

EMERALD LAKES



Where Vision Meets Opportunity on Florida's Space Coast

Zons Development is pleased to present EMERALD LAKES, a digitally, connected, mixed-use community at the I-95/St. Johns Heritage Parkway Interchange in Palm Bay, Brevard County. With over 2.8 million square feet of Office, Retail, Institutional, Medical and Research facilities, EMERALD LAKES will create 6,000 permanent jobs. Sustainable housing options are available for families, millennials, and active adults with 3,760 Single and Multifamily units available.

The I-95 Interchange is under construction with opening scheduled Summer 2018 and St. Johns Heritage Parkway opening Fall 2018. The FDOT Average Daily Traffic Count for I-95 in southern Brevard County is 42,764 trips and the widening to six lanes has been completed.

All land use & zoning approvals are in place, and engineering and permitting are in process. Phase 1 sites will be ready for delivery Fall 2019.

Building Sites and Bulk Sale opportunities are available for Retail, Office, Hotel, Medical and Research uses within the EMERALD LAKES Town Center, Regional Center, and Office & Business Park locations.

Residential sites are available in EMERALD LAKES for single family, townhomes, multi-family and adult resort community lifestyles. The community will feature full fiber network connectivity and solar energy options.



TOWN CENTER (SOUTHWEST QUADRANT)

| LAND USE | GSR / UNITS |
|-----------------------------|-------------|
| OUTREACHES | 3 |
| COMMERCIAL / RETAIL | 296,000 SF |
| COMMERCIAL / OFFICE | 548,000 SF |
| CINEMA | 30,000 SF |
| HOTEL | 200 ROOMS |
| MULTI-FAMILY | 200 UNITS |
| RESIDENTIAL / CONDO STACKED | 10 SCREENS |
| OPEN SPACE | 72 ACRES |
| LAKE | 28 |
| SINGLE FAMILY / RESIDENTIAL | 72 ACRES |

WORK PLACE (SOUTHEAST QUADRANT)

| LAND USE | GSR / UNITS |
|-----------------------------|-------------|
| COMMERCIAL / OFFICE | 296,000 SF |
| COMMERCIAL / OFFICE | 548,000 SF |
| HOTEL | 200 ROOMS |
| MULTI-FAMILY | 200 UNITS |
| RESIDENTIAL / CONDO STACKED | 10 SCREENS |
| LAKE | 4.1 ACRES |

URBAN LIVING (NORTHEAST QUADRANT)

| LAND USE | GSR / UNITS |
|-----------------------------|-------------|
| OUTREACHES | 5 |
| COMMERCIAL / RETAIL | 296,000 SF |
| COMMERCIAL / OFFICE | 120,000 SF |
| RESIDENTIAL / CONDO STACKED | 200 UNITS |
| TOWNHOME | 116 |
| CONDO FAMILY | 56 |
| ASSISTED LIVING | 56 |
| LAKE | 40 |
| OPEN SPACE | 62 ACRES |

URBAN LIVING (NORTHWEST QUADRANT)

| LAND USE | GSR / UNITS |
|---------------|-------------|
| OUTREACHES | 727,000 SF |
| MULTI-FAMILY | 480 UNITS |
| CONDO STACKED | 153 |
| TOWNHOME | 153 |
| SINGLE FAMILY | 417 |
| LAKE | 70 ACRES |

DEVELOPMENT SUMMARY

| LAND USE | GSR / UNITS |
|-----------------------------|--------------|
| OUTREACHES | 15 |
| COMMERCIAL / RETAIL | 1,310,000 SF |
| COMMERCIAL / OFFICE | 840,000 SF |
| CINEMA | 30,000 SF |
| HOTEL | 600 ROOMS |
| MULTI-FAMILY | 300 BED |
| RESIDENTIAL / CONDO STACKED | 10 SCREENS |
| OPEN SPACE | 1,478 UNITS |
| LAKE | 478 UNITS |
| ASSISTED LIVING | 478 UNITS |
| MULTI-FAMILY | 480 UNITS |
| SINGLE FAMILY | 880 LOTS |
| TOTAL RESIDENTIAL UNITS | 3,700 |
| TOTAL LAKES | 24 ACRES |



