



OFFERING MEMORANDUM

# United States Bankruptcy Auction

## 11,589± SF Motel on a Prime 5± Acre Corner Site

Wednesday, August 19, 2026 at 11 AM ET

3220 S Fiske Blvd, Rockledge, FL 32955



## PRESENTED BY



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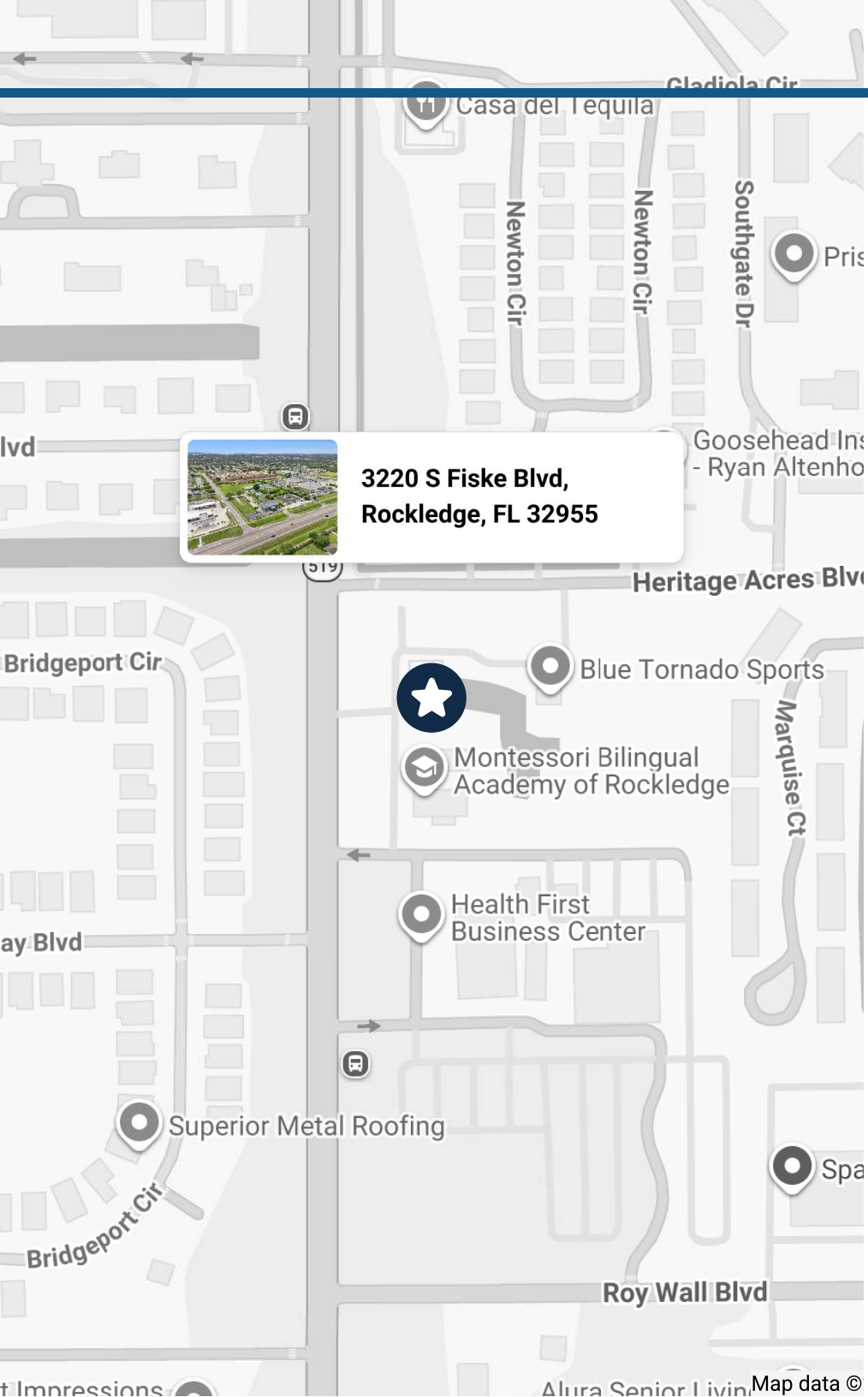


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## CONFIDENTIALITY AGREEMENT

