

Commercial 12.27+- Ac. Near the new Micco Road- Saint Johns Heritage Parkway Interchange

## Commercial Land for Sale



Dreyer & Associates Real Estate Group - Commercial Division

SWQ Westside Avenue SE and Eldron Blvd. , Palm Bay, FL

**COMMERCIAL OPPORTUNITY** adjacent to Babcock Corridor!



Contact:



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Babcock Street and Eldron Blvd SE, Palm Bay, FL 32909

# FOR SALE



## OFFERING SUMMARY

**Sale Price:** \$3,375,000

**Price / Acre:** \$275,000

**Zoning:** CC - Community Commercial

**Lot Size:** 12.27 Acres

## PROPERTY HIGHLIGHTS

- This vacant parcel is 12.27 Acres, with approximately 785' of frontage on Babcock Street and 775' of frontage along Eldron Boulevard.
- Water is available. Sewer expected first quarter of 2025
- This parcel is zoned CC, Community Commercial. The permitted and conditional uses are listed in the link below:
- [https://codelibrary.amlegal.com/codes/palmbay/latest/palmbay\\_fl/0-0-0-12668](https://codelibrary.amlegal.com/codes/palmbay/latest/palmbay_fl/0-0-0-12668)
- Parcel ID#: 29-37-33-KQ-K and Tax ID#: 2951246
- Please click the link to view the property: [https://youtu.be/KctA0ZOPr\\_I](https://youtu.be/KctA0ZOPr_I)

## LOCATION OVERVIEW

The site is also less than 2 miles from the new Micco Road Saint Johns Heritage Park Interchange which is home to the 1,200 acre development known as Waterstone Cypress Bay. The development currently has 2,700+ homes planned/under construction to include a new Publix Super Market, future national retailers and a 395 unit multi-family development.



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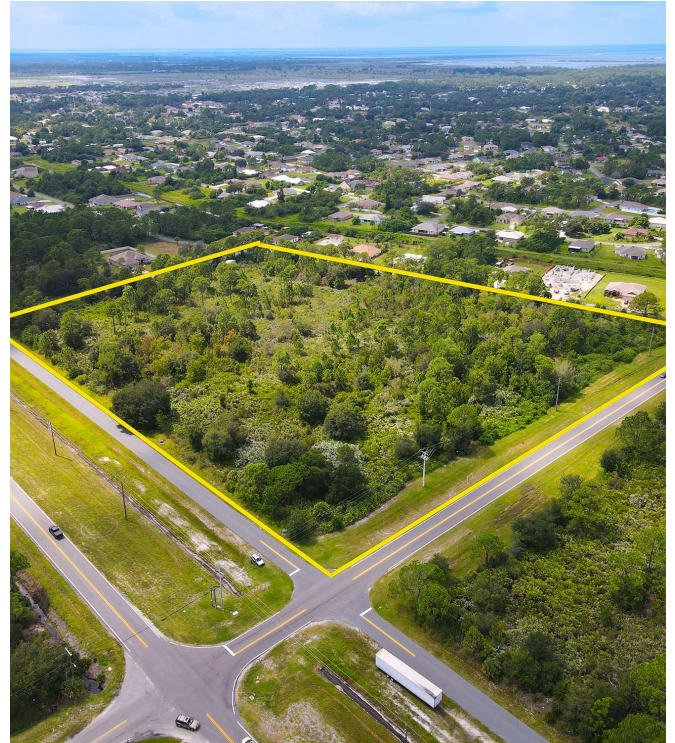
# FOR SALE

## PROPERTY HIGHLIGHTS

- This vacant parcel is 12.27 Acres, with approximately 785' of frontage on Westside Avenue, adjacent to Babcock Street and 775' of frontage along Eldron Boulevard.
- Subject property is zoned CC- Community Commercial. Approved uses include (but not limited to:) Retail stores, sales and display rooms, service establishments including beauty and barber shops, laundry and dry cleaning pickup, professional offices, studios, clinics, general offices, government office, schools, libraries, churches, restaurant/eating and drinking establishments.
- The site is also less than 2 miles from the new Micco Road Saint Johns Heritage Park Interchange which is home to the 1,200 acre development known as Waterstone Cypress Bay. The development currently has 2,700+ homes planned/under construction to include a new Publix Super Market, future national retailers and a 395 unit multi-family development. When completed, the St. John's Heritage Parkway (SJHP) will be a 5 mile arterial roadway extending from Palm Bay city limits north to a new Ellis Road/I-95 interchange. The goal of the Parkway is to reduce congestion on I-95, provide more efficient access for local motorists, and connect to other east-west roadways that will serve as emergency evacuation routes. Please visit <http://spacecoasttpo.com/plan/subject/st-johns-heritage-parkway/> for more information.