NW QUADRANT
URBAN LIVING

NE QUADRANT
URBAN LIVING

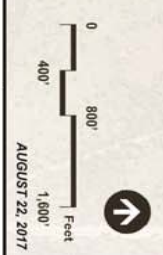
SW QUADRANT
TOWNCENTER

SE QUADRANT
WORKPLACE

ZONES DEVELOPMENT

Emerald Lakes
Palm Bay, Florida

CONCEPTUAL MASTER PLAN



LAND USE LEGEND

- 1 DOWNTOWN / URBAN D. CITY
 - 2 HOSPITAL / MEDICAL / WELLNESS CAMPUS
 - 3 GOVERNMENT COMPLEX
 - 4 COMMUNITY / AMPHITHEATER
 - 5 ACTIVE SENIOR AND ASSISTED LIVING HOUSING
 - 6 COMMERCIAL CENTER
 - 7 HOTEL
 - 8 NEIGHBORHOOD AMENITY CENTER
 - 9 VILLAGE GREEN / URBAN PARK
 - 10 NEIGHBORHOOD PARKS
 - 11 WATERFRONT PROMENADE
 - 12 OUTLET MALL
 - 13 PARKING DECK
 - 14 EXISTING WETLAND
 - 15 LAKE
 - 16 SOTTILE CANAL GREENWAY
 - 17 MULTI-FAMILY / APARTMENTS
 - 18 TOWNHOMES
 - 19 OPEN SPACE
 - 20 CINEMA
 - 21 GALLERY MONUMENTS
 - 22 SINGLE FAMILY DETACHED RESIDENTIAL
 - 23 COMMUNITY DOCK / OVERLOOK
 - 24 AMENITY BUILDING / TRAILHEAD
- OUTLET MALL
 - COMMERCIAL
 - OFFICE / EMPLOYMENT
 - HOSPITAL
 - MX-USE
 - MULTI-FAMILY
 - ATTACHED RESIDENTIAL
 - SENIOR LIVING / ASSISTED LIVING
 - SINGLE FAMILY / RESIDENTIAL
 - CINEMA
 - HOTEL
 - CINIC
 - PARKING DECK
 - OPEN SPACE
 - ROADS
 - WATER / GREEN / POND / LAKES
 - WETLANDS / EXISTING VEGETATION
 - PARKS

This site plan is conceptual in nature and subject to change without notice.

DEVELOPMENT PROGRAM

Town Center & Urban Living West of I-95

| Uses | Maximum Approved | Available Sites |
|---------------------------|------------------------|-----------------|
| Retail / Office / Medical | 670,000 sf | 2-53 acres |
| Hotel | 300 rooms | 2-5 acres |
| Medical Use/ Hospital | 300 beds | 3-28 acres |
| Residential | 2,500 units/ 365 acres | 10-50 acres |

Technology Park & Residential East of I-95

| Uses | Maximum Approved | Available Sites |
|----------------------------|-------------------------|-----------------|
| Retail / Office / Research | 350,000 sf | 2-52 acres |
| Hotel | 400 rooms | 2-4 acres |
| Residential | 1,260 units / 288 acres | 15-50 acres |



HIGHLIGHTS FOR BREVARD COUNTY AND THE SPACE COAST

- Center and Business Corridor for Brevard County & Space Coast
- #1 Highest Number of Patents per 10,000 Workers in Florida – Brookings Institute
- #1 Location for cutting edge communications, electronics, aerospace and aviation, defense and manufacturing Headquarters & Manufacturing Facilities in Florida
- #6 Most Concentrated High-Tech Economy in the U.S. – Milken Institute of Technology
- Brevard Global Leaders include Northrop Grumman, Harris Corporation, Embraer, Boeing, DRS, General Electric, L3, Lighting Science Group, Lockheed Martin, MC Assembly, Raytheon, Rockwell, Collins, Satcom and Space X

DEMOGRAPHICS

| Statistics | Palm Bay | Brevard County |
|--------------------------------|----------|----------------|
| 2016 Average Household Income | \$54,913 | \$67,705 |
| 2021 Average Household Income | \$60,455 | \$74,699 |
| 2016 Average Disposable Income | \$45,463 | \$54,467 |
| Median Age | 41 | 48.1 |

CONTACT

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