

Business Sale Listing – All In One Pavers Inc.

All In One Pavers Inc., located at 1426 Lake Dr., Cocoa, FL 32922, is a well-established, family-owned and woman-owned paving company with over 15 years in business and 18 years of industry experience. The company specializes in residential and commercial full-service paving including brick, stone, pool decks, patios, driveways, walkways, retaining walls, fire pits, outdoor kitchens, and more. It prides itself on allowing customers to select any paver shape or color at no extra cost and emphasizes professionalism, dependability, and customer satisfaction.

This business generates approximately \$2 million in annual sales (3-year avg trend) with a profit margin in the \$100,000 per year range. Included in the sale is the property at 1426 Lake Dr. , a .41-acre parcel, PLUS adjoining lot at 1428 Lake Dr., a .65 acre lot, totaling 1.06 acre. Situated in a prime industrial/commercial location within Brevard County, ensuring excellent access and visibility. The property's strategic location supports continued growth and operational efficiency.

All In One Pavers stands out for its strong reputation in the area, built largely on customer referrals and superior craftsmanship guaranteed for every project. It is fully licensed and insured with a consistent record of on-time project completion, offering free estimates and personalized project guidance. The business accepts multiple payment forms with clear contractual procedures ensuring client security.

Key highlights include:

- \$2 million average annual sales
- \$100,000 approximate annual profit
- Property included: 1.01 acres in an industrial/commercial zone in Cocoa, FL
- Full-service residential and commercial paving expertise
- Family and woman-owned business with 15+ years operating history
- Licensed, insured, and highly rated for quality and customer satisfaction
- Flexible custom design options for pavers without additional fees
- Strong client base across Brevard County supported by excellent referrals

This offering presents an outstanding opportunity to acquire an established, profitable paving company with a valuable real estate asset in a thriving Florida market.

Contact **Trevor Wickline at 954-593-9535** and/or **Matt Kerr at 321-205-5800** for additional details or to schedule a viewing of the business and property.

Sources incorporated: company website allinonepaversinc.com, BBB, Angi reviews, Procore, and local business directories



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? Site Address:	1426 LAKE DR COCOA FL 32922
? Parcel ID:	24-36-32-00-263.1
? Taxing District:	2300 - UNINCORP DISTRICT 2
? 2025 Exemptions:	NONE Wrong exemption? Maybe this is why...
? Property Use:	1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY
? Total Acres:	0.41
? Site Code:	0315 - LAKE DR
? Plat Book/Page:	0000/0000
? Subdivision Name:	--
? Land Description:	PART OF NW 1/4 AS DES IN DB 305 PG 115 PAR A

? Site Address:	1428 LAKE DR COCOA FL 32922
? Parcel ID:	24-36-32-00-263
? Taxing District:	2300 - UNINCORP DISTRICT 2
? 2025 Exemptions:	NONE Wrong exemption? Maybe this is why...
? Property Use:	1222 - COMMERCIAL RELATED AMENITIES
? Total Acres:	0.65
? Site Code:	0315 - LAKE DR
? Plat Book/Page:	0000/0000
? Subdivision Name:	--
? Land Description:	PART OF NW 1/4 AS DES IN DB 305 PG 115 PAR B



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ALL IN ONE PAVERS, INC

Data from 1120-S	2024	2023	2022	3 YEAR AVG
Sales Revenue				
Sales	\$1,558,125	\$2,113,092	\$2,103,837	\$1,925,018
COG	\$673,737	\$852,409	\$1,016,081	\$847,409
Gross Profit	\$884,388	\$1,260,683	\$1,087,756	\$1,077,609
Compensation of officers	\$85,400	\$85,800	\$85,000	\$85,400
Salaries and wages	\$492,065	\$726,372	\$645,441	\$621,293
R&M	\$6,256	\$916	\$2,347	\$3,173
Rents	\$27,314	\$30,000	\$30,500	\$29,271
Taxes and license	\$64,567	\$88,269	\$83,813	\$78,883
Depreciation	\$78,081	\$0	\$1,390	\$26,490
Advertising	\$35,718	\$29,196	\$17,542	\$27,485
OTHER DEDUCTIONS	\$215,547	\$274,691	\$229,575	\$239,938
NOI/OBI	(\$120,560)	\$25,439	(\$8,220)	(\$34,447)
OWNER ADD BACKS	\$112,400	\$112,400	\$112,400	
SDE/Profits	(\$8,160)	\$137,839	\$104,180	\$77,953

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07/31/25

Accrual Basis

ALL IN ONE PAVERS Summary Balance Sheet As of July 31, 2025

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Accounts Receivable	131,576.43
Other Current Assets	541.59
Total Current Assets	123,322.97
Fixed Assets	425,695.55
TOTAL ASSETS	549,018.52
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	42,167.16
Credit Cards	7,026.20
Other Current Liabilities	90,941.02
Total Current Liabilities	140,134.38
Long Term Liabilities	508,678.33
Total Liabilities	648,812.71
Equity	-99,794.19
TOTAL LIABILITIES & EQUITY	549,018.52

