

CALUMET FARMS 2,123+- MIXED USE DEVELOPMENT PROPERTY SPACE COAST FLORIDA

FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

9500 Babcock Street, Palm Bay, FL 32909

Calumet Farms - Mixed Use Development Property



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1924 South Patrick Drive
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Calumet Farm: South West of Property looking North

OFFERING SUMMARY

Sale Price:	\$90,000,000
Lot Size:	2,123.5 +- Acres
Zoning	City of Palm Bay: Planned Unit Development
Utilities	City of Palm Bay Water and Sewer: Will be supplied by the City of Palm Bay per March 8th 2010 Pre- Annexation Agreement

LOCATION OVERVIEW

The subject property in Palm Bay, Brevard County FL is located on the West Side of Babcock Street at the N/W corner of Centerline Road. The property is South of Micco Road and and 2.5 miles South of the recently developed Saint Johns Heritage Parkway which provides easy access to Interstate I-95

The newly established Saint John Heritage Parkway at the intersection of Babcock Street Palm Bay is the home to the prestigious “Waterstone” Development. This development is home to the following commercial and residential developments

Waterstone Commercial: Publix Supermarket; Chase Bank; Heartland Dental. Also in the planning stages are many other fast food/convenience and restaurants.

Waterstone Residential: The property is also home to Cypress Bay and Cypress Bay Preserve-where 2773+homes are being built in Cypress Bay and 395 units are under construction in Cypress Bay Preserve.

Furthermore, access to Interstate I-95 from the intersection of Babcock Street and the Saint Johns Heritage Parkway is only 1.6+- Miles East, all making the Calumet Farms property a great Superior investment with easy access to anywhere in the State of Florida



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PROPERTY HIGHLIGHTS

- The 2,123.5+ acre property with over one mile of Babcock Street frontage includes a submitted concept plan for 3,184 residential units - 2,959 (50 and 60) single-family lots and 225 townhome lots, a 2.2-acre fire station, a 20-acre school, 6.8 acres of other commercial property, 960.3 acres of wetlands and buffers, 313.6 acres of storm water treatment ponds, and 103.4 acres of parks, trails, and open space.
- All properties East of the subject property and continuing to Interstate I- 95 are preserved by Brevard County and will never be developed. Furthermore, Saint Johns Water Management District along with the State of Florida also own a large portion of the properties. Saint Johns Water Management District owns approximately 57,000 acres. The State of Florida (Board of Trustees of the Internal Improvements) own approximately 2,000 Acre.
- West of the subject property is the Florida Power Light Solar Field. West of this Acreage is approximately 2000 acres of conservation and called the Mary A Preserve which will never to be developed
- The South West corner of Babcock Street and Centerline Road (Not a part of the property) is comprised of a 1,500 acre parcel that is currently being used for excavation of fill/overburden and Coquina Rock. To the South West of the parcel is several thousand acres of conservation land
- Concept Development Plan:
https://drive.google.com/file/d/1Lwjri-oGXgXiEPGceesXzfpPp8VhoLx/view?usp=drive_link
- Florida's Space Coast-One Small Step for your Giant Leap in to our Market: Kindly visit this link -
<https://spacecoastedc.org/>



Calumet Farm : West Central section of the property looking East



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AROUND BREVARD COUNTY



Calumet Farm - North West Corner of the property

GROWTH AND INDUSTRY HIGHLIGHTS

- Tourism and employers have a significant impact on Brevard County. The Space Industry is active in Brevard County, with established employers include Boeing, United Launch Alliance, L3/Harris Corporation, Lockheed Martin/Astrotech, Orbital ATK, Embraer Aero Seating Technologies, Eckler Corporation, Knight Armament, US Aviation Training Solution and Space Coast Regional Airport. Adding to the industry and attraction in the area around Kennedy Space Center are Blue Origin, Firefly and One Web and Boeing rival companies for manned space flight, SpaceX and Sierra Nevada Corp.
- To address the increased new demands of the space industry and growing cargo and cruise sector, Port Canaveral has a planned expansion. The area to be acquired by the Port is 825 feet, along with 1.89 acres of land, and 1.03 acres of parking. There are also future plans for crane-sharing with SpaceX.
- Carnival Cruise line is planning a new \$163 Million terminal at Port Canaveral to accommodate their new Mardi Gras ship. In addition, Canaveral Port Authority and Disney Cruise Line have reached a new 20-year agreement for expanded cruise operations and arrival of new Disney ships.
- The Space Coast's only international airport, Orlando-Melbourne International Airport (MLB) is located on Florida's Space Coast, in southern Brevard County. The Orlando-Melbourne International Airport is home to Embraer's assembly center for its Phenom 100 and Phenom 300, with their new Legacy 450 and Legacy 500 aircraft manufacturing facility. Northrop Grumman, GE Transportation, L3 Communications, Thales Group, Rockwell Collins, General Dynamics and the world headquarters of Harris Corporation are all airside at MLB. The newest exciting news is the addition of Aerion Supersonic's relocation to the area.



