



HERITAGE TOWN CENTER - Retail, Office, Medical & Multifamily Sites

Major Growth Market on St. Johns Heritage Pkwy just north of a new Publix

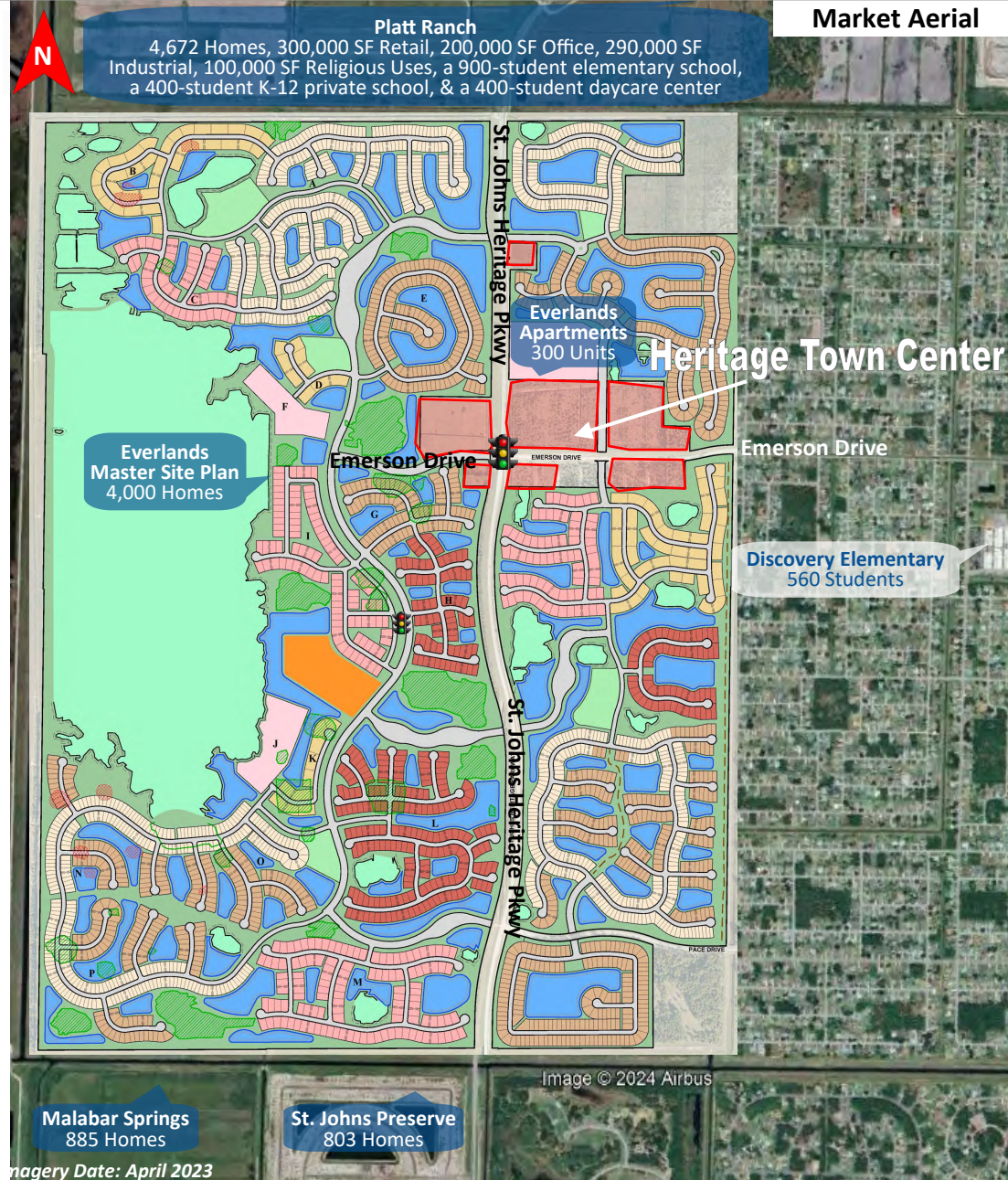
St. Johns Heritage Pkwy & Emerson Drive, Palm Bay, Brevard County, Florida

