

FOR SALE

US HIGHWAY 1

Micco, FL 32976



Indian River



BAREFOOT BOULEVARD

**±15.85 Acres
Available**

US HIGHWAY 1



\$5,999,999

±15.85 ACRES - WATERFRONT MULTIFAMILY



SUMMARY

PROPERTY DETAILS

Address:	US Highway 1, Micco, FL 32976
Price:	\$5,999,999
Lot Size:	±15.85 Acres
	Parcel 500: ±5.46 Acres - \$2,250,000
	Parcel 502: ±4.72 Acres - \$2,250,000
	Parcel 504: ±5.67 Acres - \$2,250,000
Uses:	Potential for ±475 Multifamily units under SB102 Live Local Act
Opportunity:	Billboard Income

PROPERTY OVERVIEW

- This highly visible property boasts incredible Indian River Lagoon views with ±1,000 feet of frontage located directly on US Highway 1, just north of the Sebastian Inlet.
- Strategically located on US Highway 1 in the rapidly growing area of Brevard County, Florida.
- This property would be ideal for a large multifamily or commercial development.
- Largest remaining waterfront tract in the region!



THE LIVE LOCAL ACT SENATE BILL 102:

Under the act, a municipality must authorize a multifamily or mixed-use project in an area that's already zoned for commercial, industrial, or mixed-use if the developer agrees to make at least 40% of the residential units affordable housing or workforce housing for 30 years. That means the rentals would be for people earning up to 120% of the area median income. This project would be approved by the city administration without a zoning, land use change, special exception or comprehensive plan amendment, so the City Commission wouldn't need to vote. If this is a mixed-use project, at least 65% of the building must be for residential.

The density allowed at such a project could be equal to the highest density allowed anywhere in the municipality where residential is permitted. As for height, the project could be as tall as any building within a one-mile radius in the same city, or three stories, whichever is taller. The developer could also reduce the number of parking spaces if the site is near a public transit stop.