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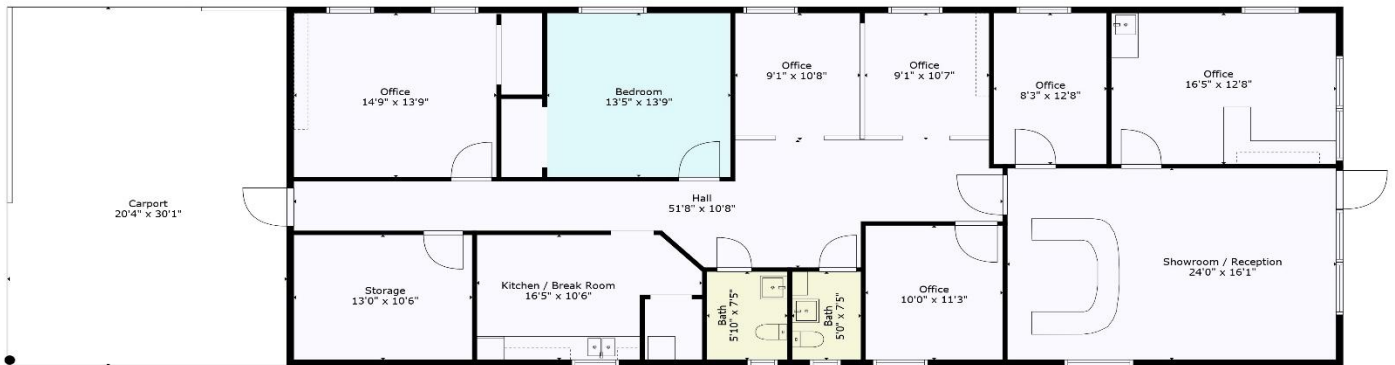
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TOTAL: 2074 sq. ft
FLOOR 1: 2074 sq. ft
EXCLUDED AREAS: STORAGE: 136 sq. ft, CARPORT: 613 sq. ft, WALLS: 106 sq. ft
 Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Photos- examples of work completed



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Testimonials

All In One Pavers in Cocoa, FL are honest, hardworking, and very knowledgeable. I highly recommend them to design and build your paver needs. Good luck with your building project.

- John Smarkel

All In One Pavers is an Outstanding company! The owner is the most forthright and honest person I have ever dealt with; and she is actually the one I dealt with! I would recommend All In One to everyone I know with the utmost confidence. Thank you for the beautiful pool deck!

- Jessica Dunn

The owner of All In One Pavers in Cocoa, FL ensures the highest quality work in a timely fashion, paying close attention to details. Talk to this company before you consider anyone else!

- Rebecca Wolfe

My cool deck was less than a year old and had developed cracks causing my pool deck to look ugly and unappealing. All In One Pavers in Cocoa, FL are miracle workers. They came in and installed new coping and pavers in our pool deck quickly and at a low cost! Thank you!!

- Brad Hallen

We moved to a home with a 25yr old concrete pool deck. I received several estimates to have our pool deck renovated and we ended up choosing All In One Pavers in Cocoa, FL to do the job. Not only were we thrilled with the outcome, but also the price!

- Sandy Parey

We are very pleased with the overall appearance of our pool deck, and every aspect of our new backyard. We were also very pleased with the performance of the crew, and how they kept us informed about the stages of the installation, cleanup, etc. I would recommend All In One Pavers in Cocoa, FL to anyone.

- Manuel Herbet

Beautiful work, my design included a lot of curves. They accommodated and it came out beautifully. Very level work and adds a unique and welcoming environment to our backyard.

Thank you

- Bryan Buonpastore



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GROWTH IN THE SPACE COAST: BREVARD COUNTY, FLORIDA

Brevard County, Florida, renowned as the Space Coast, is experiencing an exhilarating surge of growth that is reshaping the region's economic landscape and community dynamics. This vibrant area, home to the Kennedy Space Center and Cape Canaveral Space Force Station, has long been a cornerstone of America's space exploration efforts. In recent years, it has evolved into a hub of innovation and opportunity, attracting businesses, talent, and investment from across the globe.

New Cruise Ships: According to the Canaveral Port Authority, the "World's Largest Cruise Ship", Royal Caribbean's "Star of the Seas" is set to come to Port Canaveral in July 2025. In addition, the port will be welcoming 5+ new ships and companies to the area including, MSC Cruises among others. MSC is expanding its presence at Port Canaveral, with "The Grandiosa" which has a capacity of 6,334 passengers. In addition, MSC will deploy a new, still-to-be-named "World Class" ship here in 2027.

