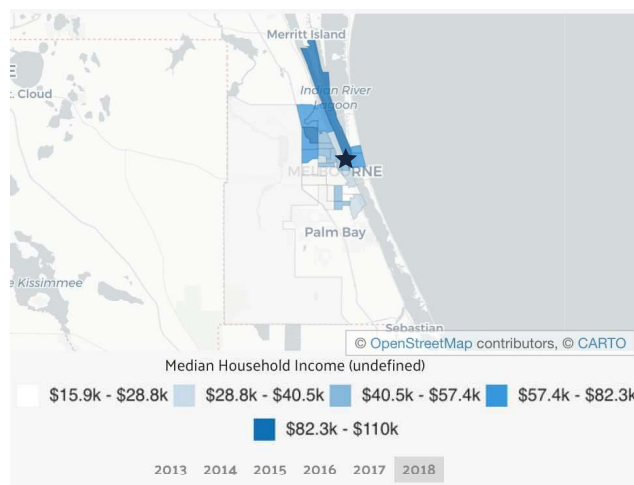
### Orlando's Attractions

- Approximately an hour away (60 miles from Melbourne City Center)
- Large percentage of people visiting Orlando's attractions who wish to combine their trip with a beach vacation are captured
- Magic Kingdom, the Disney World park, is ranked the #1 most visited theme park in the entire world with a whopping average of 20.8 million visitors

## WEBSITE STATISTICS

This chart shows the change in median household income based on your location in Melbourne, Florida.

The ★ indicates the property of Melbourne City Center and it's proximity to the highest earned income category (\$82.3k to \$110k) for the year of 2018.



## INDUSTRY

- Scientific & Technical Services
- Manufacturing & Utilities
- Transportation & Warehousing
- Public Administration
- Wholesale Trade
- Finance & Insurance
- Real Estate

## AEROSPACE

- Kennedy Space Center
- L3 Harris Technologies
- Lockheed Martin Corp.
- Northrop Grumman Corp.
- Blue Origins
- Aerion Corp.
- Embraer SA





# AERION CORP.

## MELBOURNE RELOCATION

Aerion Corp. is a Reno, Nevada-based jet maker company specializing in supersonic business jets. Space Florida has invested millions of dollars into Aerion Corp. as a way to quicken its local growth as it prepares to land its new headquarters and manufacturing facility in Melbourne.

## JOB GROWTH

With the relocation of its headquarters to Melbourne, the company plans to start manufacturing the AS2, a commercial jet capable of traveling faster than the speed of sound, at the new Aerion Park Campus in 2023. As a result, the facility will generate 675 jobs by 2026 and is expected to draw additional aerospace businesses to the 60-acre campus.

Aerion already has open positions listed on its website for the Melbourne facility, which broke ground in 2021. Those openings include engineering and software development roles.

With the company's move to Melbourne, a \$300 million investment, there will be a combination of both a corporate headquarters and a manufacturing facility built. This means Brevard County will see high-wage design, tech and skilled laborer positions, as well as executive, marketing and business developments roles.

Bringing more private manufacturing firms like Aerion to the region is just the beginning for the Space Coast area. The region's high-tech manufacturing facilities include defense giants Lockheed Martin Corp. and Northrop Grumman Corp. as well as L3 Harris Technologies Inc. and Embraer SA.

## POSITIONS

- Engineering & software
- Tech & skilled laborers
- Executive & marketing

## GENERAL INFORMATION



80,664  
population



\$45,938  
median income



43.5  
median age



21 min  
commute time

NG

# NORTHROP GRUMMAN

## AIRPORT INVESTMENT

Northrop Grumman, leading security company, was awarded a \$20 billion contract from the Air Force to manufacture Long Range Strike Bombers in Brevard County. Part of the contract, a \$500 million capital investment, was put towards Orlando-Melbourne International Airport creating more than 2,000 high-paying jobs at an average of \$100,000. By the end of this investment, another 1,000 new jobs are expected as well.

The anticipated GDP of this project is nearly \$294 million.

## ACADEMIA & EDUCATION

With Florida's emphasis on STEM, specifically the gap between academia and industry in its public education system, it has allowed Northrop Grumman to focus on workforce creation. The company works with academia, state government, and industry to predict and align training and education organizations with future workforce needs.

As a direct result, Northrop Grumman has formed strategic partnerships with institutions like Florida Institute of Technology as well as acquiring Orbital Science Corp. These partnerships ensure that the company will continue to benefit from Florida's top-tier workforce for years to come.

## JOB GROWTH

Northrop Grumman and Lockheed Martin Corp. won a \$495 million contract to modernize the E-83 Joint Surveillance Target Attack Radar System aircraft for the U.S. Air Force. With this major contract, they employed more than 3,000 workers in Melbourne, with nearly 400 open jobs at the facility.

## NG INFORMATION



90,000  
employees



\$30.1 billion  
revenue



defense  
industry



virginia  
headquartered



L3H

# L3 HARRIS TECHNOLOGIES

## BASED IN MELBOURNE

Harris Corporation is a defense contractor and technology services provider of wireless equipment, night vision equipment, and land-dwelling and spaceborne antennas for government, defense, and commercial use found in Melbourne, FL. Harris has been headquartered in Brevard County since 1978.

