

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



Dreyer & Associates Real Estate Group
1924 South Patrick Drive
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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

PROPERTY VIDEO: <https://shorturl.at/9mkBG>



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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-oGXgXilEPGceesXzfpPp8VhoLx/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

BUSINESS DEVELOPMENTS AFFECTING BREVARD COUNTY AND FLORIDA'S SPACE COAST

- Here are some of the most significant business developments affecting Brevard County and Florida's Space Coast over the past 30 days:

Top Business News (Last 30 Days)

1. Blue Origin Expands Manufacturing Presence

Blue Origin is moving forward with its "Project Horizon" expansion at Cape Canaveral Spaceport. The project includes an 830,000-square-foot manufacturing facility and a reported \$600 million investment that is expected to create roughly 500 high-wage aerospace jobs, reinforcing Brevard's role as a major aerospace manufacturing hub.

2. Major Retail and Mixed-Use Development in West Melbourne

A new project called Landing at Space Coast was announced in West Melbourne. The 225-acre development is planned to include more than 77,000 square feet of retail space, restaurants, shops, and a grocery anchor. Developers expect it to attract workers from the aerospace, defense, and technology sectors while generating hundreds of jobs.

3. \$15 Million Airport Infrastructure Grant

The Space Coast Regional Airport received a \$15 million infrastructure grant aimed at attracting additional aerospace companies and supporting future economic growth in North Brevard.

4. Artemis II Launch Delivers Tourism Windfall

The Artemis II launch generated a major economic boost for the Space Coast. Approximately 346,000 visitors came to northern Brevard County during launch week, producing an estimated \$41 million in visitor spending. This represents one of the largest tourism impacts in recent Space Coast history.

5. Continued Growth of International Space Companies

The Economic Development Commission of Florida's Space Coast reports ongoing expansion and recruitment of aerospace manufacturers, including Italian satellite company Argotec and other aerospace suppliers establishing or expanding operations on the Space Coast.

Key Trends to Watch

Aerospace remains the dominant growth engine in Brevard County.

Commercial space activity continues attracting manufacturing and supply-chain investments.

Retail and housing development are accelerating in response to population growth.

Artemis-related tourism and future launches are creating substantial economic impacts.

Workforce development initiatives are expanding to support aerospace and advanced manufacturing hiring needs.

For investors and local business owners, the strongest sectors right now appear to be aerospace manufacturing, industrial real estate, retail development around growth corridors, and tourism tied to major launches.



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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



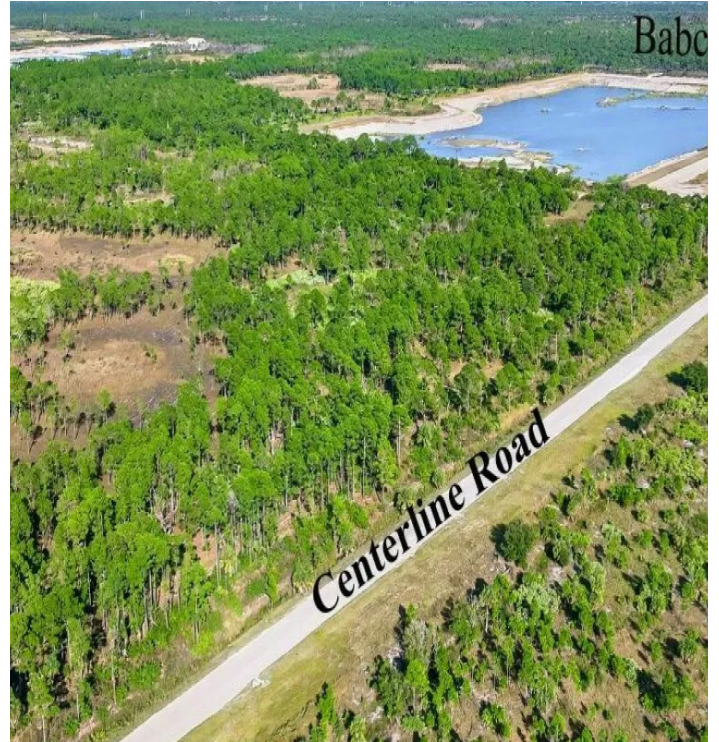
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PROPERTY OVERVIEW

