



OFFERING MEMORANDUM

United States Bankruptcy Auction

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

Wednesday, November 18, 2026 at 11 AM ET

3220 S Fiske Blvd, Rockledge, FL 32955



PRESENTED BY



Francis D. Santos
Fisher Auction Company
President

(954) 931-0644
francis@fisherauction.com



Lamar Fisher
Fisher Auction Company
Chief Executive Officer

(954) 942-0917
Lamar@fisherauction.com



Ben Whidden
Fisher Auction Company
V.P. of Orlando Florida Office

(407) 758-0578
Ben@fisherauction.com

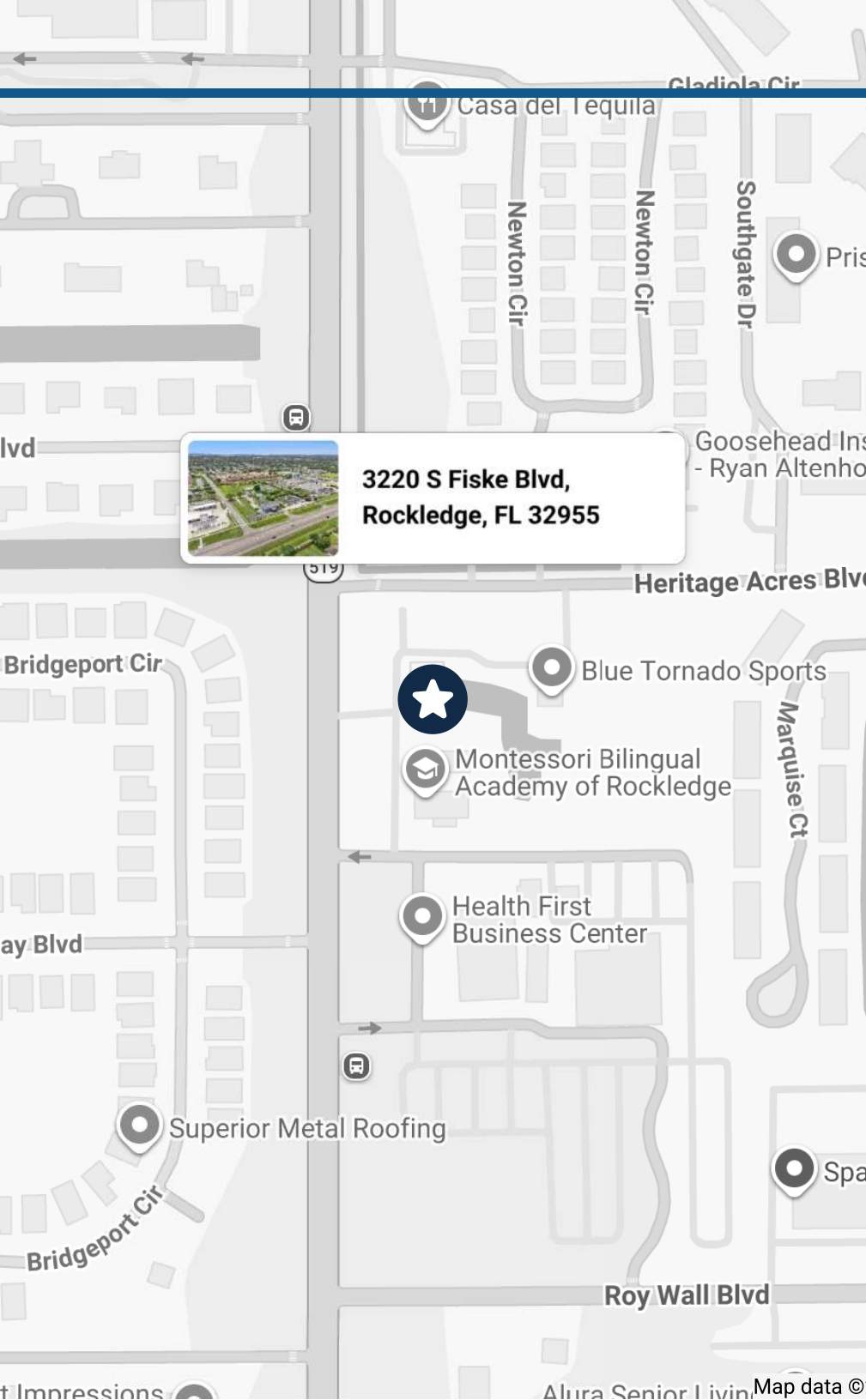


Lamar Paul Fisher Jr.
Fisher Auction Company
Executive Vice President

(754) 220-4120
paul@fisherauction.com

CONFIDENTIALITY AGREEMENT

THIS AUCTION PROPERTY PACKAGE HAS BEEN PREPARED SOLELY FOR INFORMATION PURPOSES TO ASSIST A POTENTIAL BIDDER IN DETERMINING WHETHER IT WISHES TO PROCEED WITH AN IN-DEPTH INVESTIGATION OF THE PROPERTY. THE SELLER AND IT'S AGENTS, FISHER AUCTION COMPANY AND COMPASS FLORIDA LLC, SPECIFICALLY DISCLAIM ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS PROPERTY INFORMATION PACKAGE OR OF ANY OF ITS CONTENTS. ALL FINANCIAL INFORMATION IS PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY. THE PROPERTY IS BEING SOLD IN "AS IS," "WHERE IS" CONDITION AS OF THE DATE OF THE CLOSING THEREON. THE SELLER WILL MAKE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE THE PROPERTY. THE SELLER AND FISHER AUCTION COMPANY DISCLAIM ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY DISCUSSED IN THIS PROPERTY INFORMATION PACKAGE AND THE ASSOCIATED DATA ROOM. THE SELLER AND FISHER AUCTION COMPANY HAVE ONLY LIMITED KNOWLEDGE OF THE CONDITION OF THE PROPERTY. THE PURCHASE OF THE PROPERTY WILL BE BASED SOLELY ON A BUYER'S OWN INDEPENDENT INVESTIGATION AND FINDINGS AND NOT IN RELIANCE ON ANY INFORMATION PROVIDED BY THE SELLER AND FISHER AUCTION COMPANY.



