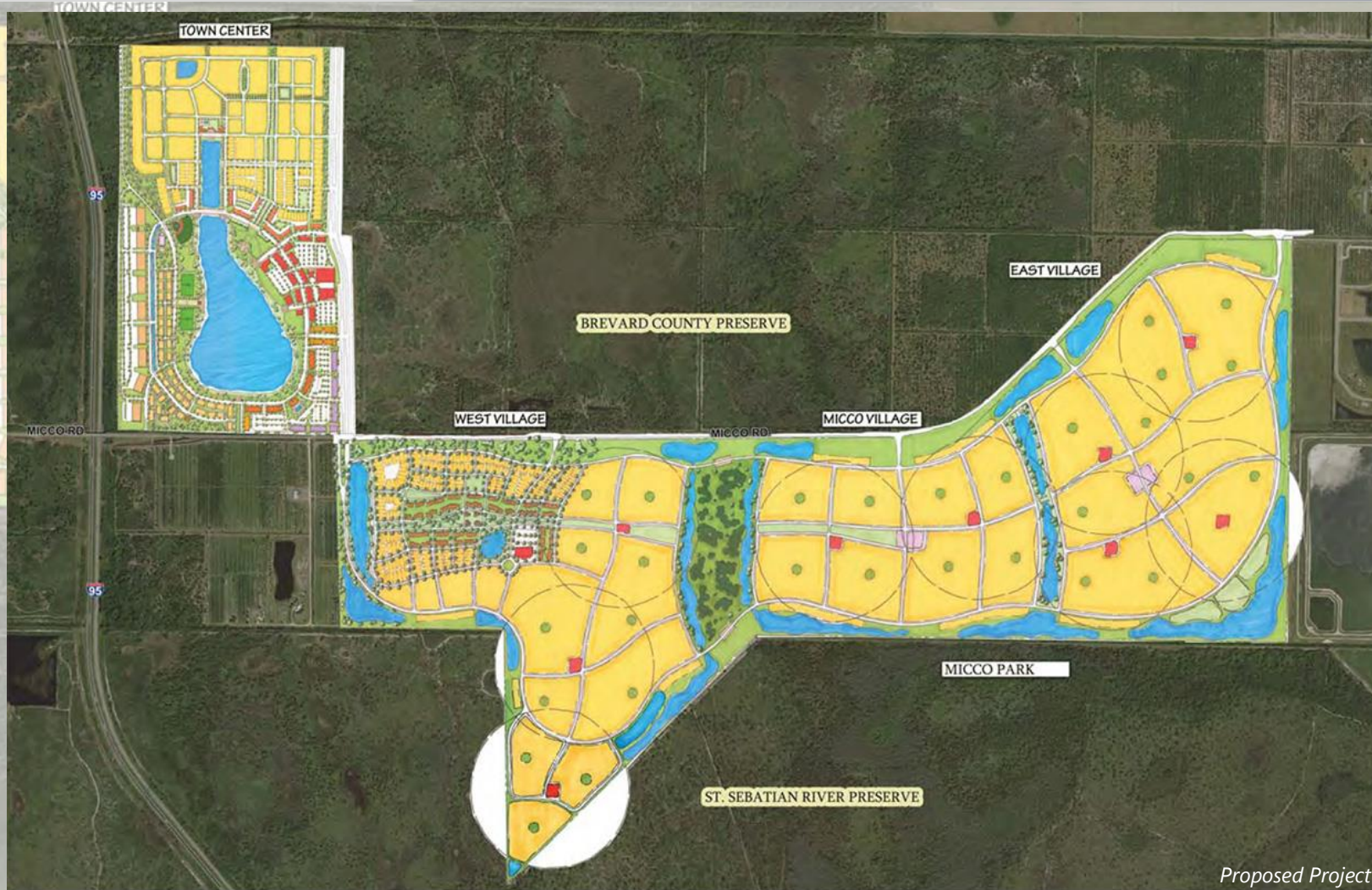


FOR SALE

Call For Pricing

Micco Park Village Development

Micco Road, Palm Bay FL 32976



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Patrick Cummings | 561-203-3579 | pcummings@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Micco Park Village Development

Micco Road, Palm Bay FL 32976

PRICE

Call For Pricing



A monumental development opportunity of a lifetime! The Micco Park Village District Project consists of a total of 1,035 acres of land just east of I-95, 2.5 miles West of the Intercoastal Waterway and at the Southeast boundary of the City of Palm Bay, Florida. **The parcels include three (3) land owners that can be consolidated for single sale.** Currently 760 acres is vacant pasture land and 275 acres is an active tree farm. Property contains little to no wetlands and is free of environmental issues.

