

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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1924 South Patrick Drive  
Indian Harbour Beach, FL 32937



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

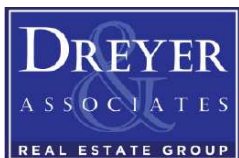
**Lot Size:** 12.27 Acres

## PROPERTY HIGHLIGHTS

- This vacant parcel is 12.27 Acres, with approximately 785' of frontage on Babcock Street and 775' of frontage along Eldron Boulevard. This parcel is zoned CC, Community Commercial. The permitted and conditional uses are listed in the link below:
- **Water and Sewer:** In the vicinity of the property, we have included an attached map that outlines the existing **water and sewer infrastructure (please see below link)**. As indicated on the map, there are **water mains located on three sides of the property**, providing excellent access to water services. Notably concerning sewer, there is a **12" force main (sewer) situated on the east side of Babcock Street**, which **may offer the potential for connection**. However, it is essential to determine the type of development planned for this site, **as any connection to the force main would necessitate the installation of a Lift Station**. Please note that the sewer capacity is scheduled for the 1st quarter of 2026.
- **WATER AND SEWER INFRASTRUCTURE:** <https://shorturl.at/Dx7Sz>
- **PROPERTY VIDEO:** [https://youtu.be/KctA0ZOPr\\_I](https://youtu.be/KctA0ZOPr_I)
- **PLAM BAY AREA OVERVIEW :** <https://shorturl.at/DXR9b>

## 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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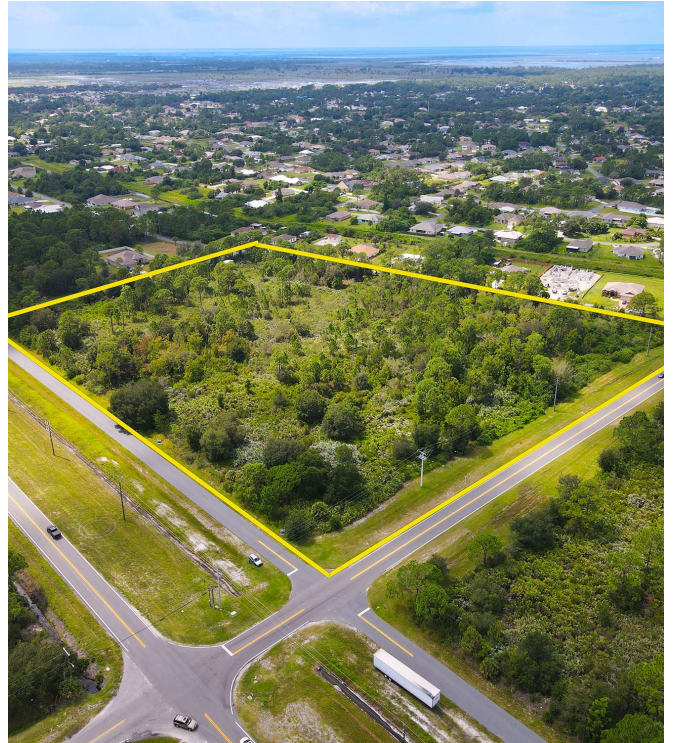
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## PROPERTY HIGHLIGHTS