## MERGER & ACQUISITIONS

The Chairman, President, and CEO of Harris Corporation, William Brown, stated that due to the low tax business-friendly climate in Florida, the company has undoubtedly decided to keep and expand their corporate headquarters in Brevard County.

Harris Corporation is one of Brevard County's largest private employers with customers in more than 85 countries, 22,000 employees globally, and approximately \$7 billion in annual revenues. Creating the 6th largest defense contractor, Harris merged with L3 Technologies. Once the deal was finalized, L3 Harris Technologies' consisted of 48,000 employees, served more than 100 countries, and earned approximately \$17 billion in annual revenues.

This merger between Harris Corporation and L3 Technologies has created Florida's largest aerospace and defense company and the 8th largest business in the state. L3 Harris Technologies is now the 6th largest defense company in the country and they plan to continue growing in the years to come.

## CONTRACTS

\$

- |                                    |   |                |
|------------------------------------|---|----------------|
| • Engineering support services     | — | \$63.8 million |
| • United States Navy manufacturing | — | \$765 million  |
| • Tactical radio requirements      | — | \$300 million  |
| • Tactical communications network  | — | \$260 million  |

## L3H INFORMATION



50,000  
employees



\$17 billion  
revenue



aerospace  
industry



melbourne  
headquartered



# OTHER

## EMBRAER

Embraer, the Brazilian aircraft manufacturer, employs more than 400 workers in Melbourne, produces Phenom 100 and Phenom 300 business jets and has recently added the Legacy 450 and Legacy 500 aircrafts. The Phenom jets are a preeminent example of the benefits of business aviation, especially in the COVID-19 era. Not only will both aircraft deliver point-to-point transport for the missions of their companies, but the Phenoms are also equipped with exclusive features for a healthy travel environment. The air management system on the Phenoms entirely cycles the air onboard every 2 minutes, and the interiors are designed with low-touch surfaces for the healthiest possible travel environment.

The Phenom 100EV was delivered to an undisclosed industrial company, which selected the aircraft to maintain crucial business operations during the COVID-19 pandemic. The Phenom 300E was delivered to AGROJEM, an agribusiness. Additionally, Embraer has tested and approved the use of MicroShield360 — a preventative coating system that, when applied to aircraft interiors, continuously inhibits the growth of microbes on surfaces.

The company completed a \$24.2 million Engineering & Technology Center in Melbourne, Florida and was awarded a \$76 million expansion project named "Project Summit" at Melbourne International Airport. Embraer submitted a site plan application to build new facilities of 250,000 square-feet at its jet assembly complex off General Aviation Drive. The now completed Project Summit created approximately 800 new aircraft related jobs in Melbourne, doubling its initial presence in Melbourne.

## DRS TACTICAL SYSTEMS

DRS Tactical Systems/ DRS Technologies is a U.S. based defense contractor. The company engineers and manufactures high-performance, ultra-rugged computer systems and integrated peripheral products often used in combat environments. The parent company of DRS is Leonardo DRS/ Finmeccanica based in Arlington, Virginia and Rome, Italy.

Leonardo DRS Inc. decided to undergo a major expansion on the Space Coast, adding 40,000 square-feet and hiring at least 100 workers.

## EMBRAER INFORMATION



20,000  
employees



\$19.8 billion  
revenue

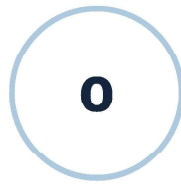


aerospace  
industry



brazil  
headquartered





## OTHER

### BLUE ORIGIN

Blue Origin is an American privately funded aerospace manufacturer and spaceflight services company founded by Amazon founder and CEO, Jeff Bezos. The company is developing technologies to enable private human access to space with the goal to dramatically lower costs and increase reliability. Bezos announced the company would construct a \$200 million plant outside of Kennedy Space Center, creating more than 300 new jobs. The project is thought to be completed in end of 2022.

In addition to the new rocket assembly facility, the company entered an agreement to build an additional rocket testing and refurbishment facility. As Blue Origin's footprint on the Space Coast continues to grow, so does the number of employees.

### LOCKHEED MARTIN CORP.

Lockheed Martin Corporation is an American global aerospace, defense, security, and advanced technologies company with worldwide interest. A few years ago, the company announced their relocation of 300 jobs from California to Cape Canaveral for its fleet ballistic missile program. Lockheed has since purchased about 87,000 square-feet of office space in Melbourne. Lockheed also won a \$184 million contract from a team that includes the U.S. Navy, Air Force, Marine Corps, and non-department of Defense clients. A portion of the work in this contract will take place in Melbourne.

### ONEWEB SATELLITES

OneWeb Satellites, a satellite operator and a manufacturing mogul, Airbus, had a joint-venture and broke ground on a \$85 million factory dedicated to manufacturing thousands of OneWeb satellites to provide high-speed internet access throughout the world. The factory is located at Kennedy Space Center. With the completion of the factory, OneWeb Satellites facility supports 250 new high-tech jobs and 3,000 indirect jobs through its supply chain.