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**3220 S Fiske Blvd,  
Rockledge, FL 32955**

The Asset 01

Market Overview 02

Outro 03



# 1

## The Asset

Property Overview

Property Details

Instructions for Bidder Qualification

Property Photographs

Area

3220 S Fiske Blvd, Rockledge, FL 32955

## PROPERTY OVERVIEW

### Description

Fisher Auction Company is pleased to present via Live Zoom Auction an 11,589± SF Income Producing Motel Building and Sports Complex in the Heart of The Space Coast on a Prime 5± Acre Corner Site in Rockledge, Florida. The Rockledge Motel is positioned near major thoroughfares and wonderful amenities serving both transient and long term quests.

### Property highlights

- 11,589± SF income-producing motel building paired with a sports complex—an attractive, diversified use opportunity in the heart of the Space Coast
- Set on a prime 5± acre corner site in Rockledge, offering strong visibility and flexible site potential to support guests and events
- Conveniently located near major thoroughfares with easy access and high traffic count of 26,500 AADT
- Purpose-built for hospitality demand with a layout designed to serve both short stays and extended occupancy for consistent revenue opportunities.
- Prime Value - Add Investment Property perfect for an Expansion Project or New Development
- 22 Unit Motel was refurbished in 2021

## PROPERTY DETAILS

### United States Bankruptcy Auction

Property Information	Property Details
Property type	Motel / Development Site
City	Rockledge, FL
County	Brevard County, FL
Addresses	3220 S Fiske Boulevard, Rockledge FL 33308
Location	SE Corner of S Fiske Blvd and Heritage Acres Blvd
Directions	From I-95 Exit #195 to S Fiske Blvd. Turn left and proceed to address
Parcel ID Numbers	25-36-17-00-758
Total Land Area	5± Acres
Buildable Area	11,589± Square Feet in 3 Stories
Current Use	Operating Motel and Leased Sport Complex
Zoning	C2 - General Commercial. See Zoning Section for Permitted Uses and Building Requirements in Data Room
Flood Zone	Zone X / Panel No. 12009C0436H
2025 Taxes	\$31,836.55
Utilities	Water, Sewer, and Electric available to site
Access	S Fiske Boulevard and Heritage Acres Boulevard
Frontage	250± Feet along S Fiske Boulevard and 620± Feet along Heritage Acres Boulevard
Year Built / Renovated	1991 / 2021

## INSTRUCTIONS FOR BIDDER QUALIFICATION

The following instructions are to help guide you in becoming a Qualified Bidder for the Live Auction via Zoom, of the 11,589 ±SF Motel Building on a 5± Acre Corner Site located at 3220 S. Fiske Boulevard, Rockledge, Florida 32955 (the "Property"). The following Documents, Proof of Funds, Corporate Authority and Initial Escrow Deposit are due on or before **Monday, August 17, 2026, 5:00PM ET**.

1. Complete and sign the Bidder Registration Form.
2. Complete and sign the Return of Initial Escrow Deposit Form.
3. Complete and sign the Acknowledgement of Review of the Purchase and Sale Agreement ("PSA"), United States Bankruptcy Court Order and Bid Procedures (Exhibit 1 to the Order).
4. Wire into Debtor's Counsel, Nardella & Nardella, PLLC's Trust Account (the "Escrow Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$100,000 Initial Escrow Deposit no later than **Monday, August 17, 2026, 5:00 PM ET**. Contact Fisher Auction Company for wiring instructions via email [info@fisherauction.com](mailto:info@fisherauction.com) or call 954.942.0917.
5. Provide written evidence that in the discretion of the Broker/Auctioneer, establishes that the Bidder has the financial ability to consummate the purchase of the Property within thirty (30) days after the entry of the Sale Order, should such bidder submit the highest bid, as defined in the Bidding Procedures ("Proof of Funds") - i.e. bank letter, recent financial statements, account statements, or tax return.
6. Provide written evidence acceptable to the Debtor in its sole discretion demonstrating the appropriate corporate authorization of the Bidder to consummate the purchase of the Property.
7. Provide written evidence acceptable to the Debtor in its sole discretion demonstrating the appropriate corporate authorization of the Proposed Stalking Horse(s) to consummate the purchase of the Property.
8. Provide a signed copy of the Corporate Affidavit ("**Declaration of Disinterestedness**") executed under penalty of perjury by a corporate officer of the Bidder, such Affidavit identifying (i) the corporate structure of the Bidder (ii) the identity of the officers, directors, managers, members and equity holders of the Bidder (iii) disclosing any relationship between any of such parties and the Debtor or any or the Debtor's direct or indirect owners, and (iv) disclosing any relationship between any of such parties and any other interested parties and its principals.
9. You must submit your complete package (including items 1 – 7), and a copy of your valid State issued Driver's License or a valid Passport, no later than **Monday, August 17, 2026 5:00PM ET, via email or facsimile** to the following:

**Fisher Auction Company | [info@fisherauction.com](mailto:info@fisherauction.com) | Facsimile: 954.782.8143 | Phone: 954.942.0917**

The Auction will begin at 11:00 AM ET on Wednesday, August 19, 2026. Qualified Bidders will be provided with a Zoom link prior to the Auction.

Upon the conclusion of the Auction, the Successful Bidder shall execute the Purchase and Sale Agreement and shall supplement its Bidder Deposit by an additional amount such that the total deposit equals not less than ten percent (10%) of the Total Purchase Price. The supplemental amount shall be provided by Federal Wire Transfer to Nardella & Nardella, PLLC (the "Escrow Agent").

A Sale Hearing ("Sale Hearing") shall be held on Tuesday, September 1, 2026 at 3:00 PM ET (or such other date as the Bankruptcy Court may establish), for the U.S. Bankruptcy Court to approve the Sale of the Property free and clear of all liens, claims and encumbrances to the Highest and Best Purchaser pursuant to the Purchase and Sale Agreement, Bidding Procedures and the United States Bankruptcy Court Order.

# PROPERTY PHOTOGRAPHS



# PROPERTY PHOTOGRAPHS



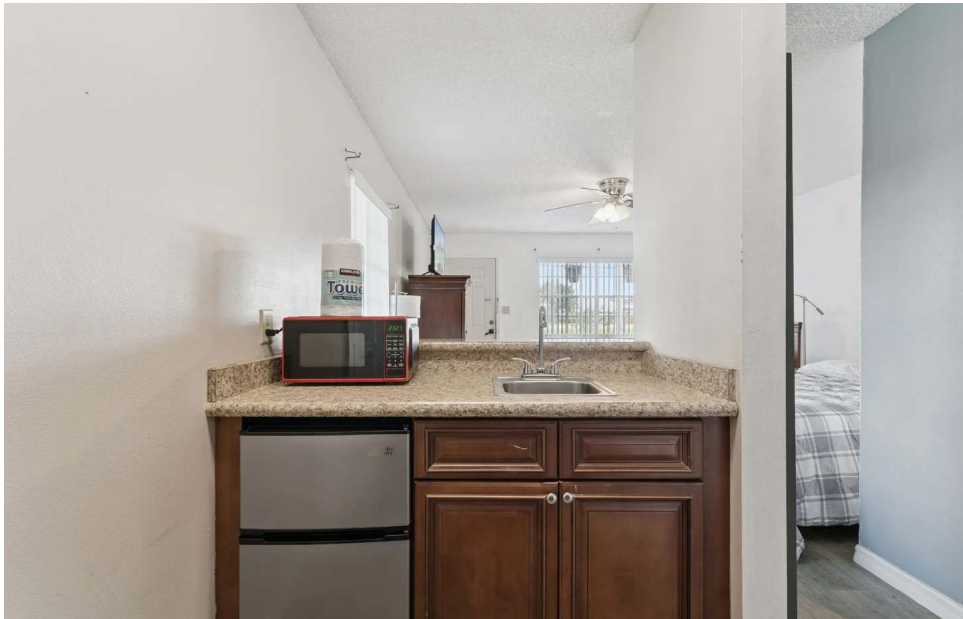
PROPERTY PHOTOGRAPHS



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PROPERTY PHOTO



## Area Description

Situated in the desirable Rockledge area of Brevard County, 3220 S Fiske Blvd offers a comfortable suburban lifestyle with convenient access to everyday amenities. Residents enjoy close proximity to popular shopping and retail along the US-1 and Wickham Road corridors, with a wide variety of groceries, services, and big-box options nearby. The area is also well served by local and national dining choices, from family-friendly eateries to casual restaurants and coffee shops, plus easy routes to larger entertainment and dining hubs in nearby Melbourne. For outdoor recreation, nearby parks and green spaces provide walking trails, sports fields, and community events, while Central Florida's natural attractions—such as the Space Coast beaches and the Indian River Lagoon—are within a short drive. Families benefit from being near Brevard County schools and other educational resources, and commuters appreciate straightforward transportation access to major roads including US-1, with convenient connections to I-95 and the region's employers, including the Space Coast's government and aerospace industries. With its blend of neighborhood character, practical convenience, and strong local market appeal, this location is an attractive choice for both homeowners and investors.

## Area Highlights

- Established South Rockledge residential setting with a relaxed, community-oriented feel and a mix of single-family homes.