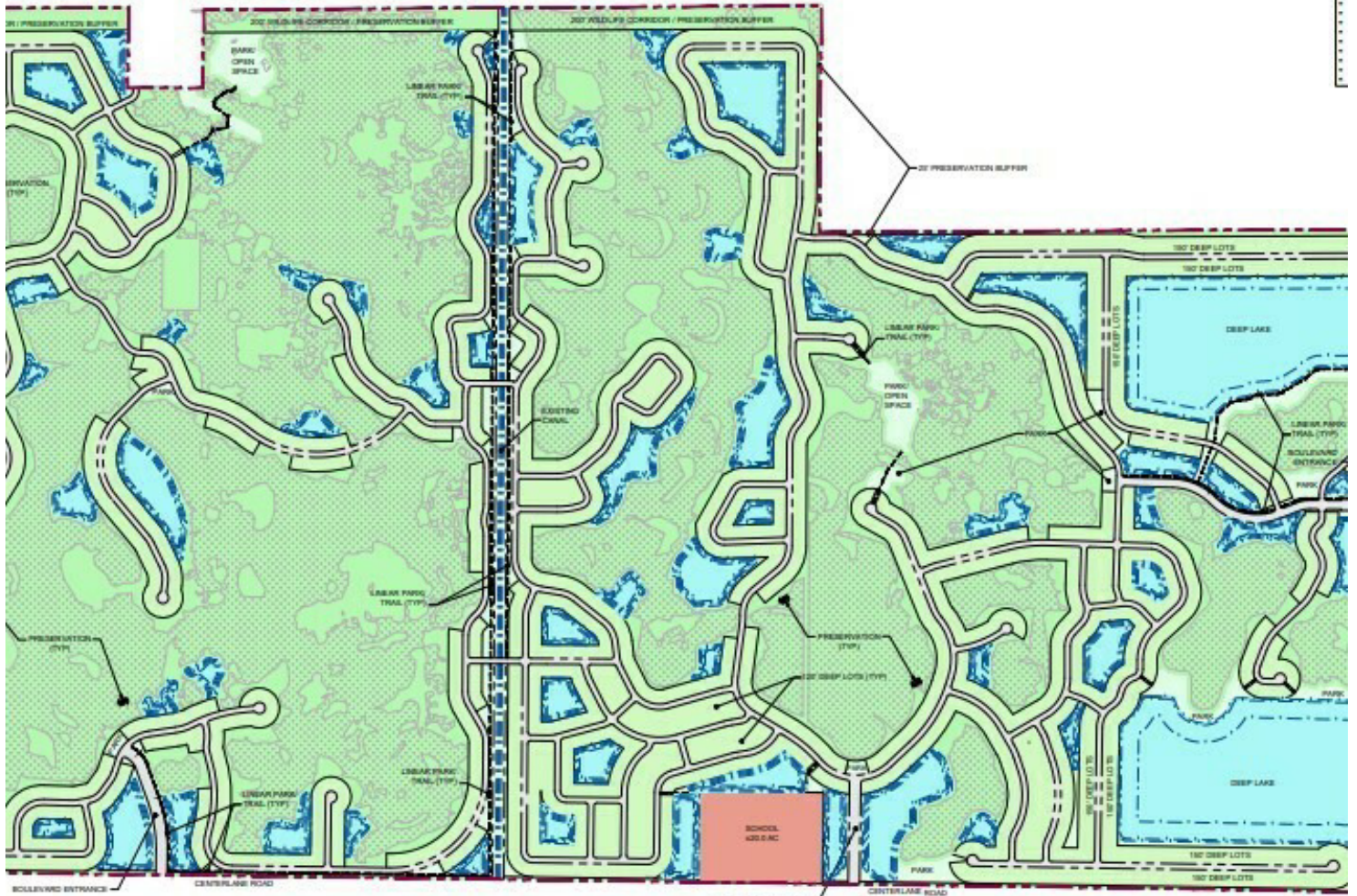
- Master Planned for mixed-use - 30% open space - 19 acres civic/public space / wildlife corridors, large storm-water retention/detention areas in a park-like setting
- Land Use is 'CALUMET FARMS', a designated land in the City of Palm Bay (Comprehensive Plan via Ord. No. 2010-68) Mixed Use Development.
- Project density: 1.5 units per acre / cap of 3,184 living units / Commercial and office use limited to 180,000 sf
- Property included in the urban service boundary of Palm Bay for future utilities. No active water or sewer at this time.
- Due to the opening of the 195 and St. John's Heritage Parkway Interchange which was completed in August 20, 2020 intersects with Babcock Street. This intersection which is 1.6 +-miles north of the property, positions Calumet Farms and the surrounding area for future high growth.