MARKET HIGHLIGHTS

- Located in Brevard County's largest city, Palm Bay, which is experiencing massive amounts of residential growth with over 14,000 new homes approved or under construction within 3-miles of this location.
- This site encompasses all four corners of this major intersection of the St. Johns Heritage Parkway and Emerson Drive, and is the commercial component to Lennar's 4,000 home community, Everlands, which surrounds these parcels.
- The traffic signal here is fully funded and approved and is scheduled to be installed later this year.
- Directly north is the Platt Ranch that has approvals for 4,672 homes, approximately 500,000 SF of commercial and multiple schools with a 1,700 student capacity.
- The 4-laning of St. Johns Heritage Pkwy from Hwy 192 to Malabar Rd is scheduled to begin also later this year and the 4-laning of Emerson Drive has already commenced to the east of this site and shall continue to St. Johns Pkwy.
- The St. Johns Heritage Pkwy was constructed for residents living in this area of southwest Brevard County to easily access the surrounding areas and is the primary route for local residents heading to work which is primarily to the north.
- The St. Johns Heritage Pkwy is to be extended south from Malabar Rd ultimately connecting back into Interstate 95 as shown within this package.
- Just over two miles to the south there is a new Publix anchored shopping center going in at the northwest corner of St. Johns Heritage Pkwy & Malabar Rd.
- With minimal commercial opportunities on the St. Johns Heritage Pkwy makes this the premiere commercial hub that includes over 60 acres of commercial.
- There are approximately 2,500 students in this area with 1,700 additional planned.

SITE HIGHLIGHTS

- Multiple commercial options, all with offsite retention offering a variety of options for users of all shapes and size, and desires, i.e. AM or PM traffic, co-tenancy, etc.
- Future signalized intersection to two future 4-lane roads, with one being the primary roadway for residents in this trade area to access the surrounding areas.
- These sites offer with exception access and visibility on both roads and this location is truly the prime commercial node for this area.
- Circle K is taking the northeast corner with two national QSRs & Auto Parts in negotiations as well as another national C-store working on the southwest corner.