## LOCKHEED MARTIN INFORMATION



110,000  
employees



\$60 billion  
revenue



aerospace  
industry



maryland  
headquartered



# KENNEDY SPACE CENTER

## THE SPACE COAST

The commercial space industry is quickly expanding near NASA's Kennedy Space Center – 35 miles from Melbourne City Center. There are about 700 facilities grouped across the center's 144,000 acres with about 13,100 employees. NASA and the Kennedy Space Center continue to add engineers, researchers, astronauts, and more to their projects and missions on a regular basis. NASA is currently developing its most powerful rocket yet, the Space Launch System, with the help of local aerospace firms, including Lockheed Martin, Boeing and Northrop Grumman.

In 2011 when NASA ended its 30-year space shuttle program, which was sustaining the primary local industry at the time, about 10,000 people lost their jobs. At the peak of the recession, Brevard County had an unemployment rate of 12 percent and home prices had plummeted from a median price of nearly \$250,000 in 2007 to less than \$100,000 by 2011,

The unemployment rate has dropped to below 2.6 percent, and housing prices are back to their pre-recession value. The tax base has bloomed with monthly taxable sales rebounding from a low of nearly \$450 million in 2010 to more than \$850 million in 2020. The influx of industry from Blue Origin, SpaceX, L3Harris and others tied to the space field is creating jobs and driving the economy. As noted by Brian Alford, an economist for CoStar Market Analytics, the Space Coast is benefiting from population and job growth rates that have outperformed the rest of the nation in recent years.

The influx of industry from Blue Origin, SpaceX, L3Harris and others tied to the space field is creating jobs and driving the economy. As noted by Brian Alford, an economist for CoStar Market Analytics, the Space Coast is benefiting from population and job growth rates that have outperformed the rest of the nation in recent years.

This increased activity is having a positive trickle effect – the job market that's being revived by the private space industry is helping to spur commerce, which in turn leads to a better economy and higher real estate values. All of this could help the Florida Space Coast become one of the strongest U.S. industrial markets in the next five to 10 years.

## KSC INFORMATION



10,150  
employees



\$324 million  
budget

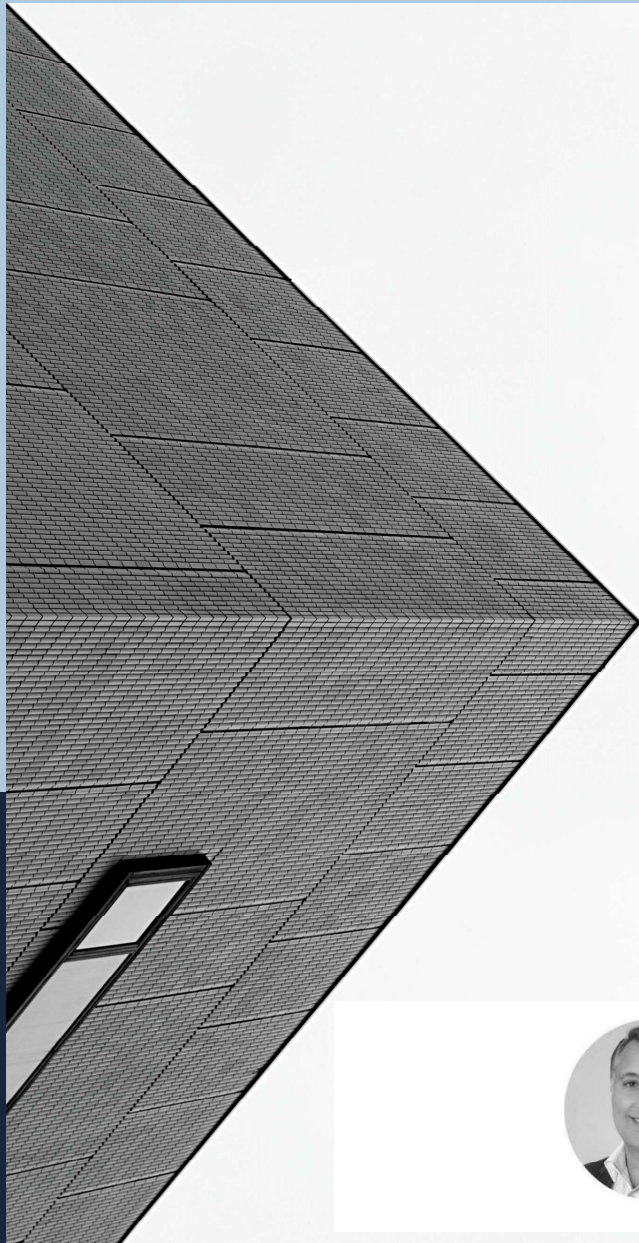


aerospace  
industry



merrit island, fl  
located





**MANUEL CHAMIZO III**  
Global Commercial Director

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ONE

**Sotheby's**  
INTERNATIONAL REALTY

# MELBOURNE CITY CENTER

**SUSTAINABLE MIXED-USE  
COMMUNITY**

3999 S BABCOCK ST  
MELBOURNE, FL 32901