## FLORIDA'S SPACE COAST-ONE SMALL STEP FOR YOUR GIANT LEAP IN TO OUR MARKET

- Kindly visit this link - <https://spacecoastedc.org/>



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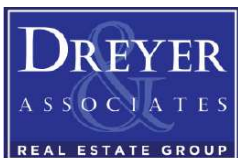
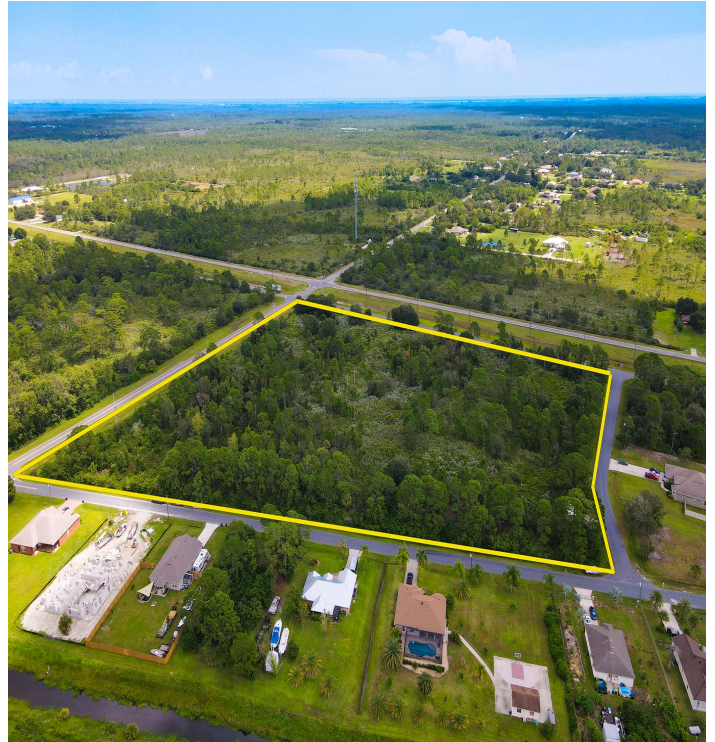
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## COMMISSION ARRANGEMENT

**There is no cooperating Broker Fee being offered and any Buyer Broker will need to be compensated by the Buyer. Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.**

Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property and the purchase. The property is being sold on an "AS IS, WHERE IS" basis. Your complete inspection of the property is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors during an agreed upon inspection period. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