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WATERSTONE DEVELOPMENT



Waterstone - Mara Loma Blvd looking east towards Babcock Street and Cypress Bay Preserve. Photo was taken about 1/4 mile west of Babcock looking easterly



Waterstone - Mara Loma Blvd looking west at the entrances off Heron Bay and the Lakes at Waterstone (photo was taken about 1/2 mile west of Babcock looking westerly towards new phases by Dr Horton and KB Homes)



Waterstone - This picture is of the New Publix Grocery and Circle K Convenience and Gas



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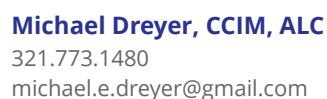
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CONCEPTUAL DEVELOPMENT PLAN



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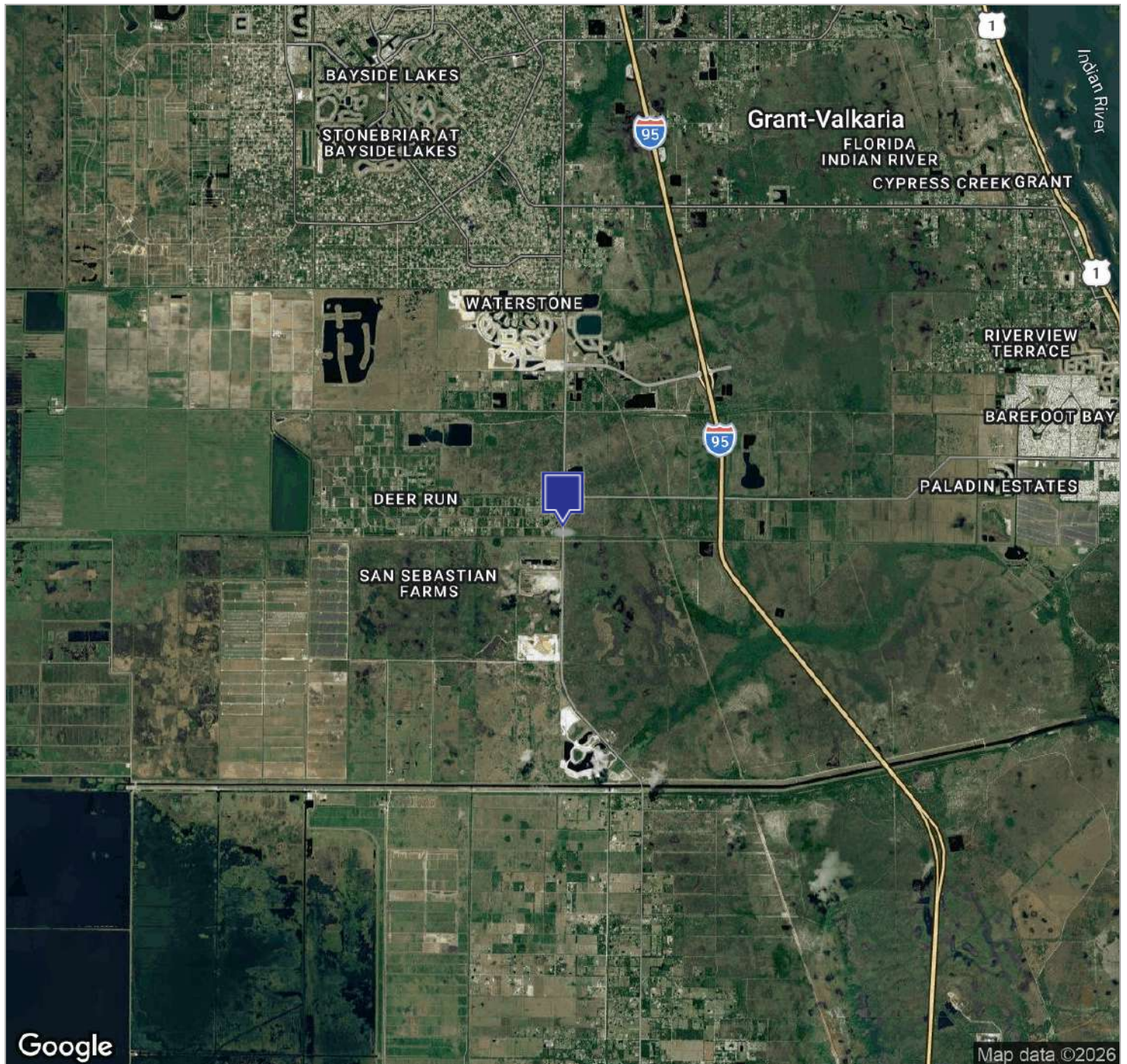