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POPULATION

1-Mile	2,194
2-Mile	10,132
3-Mile	21,932



HOUSEHOLDS

1-Mile	776
2-Mile	3,657
3-Mile	7,903



AVER. HH INCOME

1-Mile	\$70,413
2-Mile	\$73,145
3-Mile	\$84,559



MEDIAN AGE

1-Mile	40.1
2-Mile	40
3-Mile	40.2



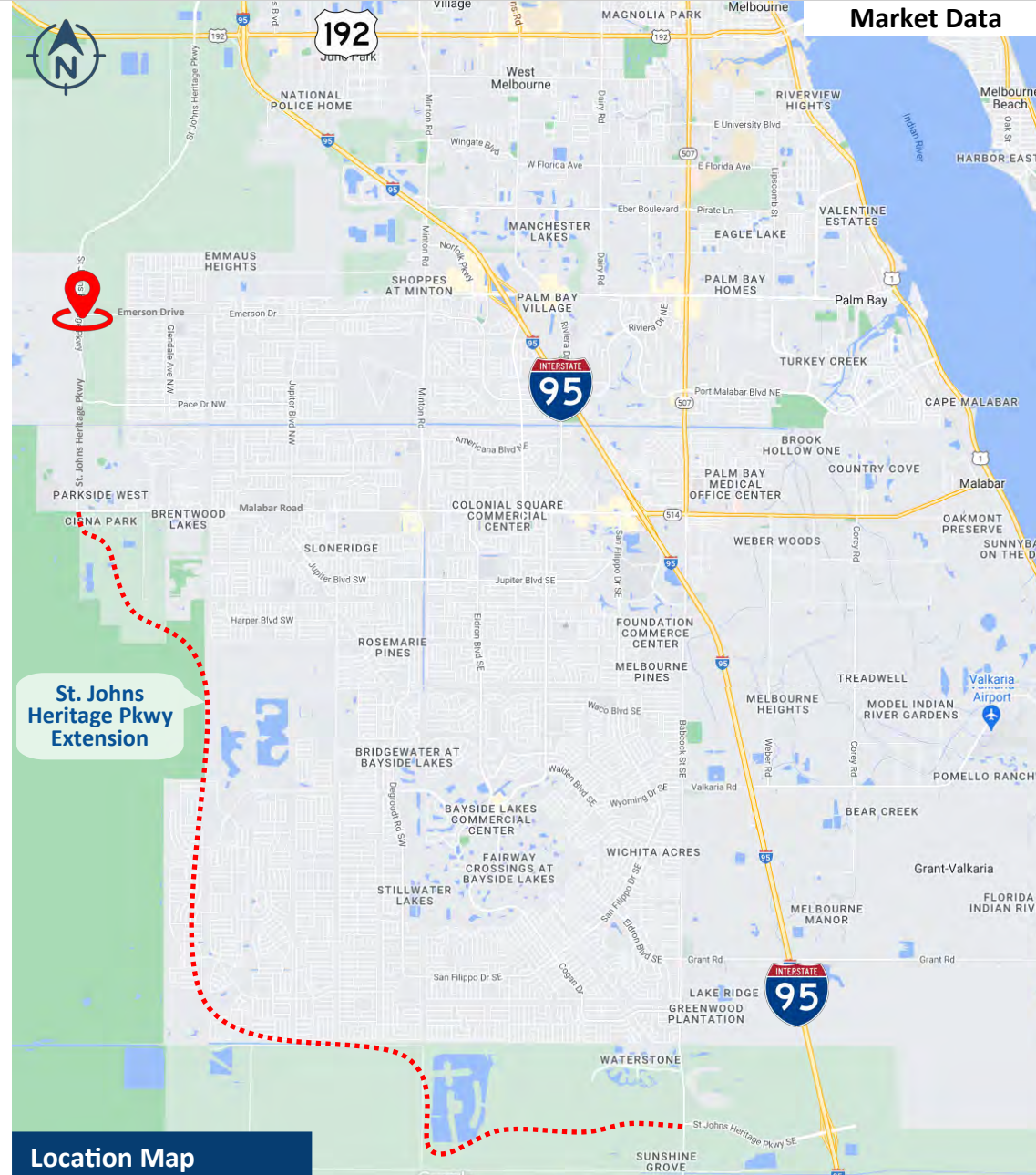