- Convenient access to major roadways including I-95 and US-1, making commutes to nearby job centers straightforward.
- Shopping and dining options are close by along the Rockledge/Melbourne corridors, with everyday retail, restaurants, and services within easy reach.
- Recreation is a standout with nearby parks and outdoor spaces for walking, sports, and family activities, plus quick access to Space Coast beaches.
- Strong local education options in the Rockledge area and proximity to regional attractions such as Patrick Space Force Base and the Space Coast entertainment and dining scene.



# 2

## Market Overview

City Overview

Demographics

Points of Interest

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3220 S Fiske Blvd, Rockledge, FL 32955

## Area Description

Rockledge, FL, nestled along the Indian River Lagoon, is the oldest city in Brevard County, founded in 1887. With its rich history and appealing subtropical climate, it boasts scenic views and recreational opportunities. The city serves as a bedroom community for the nearby Kennedy Space Center, attracting both residents and tourists with its charming atmosphere and historical landmarks. Rockledge melds natural beauty with a vibrant economy and diverse community, making it a compelling destination for visitors and a cozy home for locals.

## Recreational Delights

Recreational activities in Rockledge are abundant, offering something for everyone. Nature enthusiasts can explore the scenic parks and trails, including:

- Mike Chappell Park: Features a playground, picnic areas, and beautiful walking paths.
- Rockledge Gardens: A nursery providing rare plants and hosting workshops for gardening aficionados.
- Cocoa Riverfront Park: Perfect for fishing, paddleboarding, and enjoying waterfront views.

The proximity to the beaches also allows residents and visitors to easily access the famous Atlantic shoreline, where they can swim, sunbathe, or partake in various water sports.

## Culinary Scene

Rockledge's culinary scene is as diverse as its residents, featuring a blend of traditional and modern flavors. The city is known for its quaint dining spots spread across vibrant neighborhoods. Particularly notable areas include:

- Fiske Boulevard: Home to various eateries serving everything from barbecue to international cuisine.
- Rockledge Drive: Offers delightful waterfront dining experiences.

Local favorites include seafood restaurants capitalizing on the fresh catch from the nearby waters and various Hispanic and Asian eateries reflecting the community's diversity. Food trucks can also be found, bringing unique and vibrant flavors directly to residents.