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CONCEPTUAL DEVELOPMENT PLAN



CALUMET FARMS CONCEPTUAL MASTER PLAN
1"=600'

LEGEND:

COM/FIRE STATION/SCHOOL	28.8 AC	PRESERVATION	962.3 AC
SINGLE FAMILY RESIDENTIAL	691.7 AC	STORMWATER TREATMENT PONDS	213.8 AC
TOWNHOMES	23.9 AC	PARK/TRAILS/OPEN SPACE	103.4 AC
TOTAL			2,123.8 AC

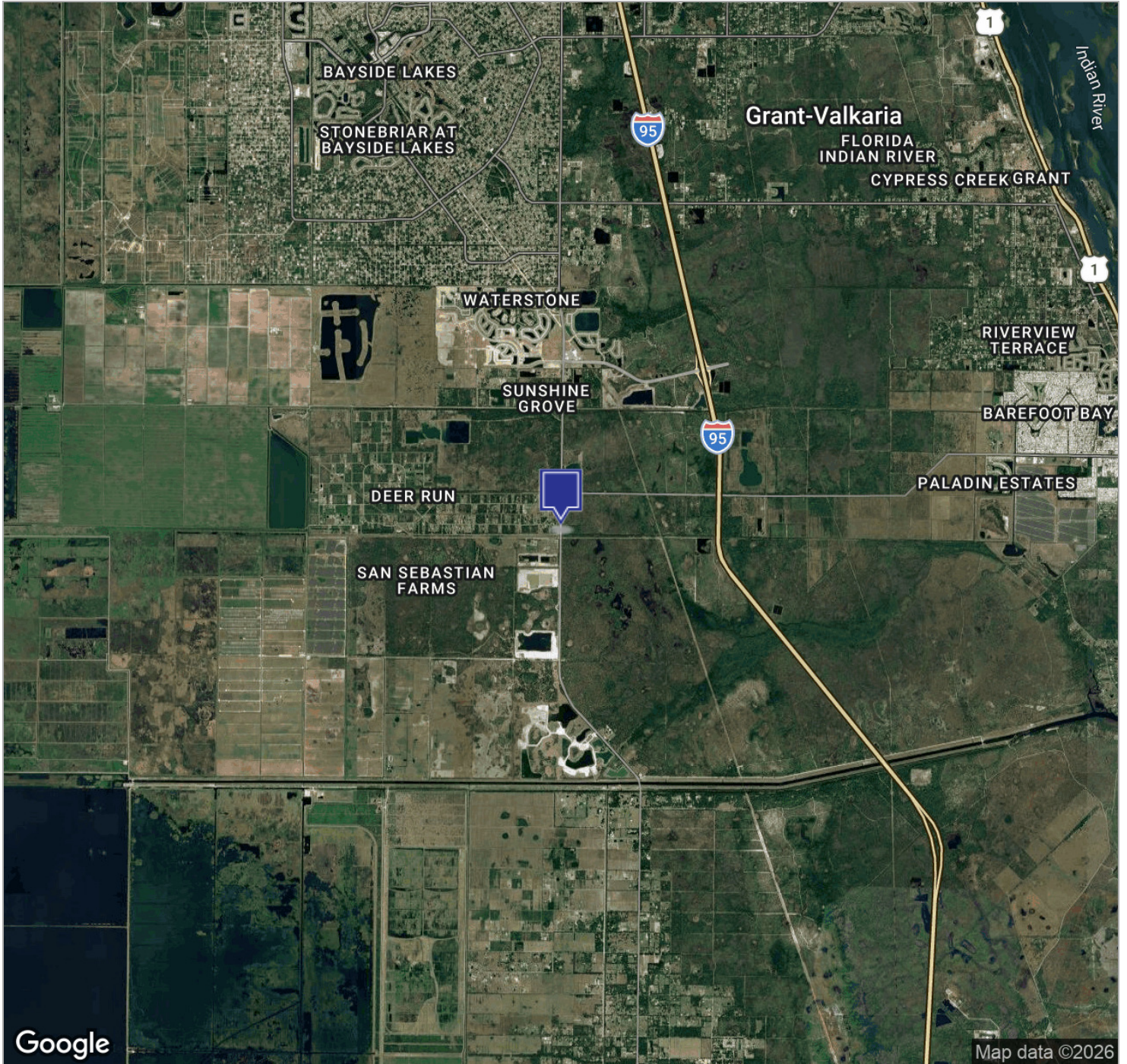
Current Concept Plan: https://drive.google.com/file/d/1Lwjri-oGXgXilEPGceesXzfpPp8VhoLx/view?usp=drive_link