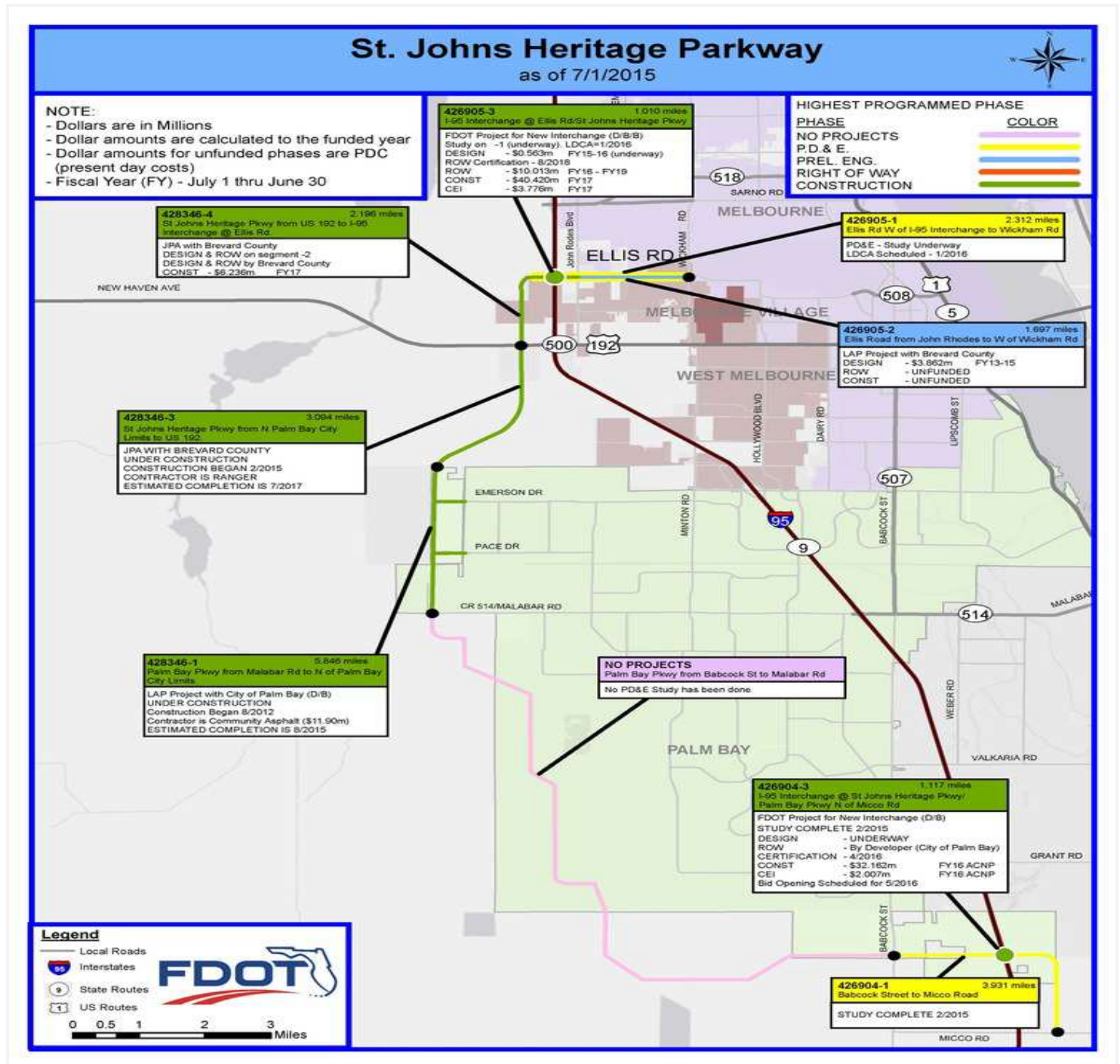


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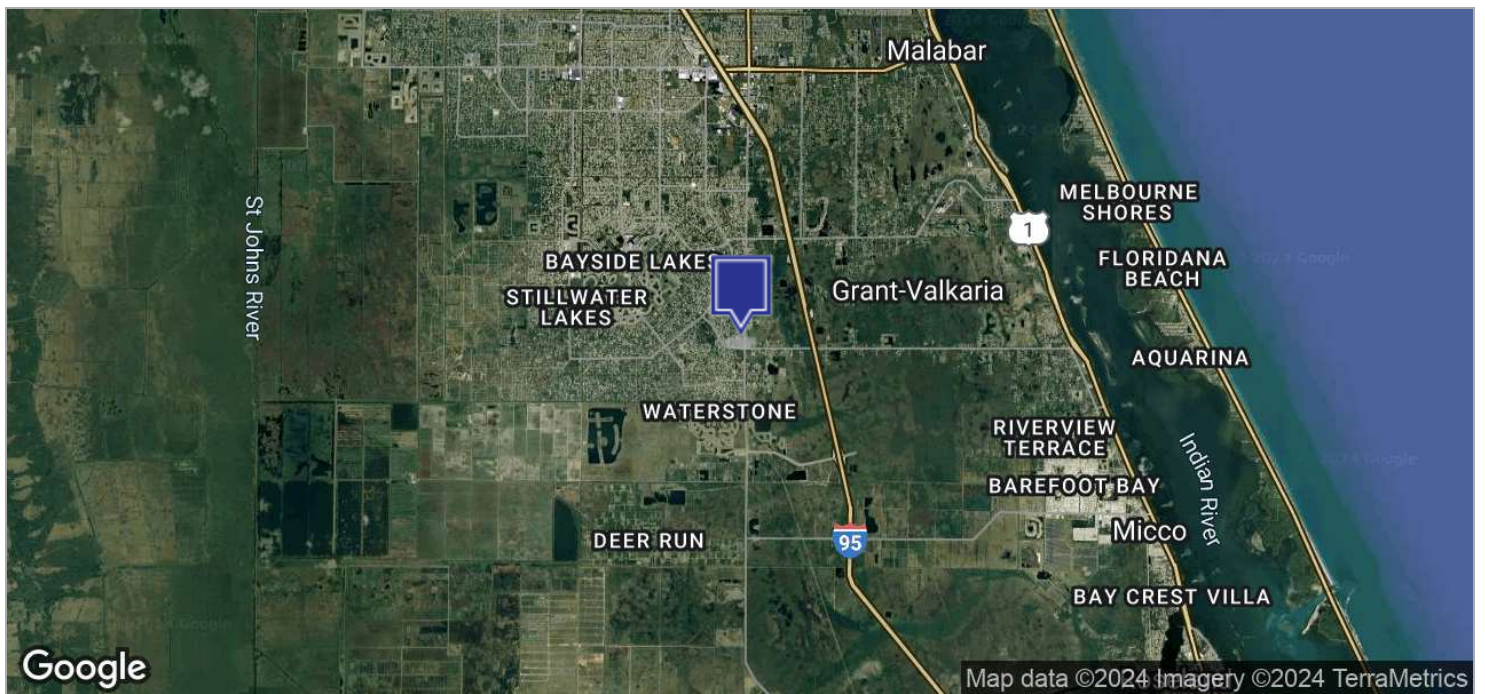
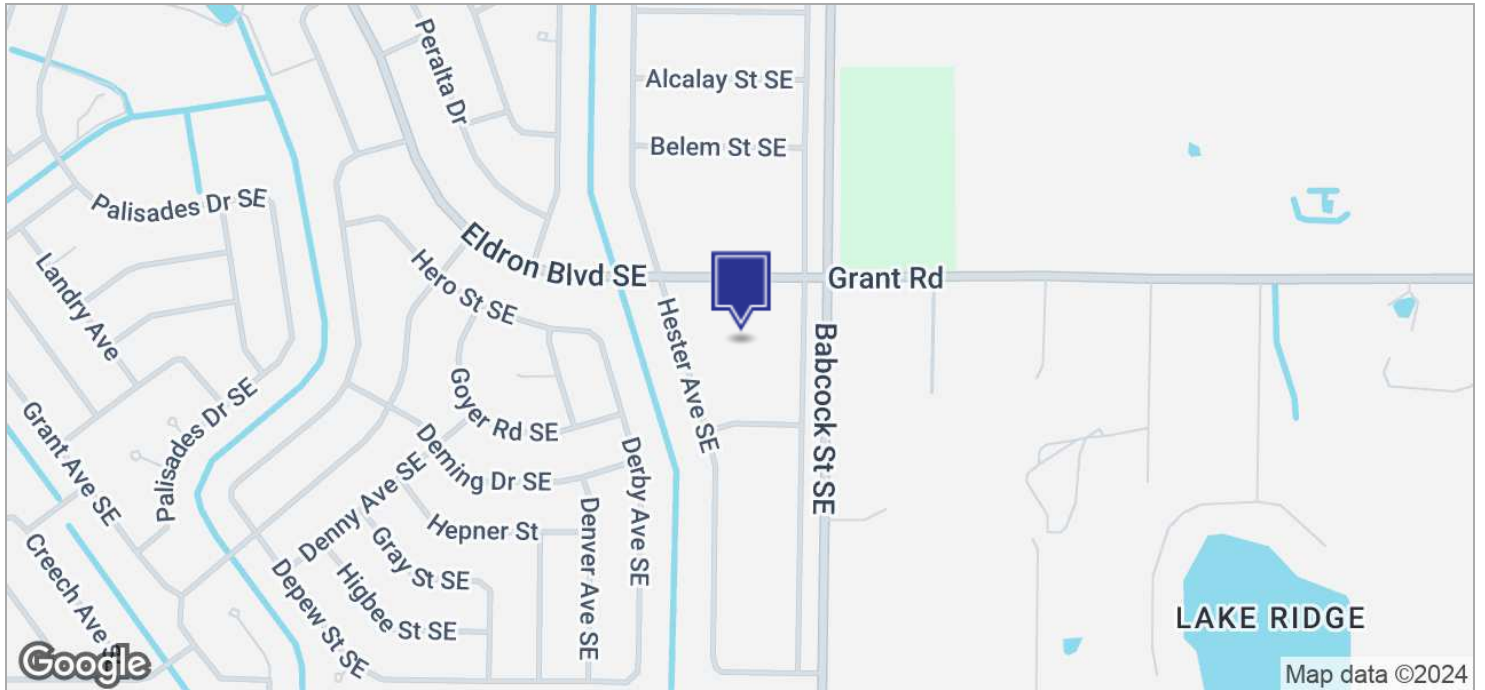
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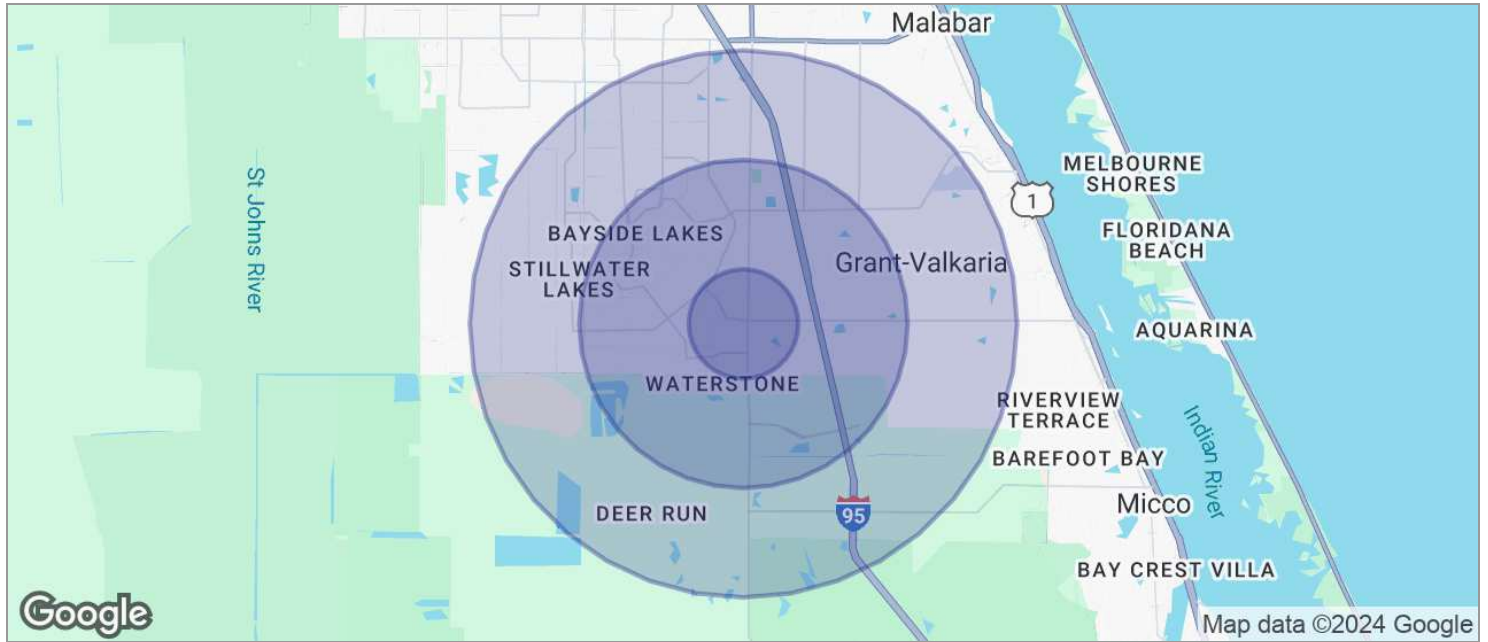
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	2,855	16,973	36,955
MEDIAN AGE	37.3	38.9	39.2
MEDIAN AGE (MALE)	37.5	38.8	38.7
MEDIAN AGE (FEMALE)	36.2	38.6	39.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	999	5,903	12,915
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$59,967	\$58,887	\$58,706
AVERAGE HOUSE VALUE	\$196,514	\$202,263	\$205,075

\* Demographic data derived from 2020 ACS - US Census



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