LABOR FORCE

1-Mile	1,110
3-Mile	17,999
5-Mile	44,983



TRAFFIC COUNTS '22

St. Johns Pkwy	13,900
Emerson Dr	11,200





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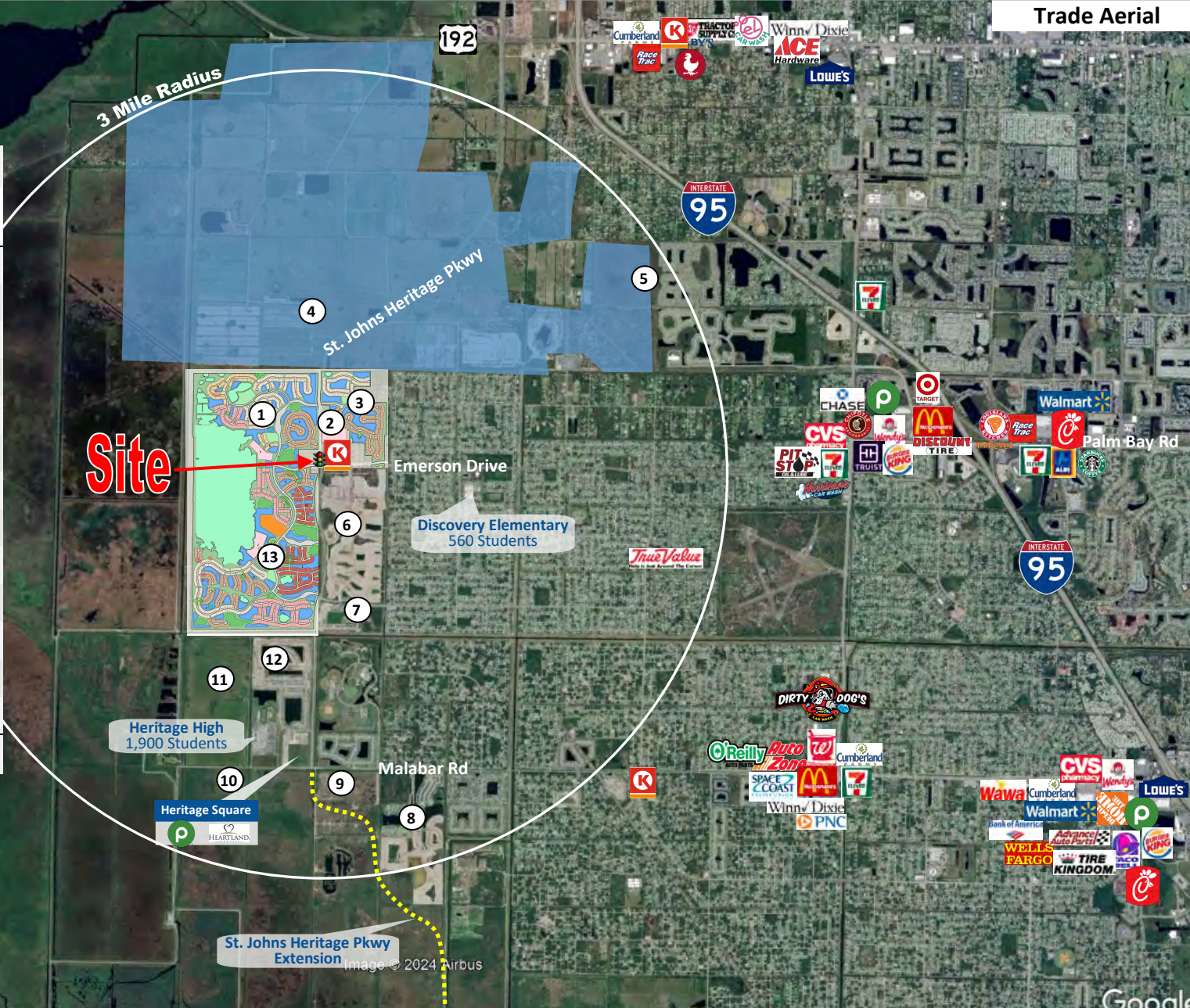
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Trade Aerial