AERIAL VIEW

Parcel 504:
±5.67 Acres
\$2,250,000

Parcel 502:
±4.72 Acres
\$2,250,000

Parcel 500:
±5.46 Acres
\$2,250,000

US HIGHWAY 1

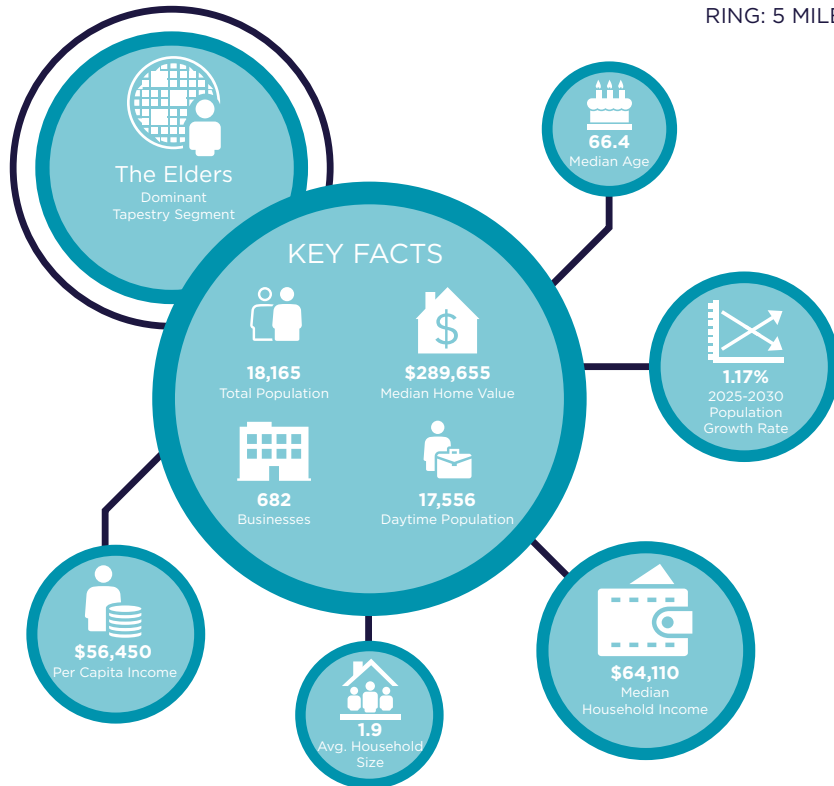


Indian River

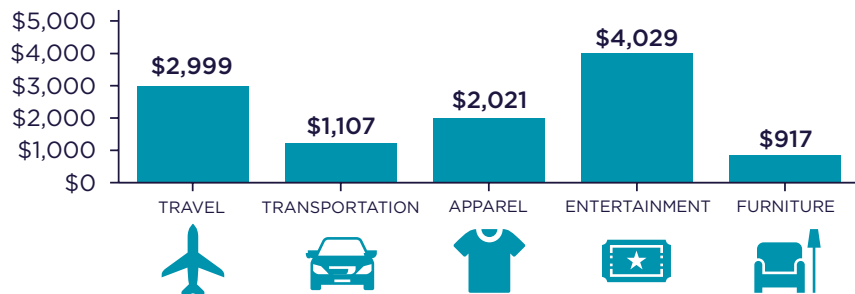


2024 DEMOGRAPHICS

15.85 Acres US 1, Micco, FL 32976
RING: 5 MILE RADIUS



KEY SPENDING FACTS



POPULATION

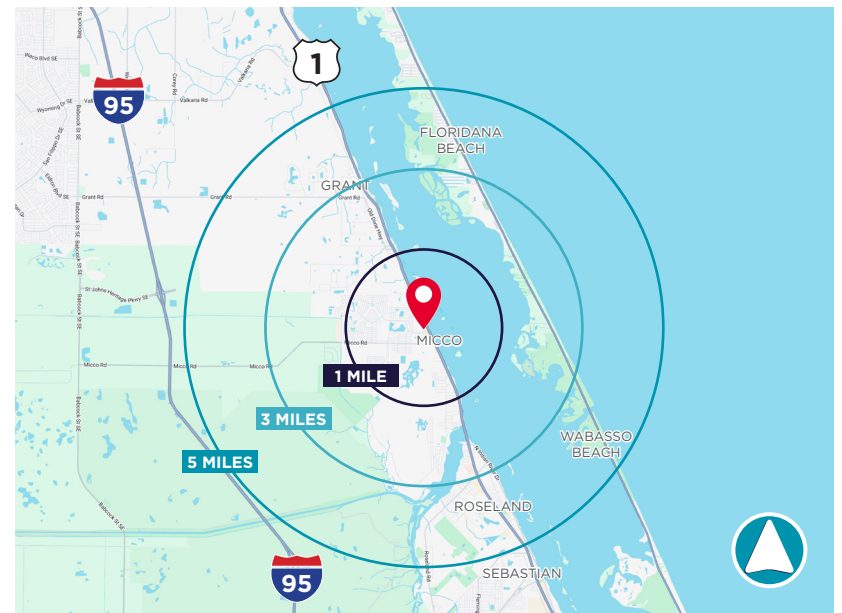
1 Mile:	3,322
3 Mile:	11,789
5 Mile:	18,165