- 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/>



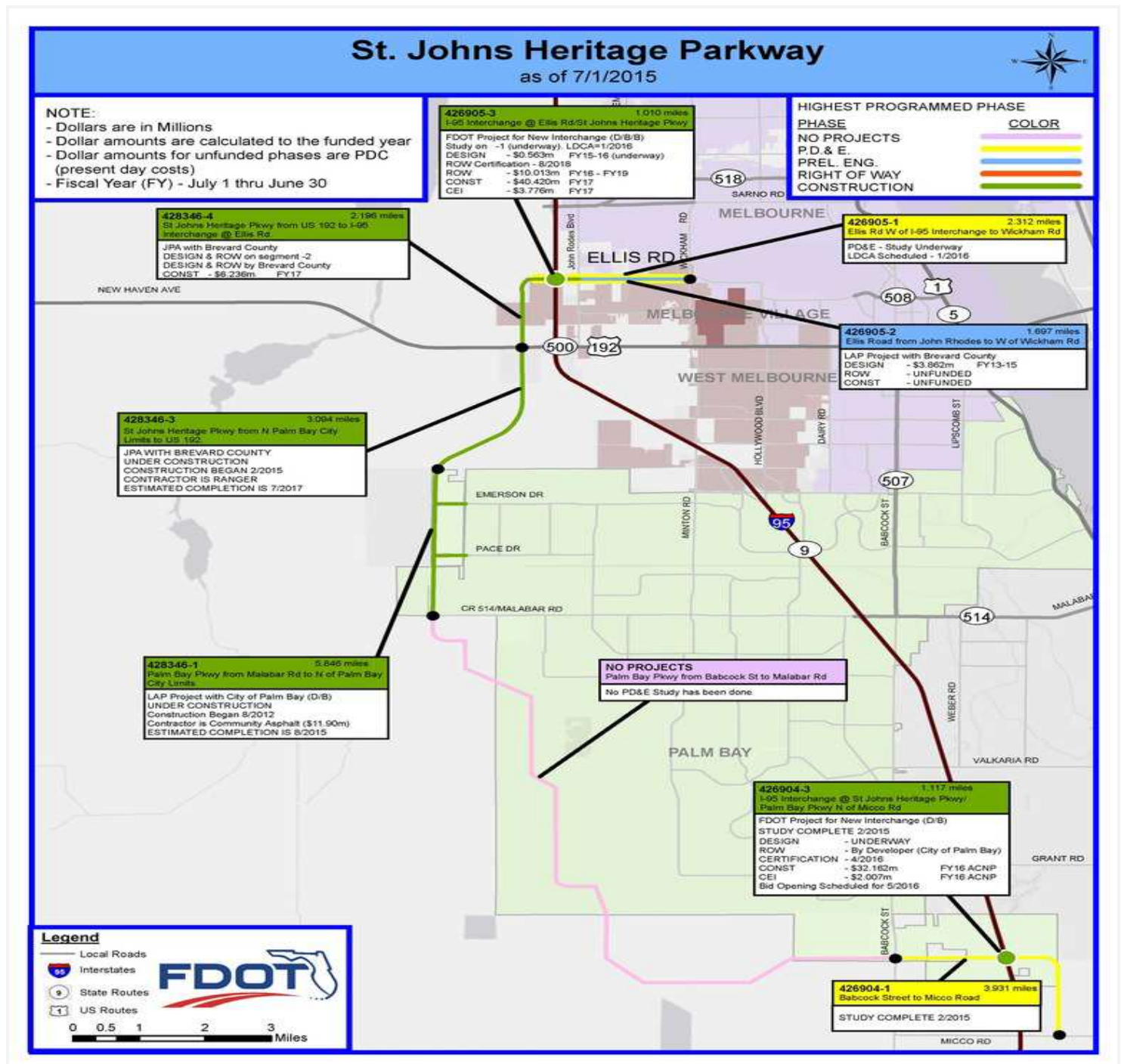
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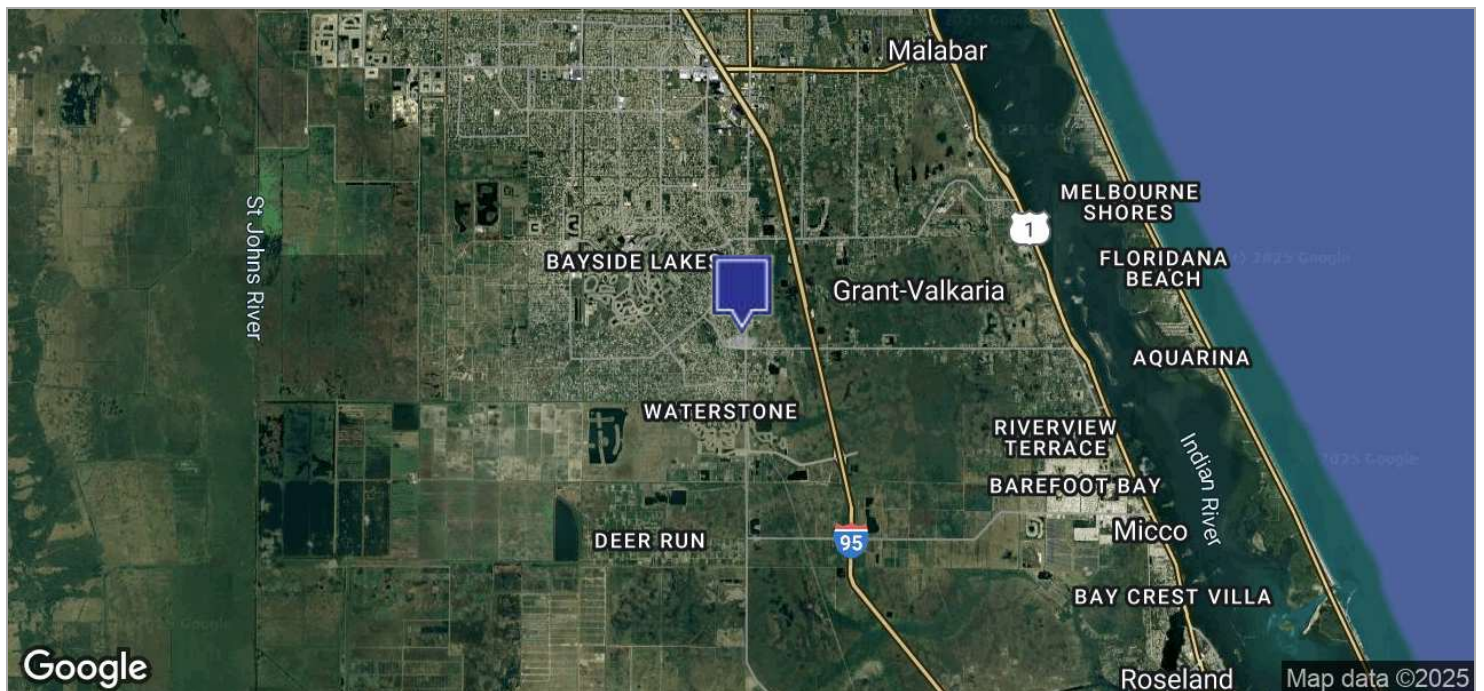
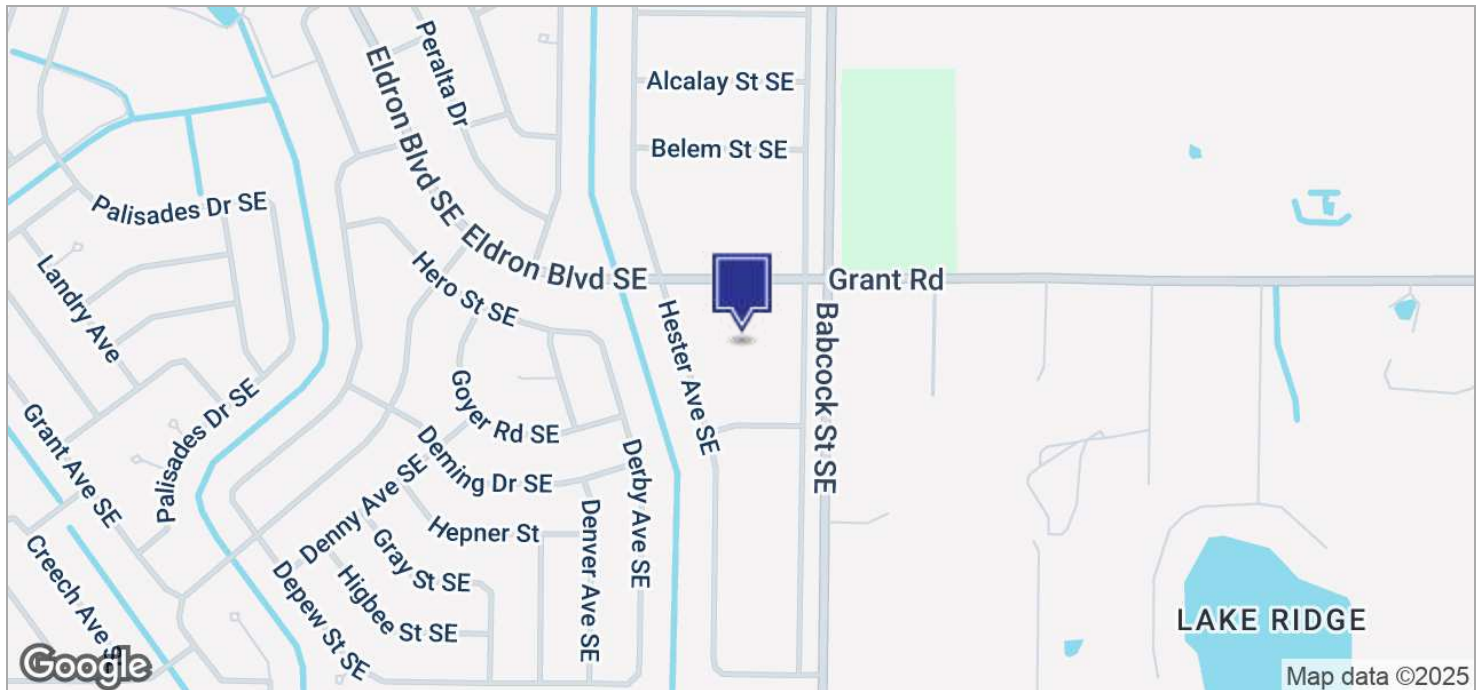
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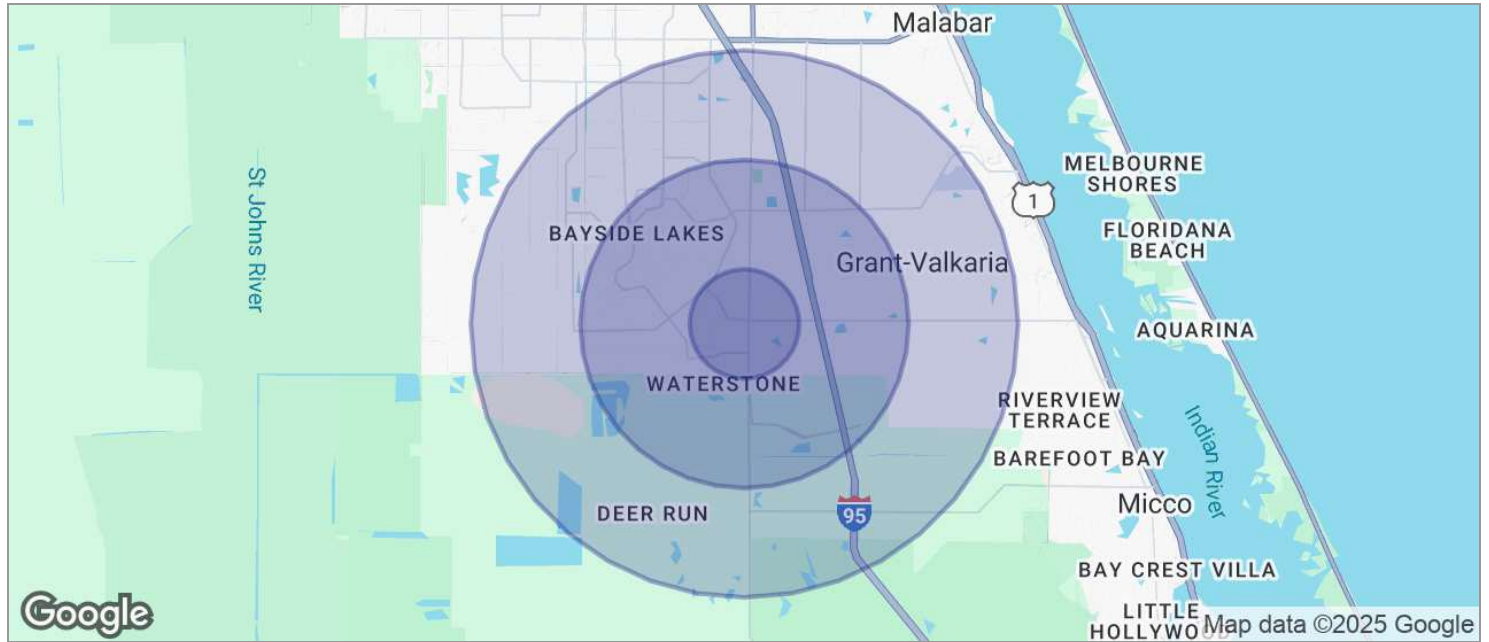
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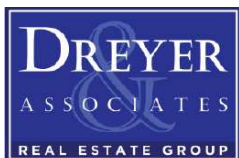
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,855	16,973	36,955
MEDIAN AGE	37.3	38.9	39.2
MEDIAN AGE (MALE)	37.5	38.8	38.7
MEDIAN AGE (FEMALE)	36.2	38.6	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	999	5,903	12,915
# OF PERSONS 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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## ADVISOR BIO



**MICHAEL DREYER, CCIM, ALC**

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### NON DISCLOSURE AGREEMENT

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