

SOUTH BREVARD 300 ACRES

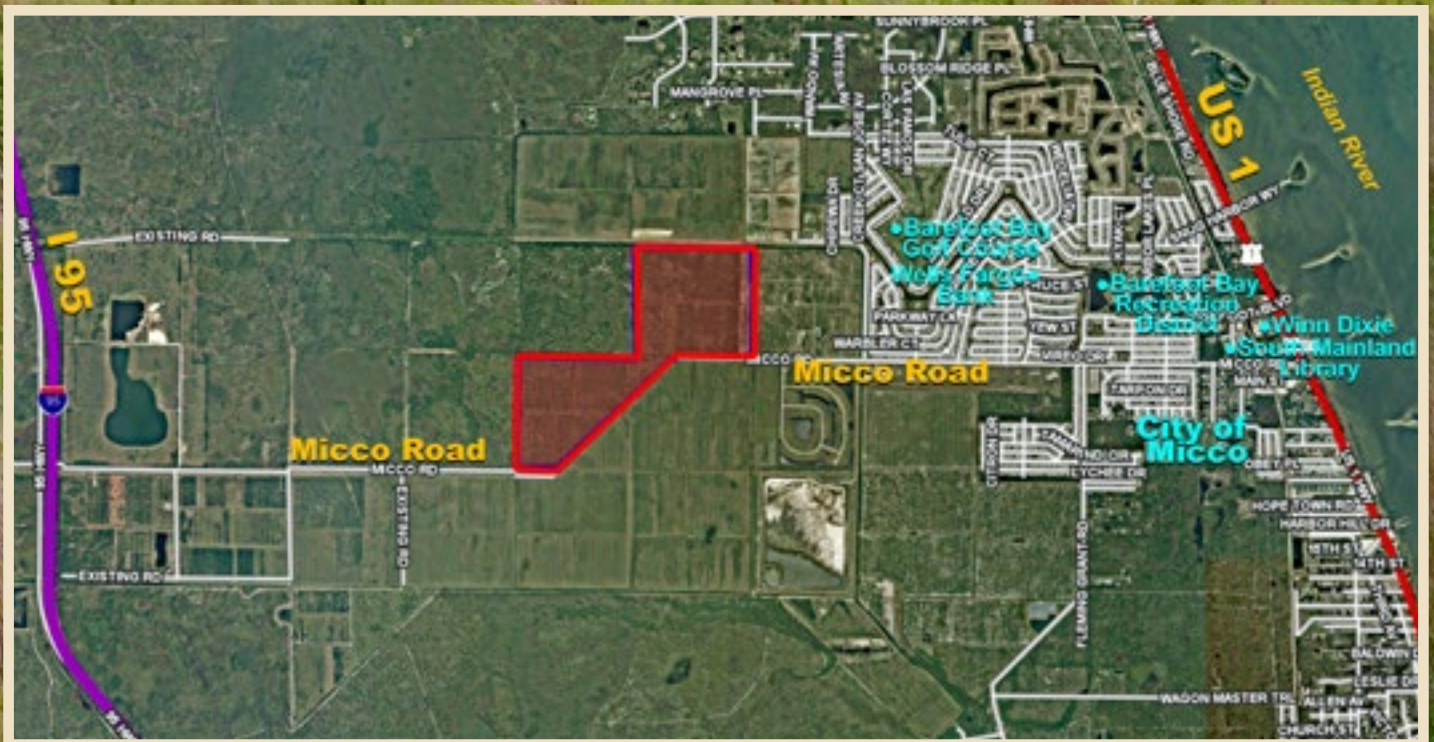
Micco, Florida • Brevard County

VACANT LAND READY FOR DEVELOPMENT

Investment!

Rapidly Growing Area • Minutes to I-95, US 1, SR AIA

1 Unit/Acre with Potential for Higher Density Residential





Parcel IDs:

- 30-38-08-00-00750.0-0000.00
- 30G-38-01-HJ-00000.0-0004.02
- 30-38-17-00-00002.0-0000.00

Directions:

- From Sebastian, go north on US 1 about 4.6 miles to Micco Road
- Turn west on Micco Road and go about 2.4 miles
- The property will be on the north side of Micco Road

***Rapidly Growing Area!
Minutes to I-95, US 1, SR A1A***

Close to Barefoot Bay Planned Community Development

2.4 +/- Miles to the Indian River

***9 +/- Miles To Wabasso, Wabasso Beach Road,
and the Atlantic Ocean***

***14 +/- Miles to Melbourne, Melbourne
Causeway, A1A and the Atlantic Beach***

Demographics 5-10-15 Miles			
2015	5 Miles	10 Miles	15 Miles
Population	14,079	101,116	224,416
Households	7,346	40,429	92,627
Median Income	\$35,176	\$43,999	\$44,677



For additional maps and details, go to:

www.SaundersRealEstate.com/SouthBrevard300

SOUTH BREVARD 300 ACRES

Micco, Florida • Brevard County

This vacant land is ripe for development and located in a rapidly growing area next to the Barefoot Bay Planned Community Development. The property is only 1.5 miles from the future St. Johns Heritage Parkway/I-95/Micco Road interchange that is already funded and scheduled to start construction in the Summer of 2016. Easy access to recreation and amenities of restaurants and shopping in Micco. The Atlantic Ocean is a close drive to the east and only 9 miles south on US 1 to Wabasso. It is 14 miles north on US 1 to Melbourne and the Melbourne Causeway to A1A and the beach (Atlantic Ocean).

Total Gross Acres: 300 +/- acres

Sale Price: \$2,500,000

Price per Acre: \$8,333.33

Site Address: 3750 Micco Road, Micco, FL 32976

County: Brevard

Nearest Intersection:

Fleming Grant Road and Micco Road

Zoning/FLU: Res-1 (allows 1 unit per acre)

Uplands/Wetlands: 100% uplands

Planning/Permits: Possible higher density residential development and great investment

Utilities:

- Water and sewer approximately 1,500 feet away
- Two artesian wells on the property

Water Features: The Atlantic Ocean is east of the Indian River, which is about 2.4 miles east on Micco Road

Road Frontage: 1.3 +/- miles on Micco Road

Structures: Old barn and house



Investment for Development!

***1 Unit/Acre
with Potential for
Higher Density Residential***

***Only 1.5 +/- Miles to the Future
St. Johns Heritage Parkway/I-95/
Micco Road Interchange***

(Funded, Scheduled to Start Construction in the Summer of 2016)





SAUNDERS
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863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

300 +/- Acres • Investment for Development!
Rapidly Growing Area • Minutes to I-95, US 1, SR A1A
1 Unit/Acre with Potential for Higher Density Residential

SOUTH BREVARD 300 ACRES

Micco, Florida • Brevard County

VACANT LAND READY FOR DEVELOPMENT

Clay Taylor, ALC

863.774.3532

Clay@SaundersRealEstate.com

David Hitchcock, ALC Advanced, CCIM

863.272.7155

DavidH@SaundersRealEstate.com

For additional maps and details, go to:

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Only 2.4 +/- miles to the Indian River

**Coldwell Banker Commercial
Saunders Real Estate**

114 North Tennessee Ave., 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

425 NE Santa Fe Blvd. (US 441)
High Springs, FL 32643
386.454.1124

www.SaundersRealEstate.com

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