3 Mile Radius

RESIDENTIAL PROJECT KEY		
Site #	Project Name	Total Units
1	NW Everlands	634
2	Everlands Apartments	300
3	Riverwood at Everlands	398
4	Platt Ranch	4,672
5	Sawgrass Lakes	1,633
6	The Timbers at Everlands	840
7	Edgewood at Everlands	162
8	Tillman Lakes	805
9	The Havens	266
10	Malabar Preserve	317
11	Malabar Springs	885
12	St. Johns Preserve	803
13	SW Everlands	2,413
Total Trade Area Units:		14,128



Imagery Date: November 2021

Image © 2024 Airbus

Google



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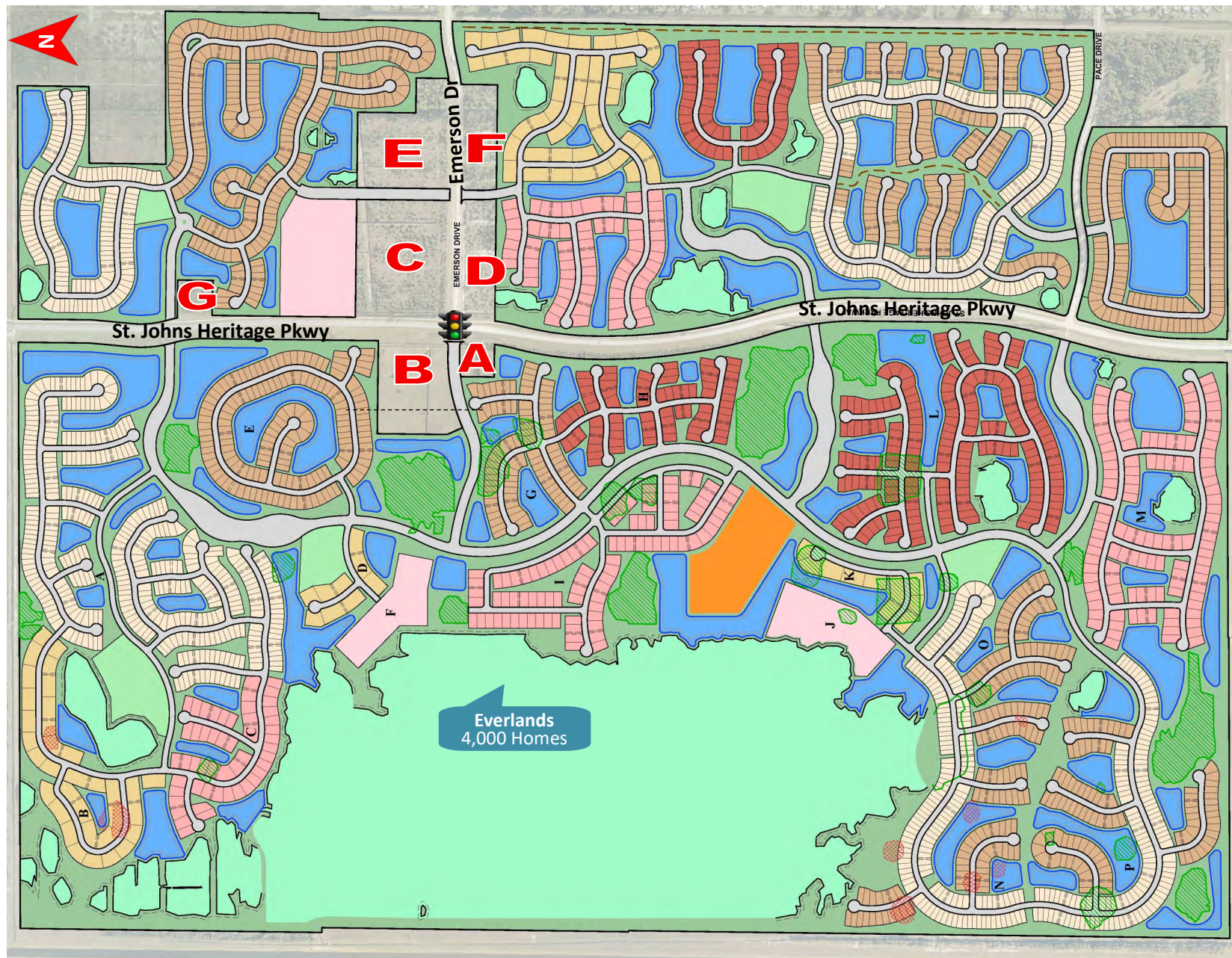
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Lennar's Everlands Master Site