# DEMOGRAPHICS

within 3 mile radius

**37,588**

Total population

**23%**

5 year population growth projection

**7,000 - 22,100**

Vehicles per day on South Fiske Boulevard

**15,458**

Total households

**\$45,721**

Per capita income

## 2022 Population by age

**4%**

0-4 Years

**12%**

5-19 Years

**6%**

20-24 Years

**25%**

25-44 Years

**28%**

45-64 Years

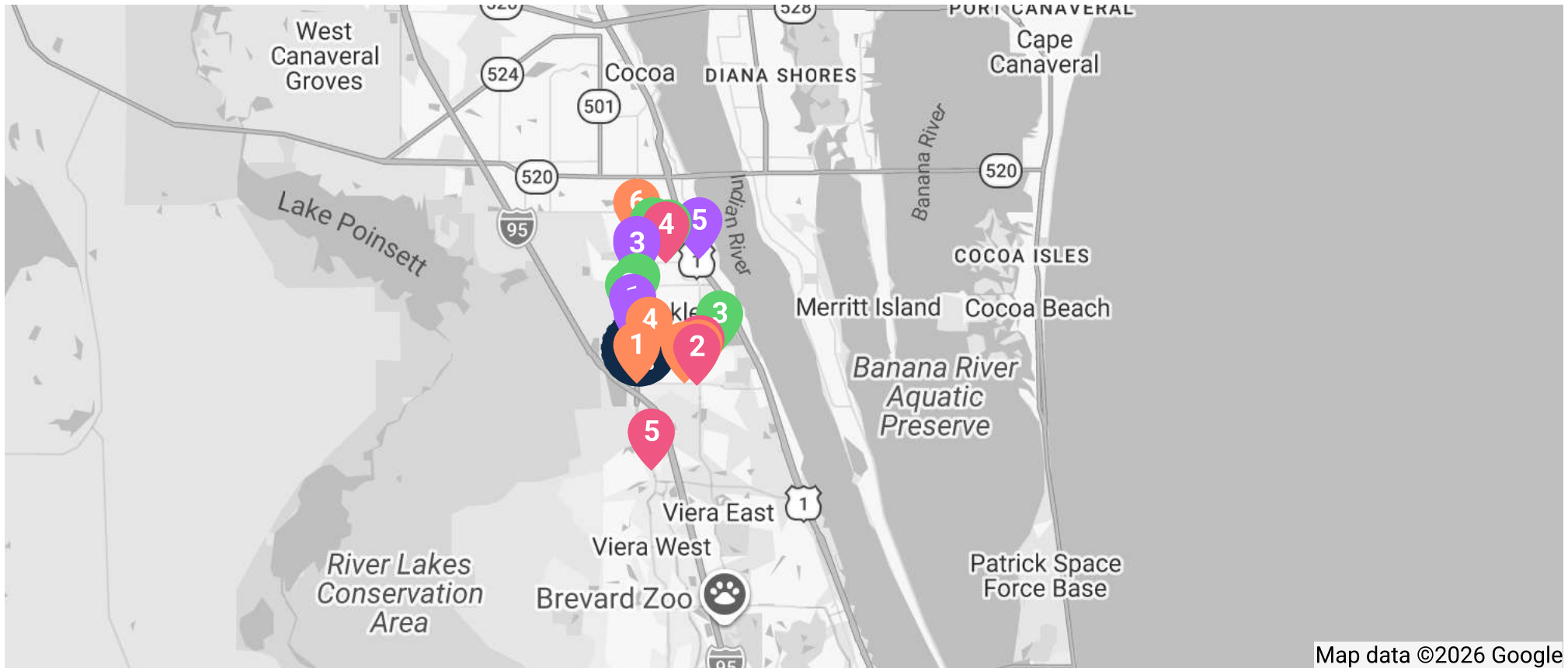
**25%**

65+ Years

	1 Mile	3 Miles	5 Miles
Total population	8,659	37,588	85,613
5 year projected total population	9,174	46,295	128,233
Total households	3,374	15,458	35,753
Current Median Household Income	\$95,659	\$90,239	\$86,314
5 year projected median household income	\$126,191	\$112,560	\$112,340
Current Per Capita Income	\$46,465	\$45,721	\$46,461
5 year projected per capita income	\$63,758	\$62,657	\$66,879
Median home value	\$352,070	\$357,964	\$352,492

# POINTS OF INTEREST

— 5min walk --- 10min walk



Map data ©2026 Google

## RETAIL / AMENITY

- 1 Lowe's Home Improvement
- 2 Publix Super Market at Rockl...
- 3 Walgreens Pharmacy
- 4 Space Coast Iceplex
- 5 Sky Zone Trampoline Park
- 6 Rockledge Country Club

## RESTAURANTS

- 1 Flamingo Kava & Acai Bar
- 2 Starbucks Coffee Company

## 3 Salty Bagel

- 4 BeachFly Brewing Company
- 5 Margarita Island - Rockledge

## SCHOOLS

- 1 Hans Christian Andersen Ele...
- 2 John F Kennedy Middle Sch...
- 3 Rockledge Christian School
- 4 Montessori Bilingual Acade...
- 5 St. Mary Catholic School

## PARKS

- 1 Larry L. Schultz Park
- 2 Silver Pines Park
- 3 Dick Blake Park
- 4 McKnight Family Sports Co...
- 5 McLarty Park and Communit...

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## CONTACT US



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