

±12.12 acres, RS-2 — a 33-lot conceptual plan (density supports more, subject to engineering) with completed soils and traffic studies.



\$2,500,000

\$206,271 / acre

SIZE

±12.12 AC

ZONING

RS-2

CONCEPT YIELD

33+ Lots

PROPERTY SNAPSHOT

Location	Emerald Rd SE & Mirage Ave
City / ZIP	Palm Bay, FL 32909
Size	±12.12 Acres
Zoning	RS-2 (Single-Family)
Subdivision	Port Malabar Unit 9
Utilities	City Water + Sewer
Concept Plan	33 SF Lots (RS-2)
Access	Emerald Rd via Emerson Dr
Soils	Myakka / Basinger Sand
Price / Acre	\$206,271

RS-2 DEVELOPMENT PROGRAM

Conceptual plan: 33 single-family lots (R.K. Engineering) — density supports more (the City modeled up to 41 units), subject to final engineering. RS-2: 7,500 SF min lot, 75 ft width, 100 ft depth, 1,200 SF min living area; dry retention on site. **City water + sewer** — no septic constraint. **Seller open to collaborating on entitlements**; adjacent land potentially available for green space.

LOCATION, TRAFFIC & TRADE AREA

The site sits east of Emerson Drive SE and north of Jupiter Boulevard in southeast Palm Bay, accessed via Emerald Road SE. Emerson Drive is a four-lane divided urban minor arterial connecting Jupiter Blvd to Malabar Road — strong access in Brevard County's largest and fastest-growing city.

EMERSON DRIVE SE — DAILY TRAFFIC

17,270 AADT

Source: 2024 Space Coast TPO count (Jupiter Blvd–Malabar Rd)

INVESTMENT HIGHLIGHTS

- ◆ **Full city water AND sewer** — the defining advantage: central sewer removes the septic/density limits that constrain most Palm Bay infill land, letting a builder realize full RS-2 lot yield.
- ◆ **Shovel-ready due diligence in hand** — conceptual 33-lot RS-2 subdivision plan, USDA soils report, boundary sketch, and a City-accepted traffic/LOS study already completed — months of feasibility de-risked.
- ◆ **Roadway capacity confirmed** — the City LOS analysis shows Emerson Drive operating well within capacity at buildout (V/C 0.47); no concurrency roadblock.
- ◆ **Developable upland soils** — Myakka and Basinger sands, the standard flatwoods soils built on throughout Palm Bay — No Wetlands.
- ◆ **Scarce served infill acreage** — a rare ±12.12-acre, fully-served, by-right RS-2 assemblage in a lot-starved Palm Bay market.
- ◆ **Backed by recent sewer-lot sales** — comparable finished lots in Port Malabar recently closed at \$75,000–\$78,150 each, well above septic-area lots —the sewer advantage in real dollars behind the \$206,271/acre pricing.

33

CONCEPTUAL SF LOTS

Water + Sewer

FULL CITY UTILITIES

V/C 0.47

ROADWAY CAPACITY OK

TRADE AREA DEMOGRAPHICS — ZIP 32909 (U.S. CENSUS / ACS)

36,789

POPULATION

\$76,708

MEDIAN HH INCOME

14,264

HOUSEHOLDS

\$261,400

MEDIAN HOME VALUE

Meili Viera Porter
Broker & Real Estate Portfolio Strategist

MVP Sales Group | Waterman Real Estate, Inc.
(321) 244-7653 • meili@mvpsalesgroup.com
201 N. Riverside Dr, Suite A, Indialantic, FL 32903