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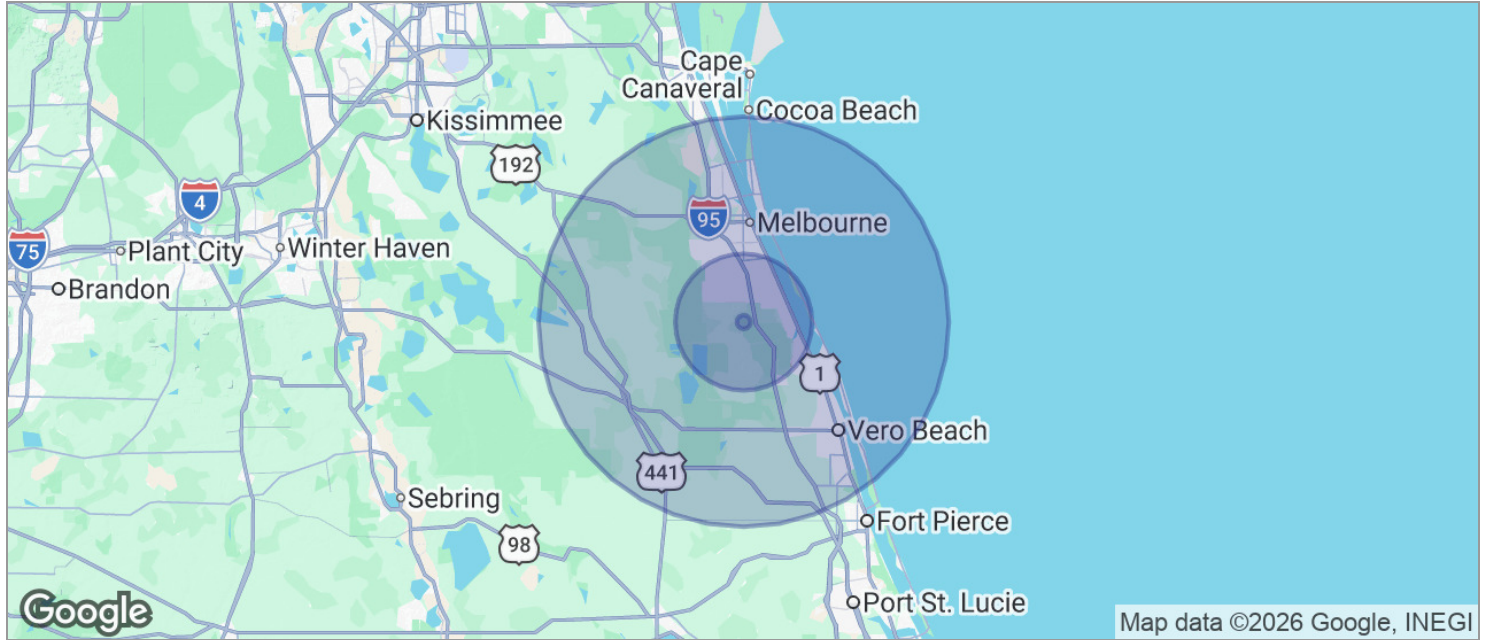
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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	131	108,159	540,407
MEDIAN AGE	47.8	42.8	45.2
MEDIAN AGE (MALE)	47.8	41.4	43.7
MEDIAN AGE (FEMALE)	49.1	44.3	46.4
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	46	41,420	221,201
# 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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