NEW Project Aquarium: Brevard Zoo Announces New Port Canaveral Aquarium will be named the Bowen Aquarium and Conservation Center. This new addition to the port area will create over **1200 new jobs**, is projected to attract over **525,000 new visitors per year**, and bring over **\$85.5 million** in annual economic impact per the Economic Development Commission of Florida's Space Coast.



Economic Boom and New Business Development:

The Space Coast's economy is booming, driven by a diverse range of industries beyond its historic roots in aerospace and defense. Recent initiatives have fostered a flourishing tech scene, with startups and established companies alike setting up shop in Brevard County. Notable newcomers include companies specializing in advanced manufacturing, clean energy, biotechnology, and information technology. The Brevard Business Council and various local economic development organizations are actively promoting entrepreneurship and innovation, making the area increasingly attractive for business investment.



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Thriving Space Program:

The space industry remains a pivotal component of the Space Coast's growth. In addition to NASA, private companies like SpaceX, Blue Origin, and Virgin Galactic are expanding their operations in the area. SpaceX's ongoing launch schedule includes frequent Falcon 9 launches and ambitious Starship tests, aimed at interplanetary travel. As commercial space flight becomes more commonplace, the Space Coast is poised to benefit from increased tourism, research opportunities, and infrastructure development.

Launch Schedule and Events:

The launch schedule for Brevard County is packed with exciting events. The Space Force projects **156 launches in 2025!** These launches not only provide awe-inspiring spectacles for residents and visitors but also serve as a massive catalyst for local businesses, from hospitality to retail, significantly boosting the economy.

Community and Quality of Life:

With the influx of new businesses and opportunities, Brevard County is also focused on maintaining a high quality of life for its residents. The region boasts beautiful beaches, lush nature preserves, and vibrant cultural attractions. New residential developments are on the rise, catering to a growing population that values both community and convenience. Schools, healthcare facilities, and recreational amenities are also expanding to meet the needs of this dynamic community.

Population:

Currently, Brevard County's population is estimated at **583,000** and is expected to hit at least **600,000** by 2025. This **surge in population** is akin to adding another large city, nearly the size of Melbourne, to the Space Coast area. Brevard County's population increased 12 out of the 12 years between 2010 and 2022. Its largest annual population increase was 2.1% between 2021 and 2022. Between 2010 and 2022, the county grew by an average of 1.2% per year. Florida Chamber Foundation analysts expect the state's population to grow 1.7% in 2025 to about **23.75 million**.

Employment:

As of February 2025, the unemployment rate in Brevard County, Florida was 3.2%, which is lower than the long-term average of 5.82%. In 2022, employment in Brevard County increased by 2.34%.

The most common employment sectors in Brevard County are health care, manufacturing, and retail trade. In December 2024, Brevard County had the lowest unemployment rate in the CareerSource Brevard-Flagler-Volusia region.

In 2022, the total employment in Brevard County was 194,219.

In 2022, the total annual payroll in Brevard County was \$10,247,653.

In 2022, there were 15,457 total employer establishments in Brevard County.

Commuting patterns in Brevard County:

72.2% of employed people in Brevard County live and work in the county.

27.8% of employed people in Brevard County live outside the county but work within the county.

Fun facts about Brevard County, Florida:

- **Name:** Named after Theodore Washington Brevard, a Florida settler and comptroller
- **Telephone area code:** 321, which is meant to reference "3, 2, 1 liftoff"
- **Archaeological site:** The Windover Archeological Site shows evidence of habitation over 7,000 years ago



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- **Childhood home:** The childhood home of Jim Morrison, the lead singer of The Doors, is located in Melbourne
- **Sinkholes:** Brevard County's geology doesn't allow for sinkholes
- **Hurricanes:** There has never been a major hurricane landfall in Brevard County since records began in 1851
- **Wildlife:** Brevard County has one of the most diverse ecosystems in North America and is home to many endangered and threatened species
- **Beaches:** Brevard County has 72 miles of Atlantic Ocean beaches
- **Cruise port:** Port Canaveral, the second-busiest cruise port in the world, is located in Brevard County
- **Space Center:** The Kennedy Space Center, the only facility in the world that launched the Space Shuttle, is located in Brevard County

Conclusion:

The Space Coast of Brevard County is a living example of progress and innovation, fueled by its rich heritage in space exploration and a commitment to future growth. With a robust launch schedule, an influx of new businesses, and a thriving community, the Space Coast is not just a destination for space enthusiasts; it is a beacon of opportunity for anyone looking to be part of an exciting and transformative era. Whether you're a professional seeking new career paths, a business looking for a prime location, or a family searching for a vibrant community, Brevard County offers a unique blend of opportunity, adventure, and innovation.

Contact:

Matt Kerr

Business Broker/Realtor
321-205-5800
321agentmatt@gmail.com

Trevor Wickline

Business Broker/Realtor
954-593-9535
321agenttrevor@gmail.com

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