



**MVP
SALES
GROUP**

Investments & Development

of



WATERMAN
REAL ESTATE

Meili Viera Porter

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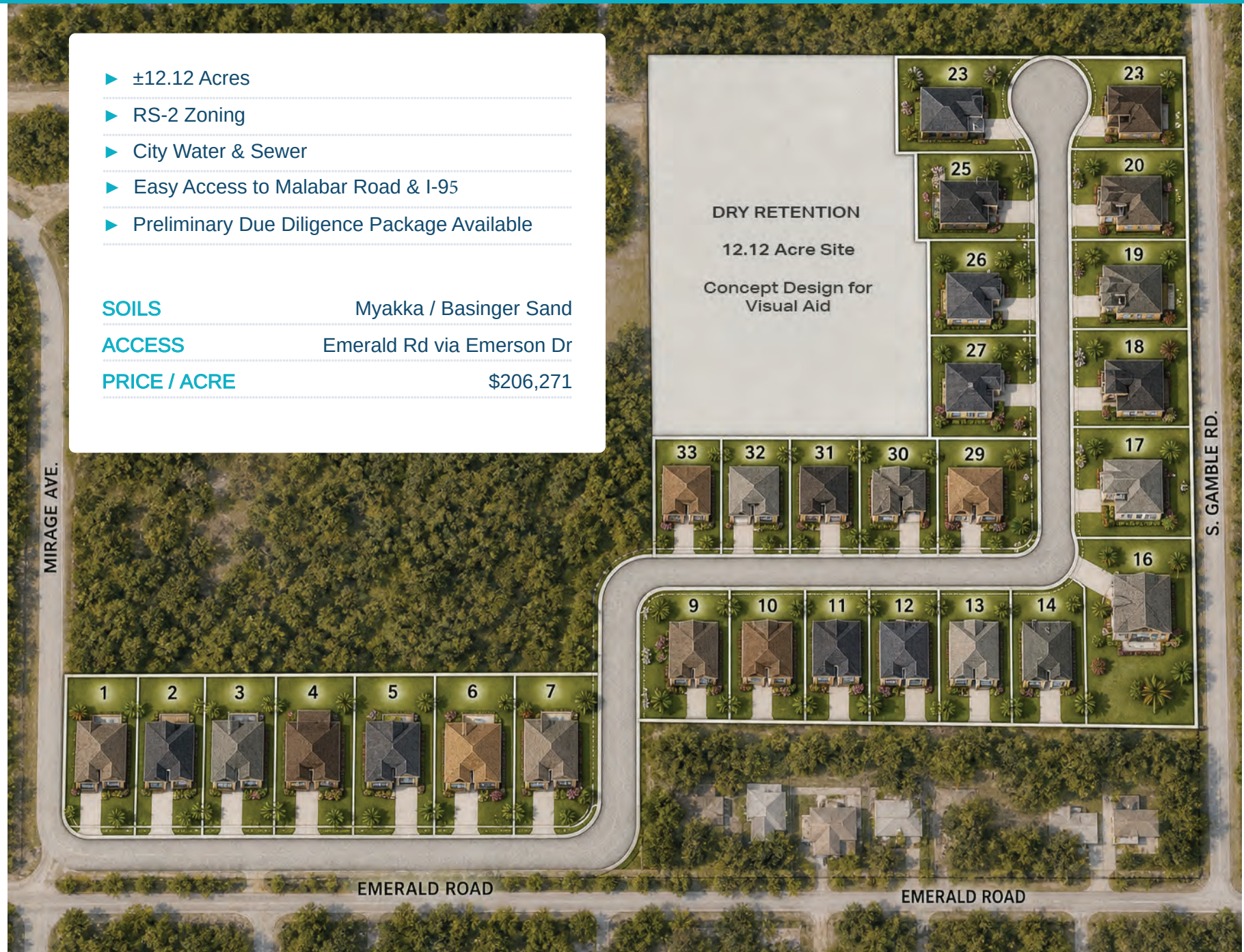
PRICE	\$2,500,000
ACRES	±12.12
ZONING	RS-2
UTILITIES	City Water & Sewer
PARCEL ID's	29-37-05-GJ-B.1
	29-37-05-00-10
	29-37-05-00-11

Rare opportunity to acquire 12.12± acres of residential development land with municipal utilities. A preliminary concept plan confirms the site's development potential while preserving the opportunity for a purchaser to create a more efficient community layout and maximize long-term value through the entitlement process.