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, November 16, 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, November 16, 2026, 5:00 PM ET**. Contact Fisher Auction Company for wiring instructions via email 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, November 16, 2026, 5:00PM ET, via email or facsimile** to the following:

Fisher Auction Company | info@fisherauction.com | Facsimile: 954.782.8143 | Phone: 954.942.0917

The Auction will begin at 11:00 AM ET on Wednesday, November 18, 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, December 1, 2026 (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



— PROPERTY PHOTOGRAPHS



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

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

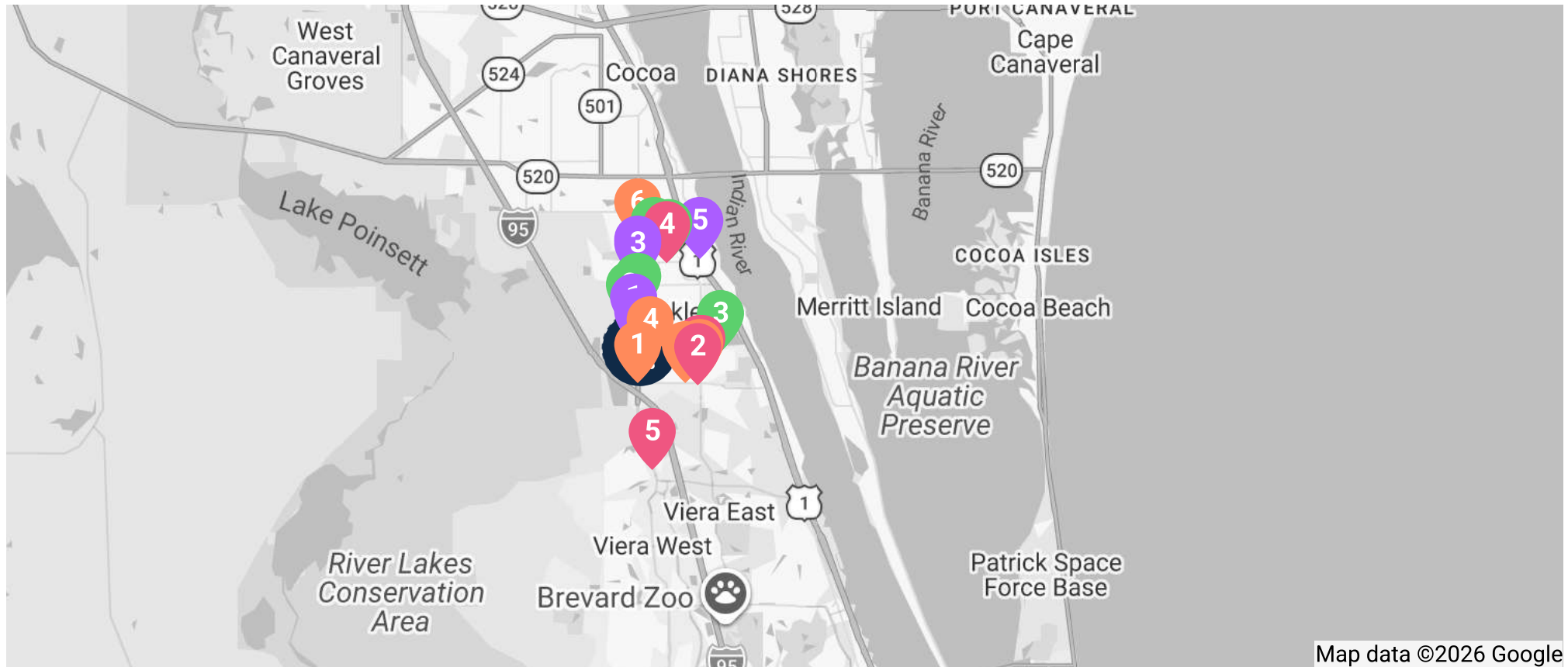
25%

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



RETAIL / AMENITY

- 1 Lowe's Home Improvement
- 2 Publix Super Market at Rockledge
- 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...

United States Bankruptcy Auction

3220 S Fiske Blvd, Rockledge, FL 32955

CONTACT US



Francis D. Santos
Fisher Auction Company
President
(954) 931-0644
francis@fisherauction.com



Ben Whidden
Fisher Auction Company
V.P. of Orlando Florida Office
(407) 758-0578
Ben@fisherauction.com



Lamar Fisher
Fisher Auction Company
Chief Executive Officer
(954) 942-0917
Lamar@fisherauction.com



Lamar Paul Fisher Jr.
Fisher Auction Company
Executive Vice President
(754) 220-4120
paul@fisherauction.com