HERITAGE TOWN CENTER PARCELS

- A:** Proposed National Convenience Store 2 Acres
- B:** **AVAILABLE** - 11.73 Acres Shopping Center Site
- C:** **AVAILABLE** - Proposed Circle K Convenience Store on the hard corner with 16.5 Acres remaining
- D:** **AVAILABLE** - 3.53 Acres with a proposed 3-Story Climate Controlled Self Storage Facility adjacent
- E:** **AVAILABLE** - 14 Acres Commercial/Potential Apartment Site
- F:** **AVAILABLE** - 6.27 Acres Commercial Parcel
- G:** **AVAILABLE** - 2.12 Acres Commercial Parcel

**All site have offsite retention provided*

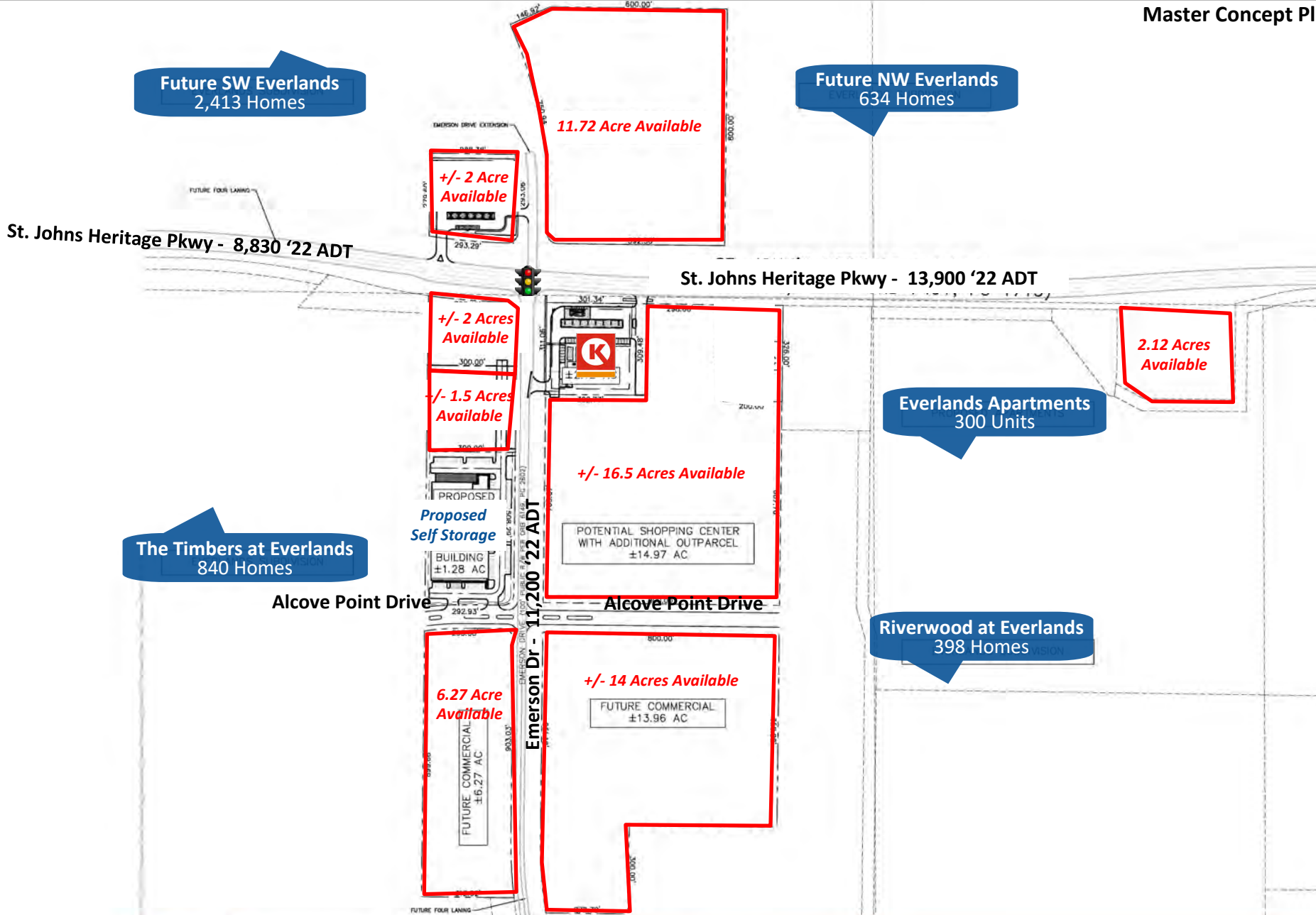




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Master Concept Plan





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Northeast Aerial



Platt Ranch
 Approved for 4,672 Homes, 300,000 SF Retail, 200,000 SF Office, 290,000 SF Industrial, 100,000 SF Religious Uses, a 900-student elementary school, a 400-student K-12 private school, & a 400-student daycare center

Sawgrass Lakes
 1,633 Homes

Riverwood at Everlands
 398 Homes

Everlands Apartments
 300 Units

14 Acres Available

16.5 Acres Available

St. Johns Pkwy is scheduled to be Four Lanes by 2025

Emerson Drive is in the process of being widened to Four Lanes and adding additional turn lanes at the intersection

Imagery Date: January 2023



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Northwest Aerial



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East Aerial



Riverwood at Everlands
398 Homes

Emerson Drive is in the process of being widened to Four Lanes

Discovery Elementary
560 Students

The Timbers at Everlands
840 Homes

650'
500'
300'
278'
951.18'
14 Acres Available
800'

312.92'
899.66'
6.27 Acres Available
265.39'

800'
16.5 Acres Available

265.33'
Proposed 3-Story Self Storage Facility

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South Aerial



St. Johns Pkwy is being extended south connecting back into I-95

Malabar Preserve
317 Homes

Malabar Springs
885 Homes

Heritage High
1,900 Students

The Havens
266 Homes

Tillman Lakes
850 Homes

Edgewood at Everlands
162 Homes

Heritage Square




St. Johns Preserve
803 Homes

Future SW Everlands
2,413 Homes

The Timbers at Everlands
840 Homes

St. Johns Pkwy is scheduled to be Four Lanes by 2025

Alcove Point Drive

St. Johns Heritage Pkwy

Proposed 3-Story Self Storage Facility

150'

225'

+/- 1.5 Acre Available

+/- 2 Acre Available

265'

Emerson Road
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Southwest Aerial



Heritage Square




Publix.

Heritage High
1,900 Students

Malabar Springs
885 Homes

St. Johns Preserve
803 Homes

Future SW Everlands
2,413 Homes

St. Johns Pkwy
is scheduled to
be Four Lanes
by 2025

The Timbers at Everlands
840 Homes

**Proposed National
Convenience Store**
2 Acres

+/- 2 Acre Available

Imagery Date: January 2023