The Comprehensive Plan Amendment and DCA Approval are based on the Micco Park Village District which will consist of a Town Center and Micco Park South, which will contain 2,691 dwelling units and 234,000 sf of non-residential development.

In addition there will be a parkway construction moving forward in phases for an East/West Connector Road known as the St. Johns Heritage Parkway and an Interchange at I-95.

The Micco Park Village District provides a balanced approach to growth management; ample open space with compact urban development, adequate public facilities for residents provided onsite and sufficient commercial, employment and civic uses for the resident population.

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Property Demographics

Micco Park Village Development

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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	7	1 Mile	\$--	1 Mile	72.00
3 Mile	147	3 Mile	\$85,441	3 Mile	47.50
5 Mile	16,580	5 Mile	\$53,954	5 Mile	52.60

Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	8	156	17,679
2017 Estimate	7	147	16,580
2010 Census	6	133	14,757
Growth 2017 - 2022	14.29%	6.12%	6.63%
Growth 2010 - 2017	16.67%	10.53%	12.35%
Households			
2022 Projection	4	63	8,266
2017 Estimate	4	59	7,752
2010 Census	3	53	6,875
Growth 2017 - 2022	0.00%	6.78%	6.63%
Growth 2010 - 2017	33.33%	11.32%	12.76%
Owner Occupied	3 75.00%	54 91.53%	6,869 88.61%
Renter Occupied	0 0.00%	5 8.47%	883 11.39%

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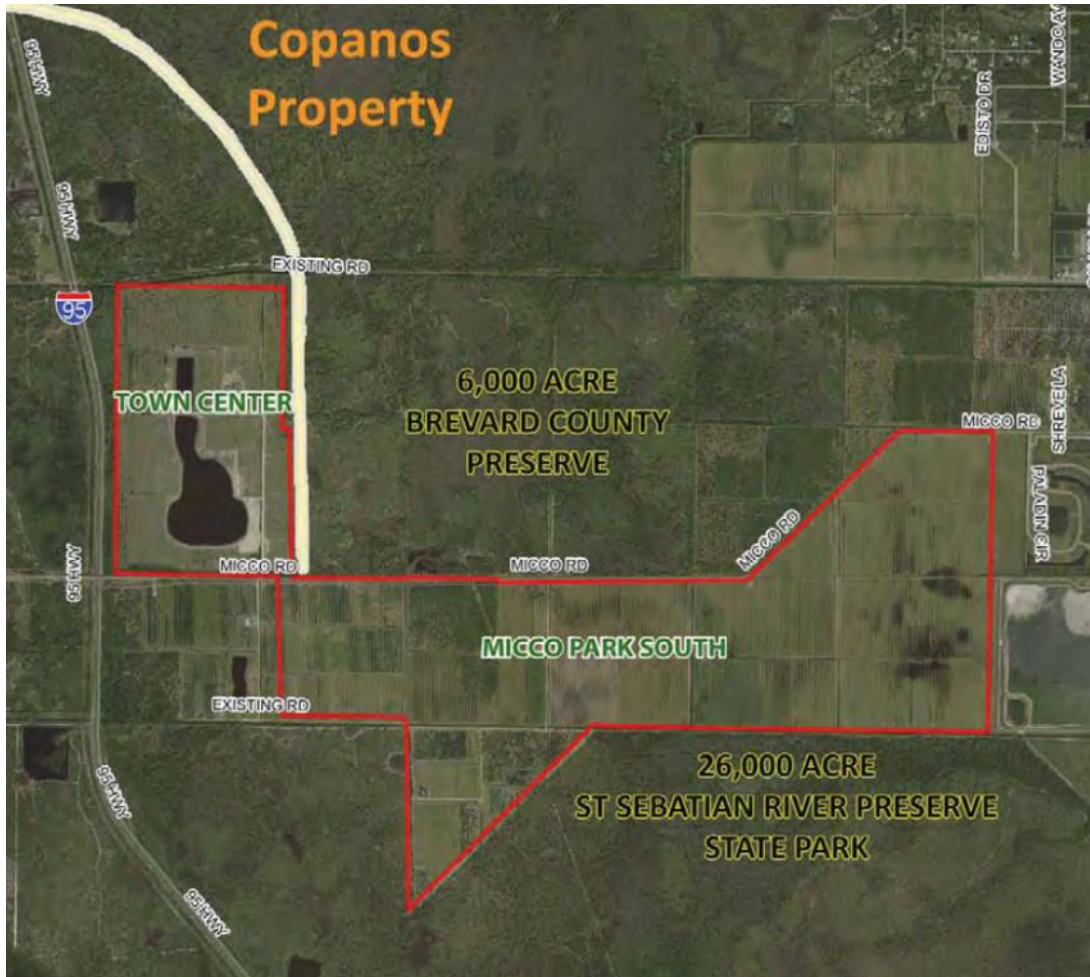
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Site Aerial Map