- ▶ ±12.12 Acres
- ▶ RS-2 Zoning
- ▶ City Water & Sewer
- ▶ Easy Access to Malabar Road & I-95
- ▶ Preliminary Due Diligence Package Available

SOILS	Myakka / Basinger Sand
ACCESS	Emerald Rd via Emerson Dr
PRICE / ACRE	\$206,271

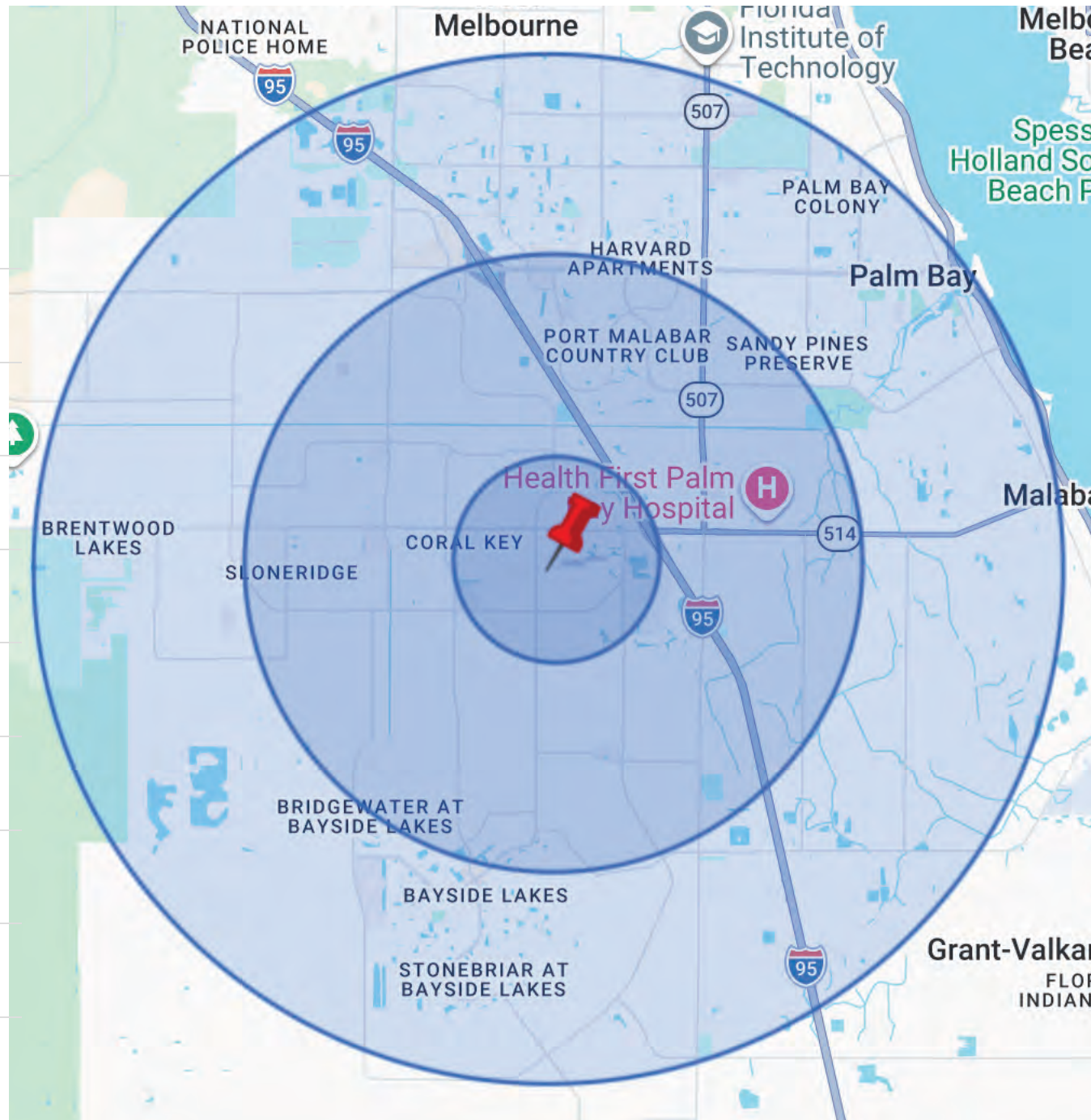




DEMOGRAPHICS

Emerald Rd SE & Mirage Ave
Palm Bay, FL 32909

	1 MILE	3 MILE	5 MILE
2025 Total Population	8,862	65,409	158,966
2030 Population	9,568	70,295	171,499
Pop Growth 2025-2030	+ 7.97%	+ 7.47%	+ 7.88%
Average Age	45	42	42
2025 Total Households	3,506	25,417	62,417
HH Growth 2025-2030	+ 7.67%	+ 7.15%	+ 7.58%
Median Household Inc	\$57,655	\$70,180	\$75,237
Avg Household Size	2.50	2.50	2.50
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$267,874	\$286,452	\$299,880
Median Year Built	1992	1990	1992





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