AVERAGE HOUSEHOLD INCOME

1 Mile:	\$86,658
3 Mile:	\$96,817
5 Mile:	\$107,550

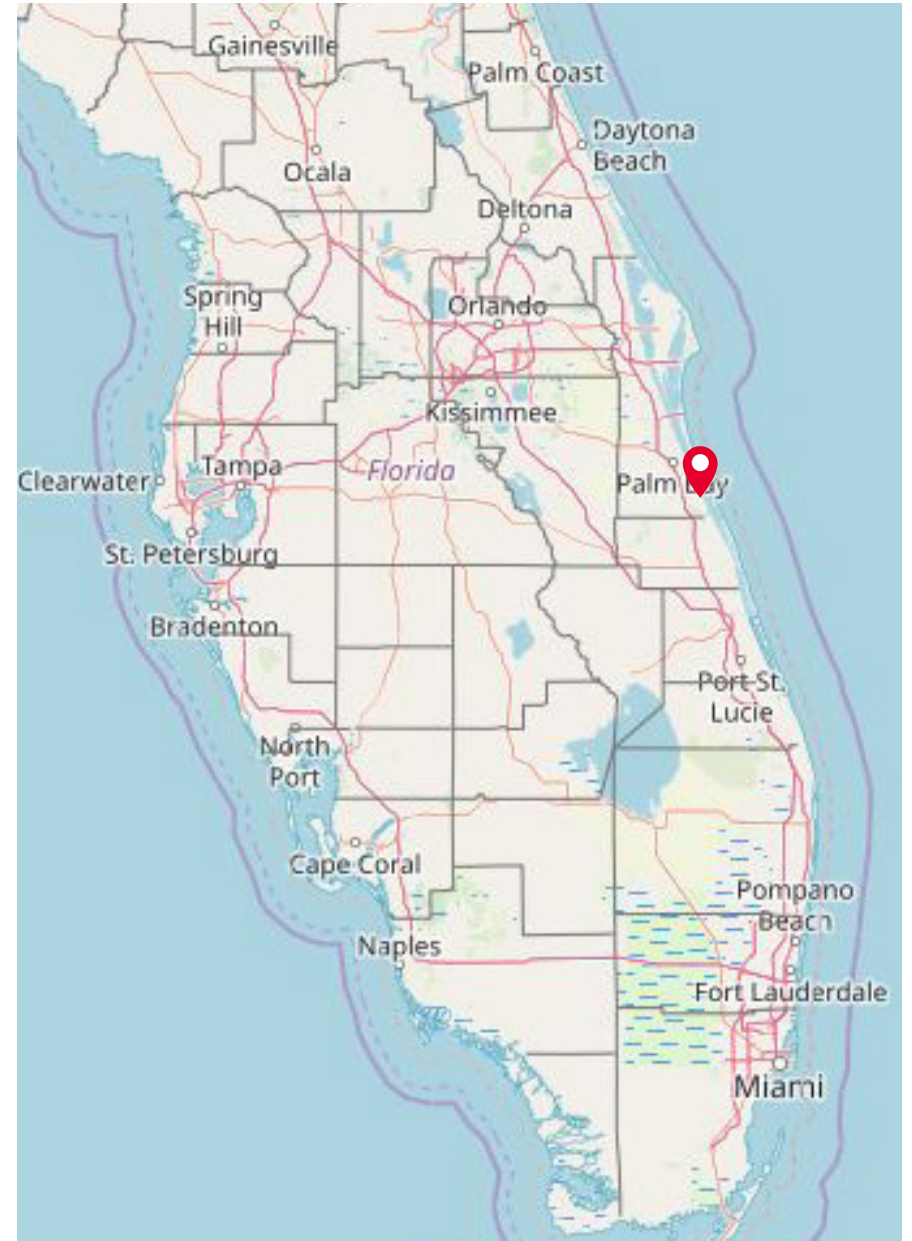
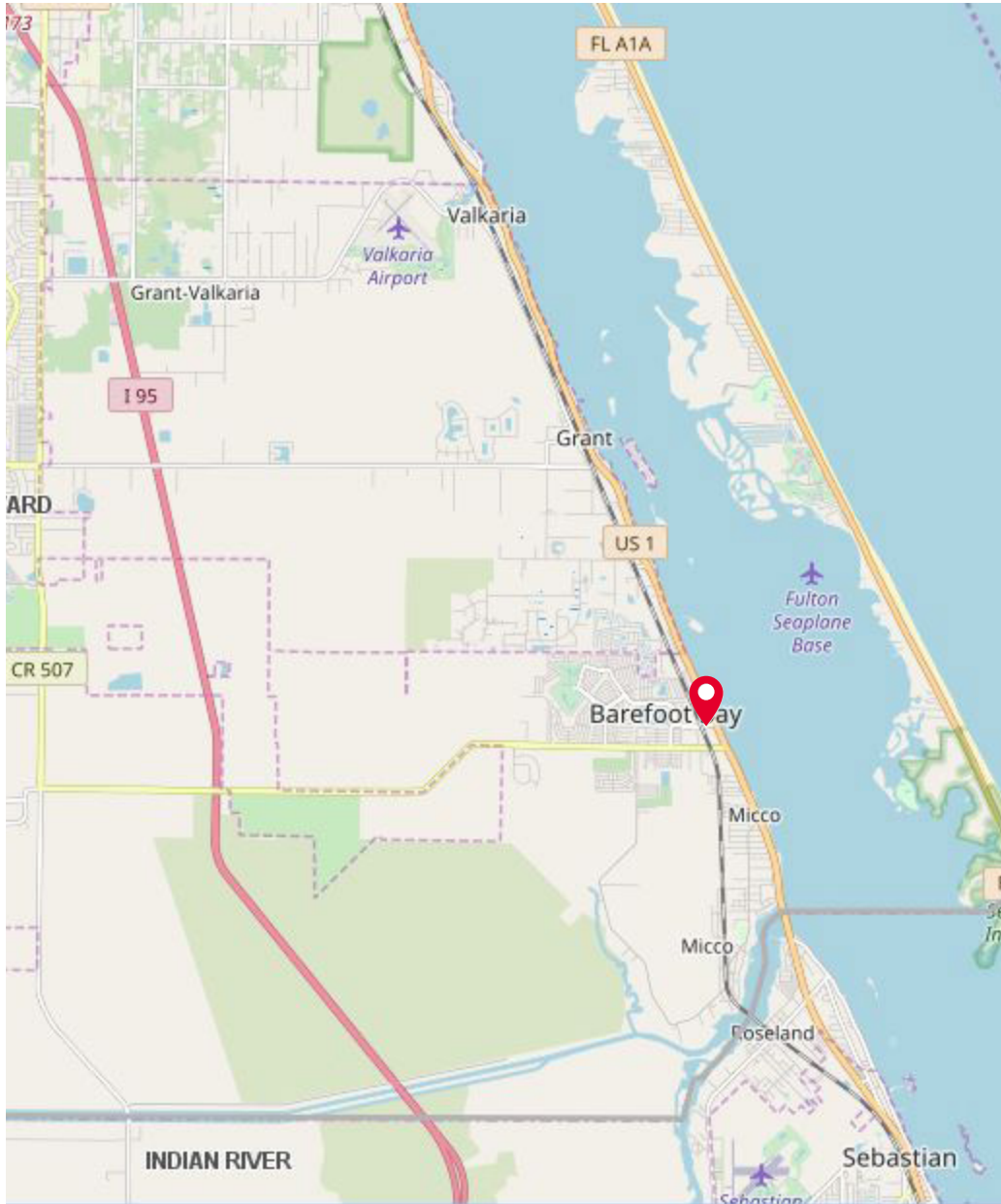
MEDIAN AGE

1 Mile:	70.9
3 Mile:	68.2
5 Mile:	66.4



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024). © 2025 Esri | Spending facts are average annual dollars per household

LOCATION MAPS



OFFERING SUMMARY

±15.85 ACRES - WATERFRONT MULTIFAMILY
US HIGHWAY 1, MICCO, FL 32976

FOR SALE
\$5,999,999



±15.85 Acres Available

Indian River

Winn-Dixie

FAMILY DOLLAR

DUNKIN' DONUTS

BAREFOOT BOULEVARD

US HIGHWAY 1

1



Douglas Legler
Senior Director
+1 772 678 7606
doug.legler@cushwake.com



Casey Combs
Director
+1 772 678 7611
casey.combs@cushwake.com

CUSHMAN & WAKEFIELD