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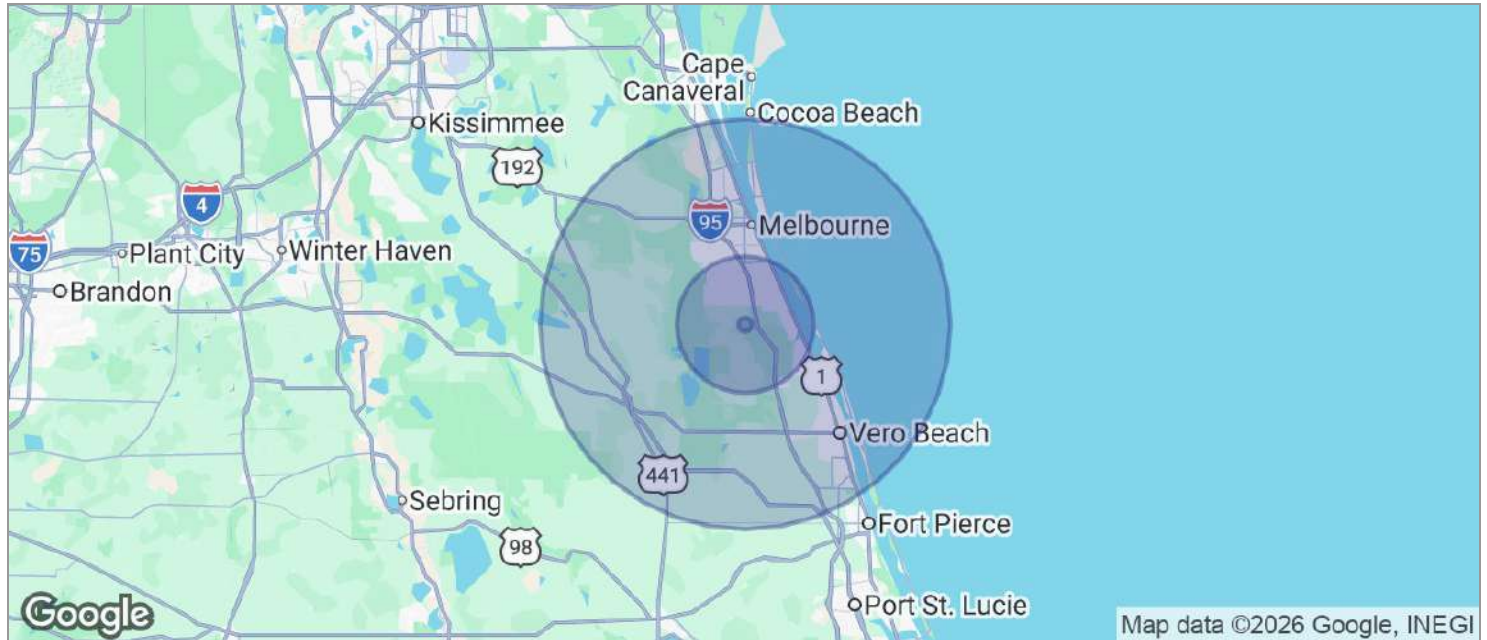


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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	131	108,159	540,407
MEDIAN AGE	47.8	42.8	45.2
MEDIAN AGE (MALE)	47.8	41.4	43.7
MEDIAN AGE (FEMALE)	49.1	44.3	46.4
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	46	41,420	221,201
# OF PERSONS PER HH	2.8	2.6	2.4
AVERAGE HH INCOME	\$79,881	\$57,164	\$67,557
AVERAGE HOUSE VALUE	\$374,696	\$215,509	\$236,971

* Demographic data derived from 2020 ACS - US Census



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NOTE: 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.



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