Micco Park Village Development

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Study Area Map

Micco Park Village Development

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I-95 & the Palm Bay Parkway Southern Interchange Project Development & Environment (PD&E) Study



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A Village Center is the location for commercial, employment and civic uses balanced to the number of residents in the village's neighborhoods with the following standards:

- Total land area will not exceed eight acres unless a school is included.
- A maximum gross floor area of up to 50,000 square feet for all non-residential uses.
- Must have a mix of land uses including residential, commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks and playgrounds.
- Must include a distinct open space suited for community gatherings.
- A Village Center shall be generally located central to the village that it serves and the focus shall be on serving the needs of the immediate neighborhood.
- Must be located within walking distance of most of the Village residents (approximately ½ mile).
- Must be designed with the New Urban site design principles including pedestrian oriented street design with on-street parking, broad sidewalks with street furniture, trees and amenities all within a coordinated architectural scheme.
- Must be linked to the adjoining neighborhood by both pedestrian oriented streets and separate pedestrian circulation systems.
- Residential dwellings shall be permitted above ground floor non-residential uses.
- Land uses shall be limited to commercial and office uses, civic uses and residential units (including live/work units).
- A Village Center shall not be oriented to serve "pass-by" trips.
- Schools shall be located in a Village Center.

Neighborhood Center

Micco Park Village Development

Micco Road, Palm Bay FL 32976



Neighborhood Center. Non-residential development shall be permitted in Neighborhood Centers in association with the following standards:

- Total land area may not exceed two (2) acres.
- A maximum gross floor area of up to approximately 6,000 square feet for all non-residential uses.
- Land Uses shall be limited to neighborhood retail and office uses, civic uses and residential units (including Live/Work units). The scale of the Neighborhood Center is to serve the immediate neighborhood of approximately 400 hundred homes or 1,000 persons.
- Must include a distinct open space suited for neighborhood gatherings.
- Located within walking distance (generally no greater than 1/4 mile) of most neighborhood residents.
- Must be located central to the neighborhood.
- Must be designed with the New Urban site design principles including pedestrian oriented street design with on-street parking, broad sidewalks with street furniture, trees and amenities all within a coordinated architectural scheme.
- Must be linked to the adjoining neighborhood by both pedestrian oriented streets and separate pedestrian circulation systems.
- Residential dwellings shall be permitted above ground floor non-residential uses.

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Town Center. To meet the full non-residential and employment needs of the population of Micco Park Village District beyond daily essentials provided in village and neighborhood centers, the town center will be a more intense village that will still have the principles for villages and neighborhoods described in the previous page.

- Total land area will not exceed 375 acres.
- A maximum gross floor area of up to approximately 800,000 square feet for all nonresidential uses and 900 dwelling units.
- Must have a mix of land uses including residential, commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks and playgrounds.
- Must include a distinct open space allowing community gatherings.
- The Town Center shall be located at the intersection of Micco Road and the St. Johns River Heritage Parkway to provide proximity to the rest of Micco Park Village District and access to the regional roadway network.
- Must be designed with the New Urban site design principles including pedestrian oriented street design with on-street parking, broad sidewalks with street furniture, trees and amenities all within a coordinated architectural scheme.
- Must be linked to adjoining neighborhoods by both pedestrian oriented streets and separate pedestrian circulation systems.
- Residential dwellings shall be permitted above ground floor non-residential uses.
- Land Uses shall be limited to commercial and office uses, civic uses and residential units (including Live/Work units).
- The Town Center shall be oriented to serve Micco Park residents as well as “pass-by” trips.
- Schools may be located in the Town Center.

HERITAGE PARKWAY TOWN CENTER
CITY OF PALM BAY, FLORIDA

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