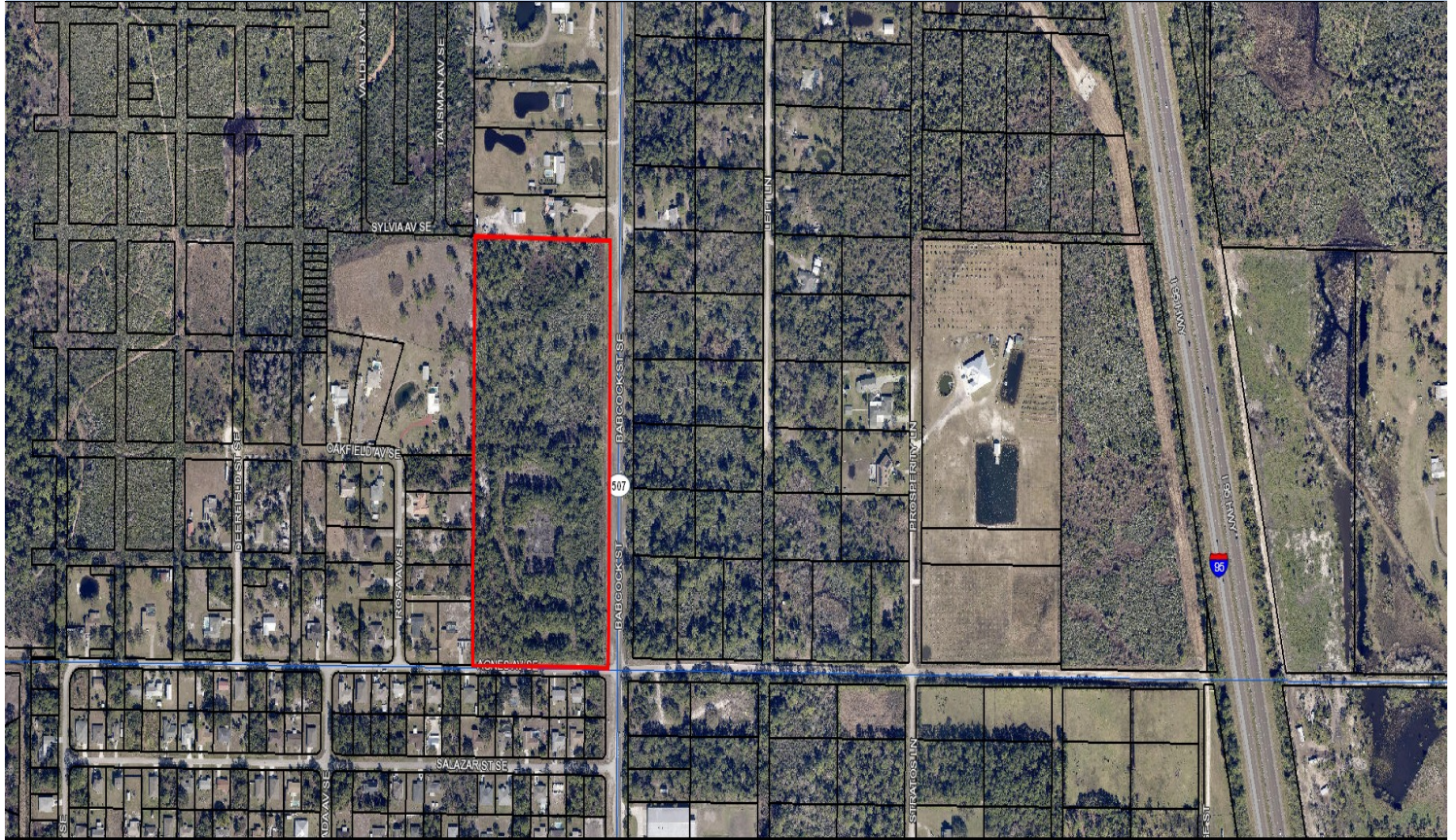


18 acres SE Palm Bay un-entitled multi use Land



6950 Babcock St SE, Palm Bay, FL 32909



Residential, Commercial, Multifamily, Industrial

Vahid Rajabian

License: SL3454072

1663 Georgia ST. NE Palm Bay, FL. 32907

321-333-7230

vahid@palmbayland.com

Land of un-entitled 18 acres Multi-use



Babcock ST SE Palm Bay, FL. 32909

Offering Summary:

Lot size:

18 Acres

**611' on Agnes and
1305' on Babcock, main road**

Zoning:

Rural Residential

Future Land Use:

Low Density Residential

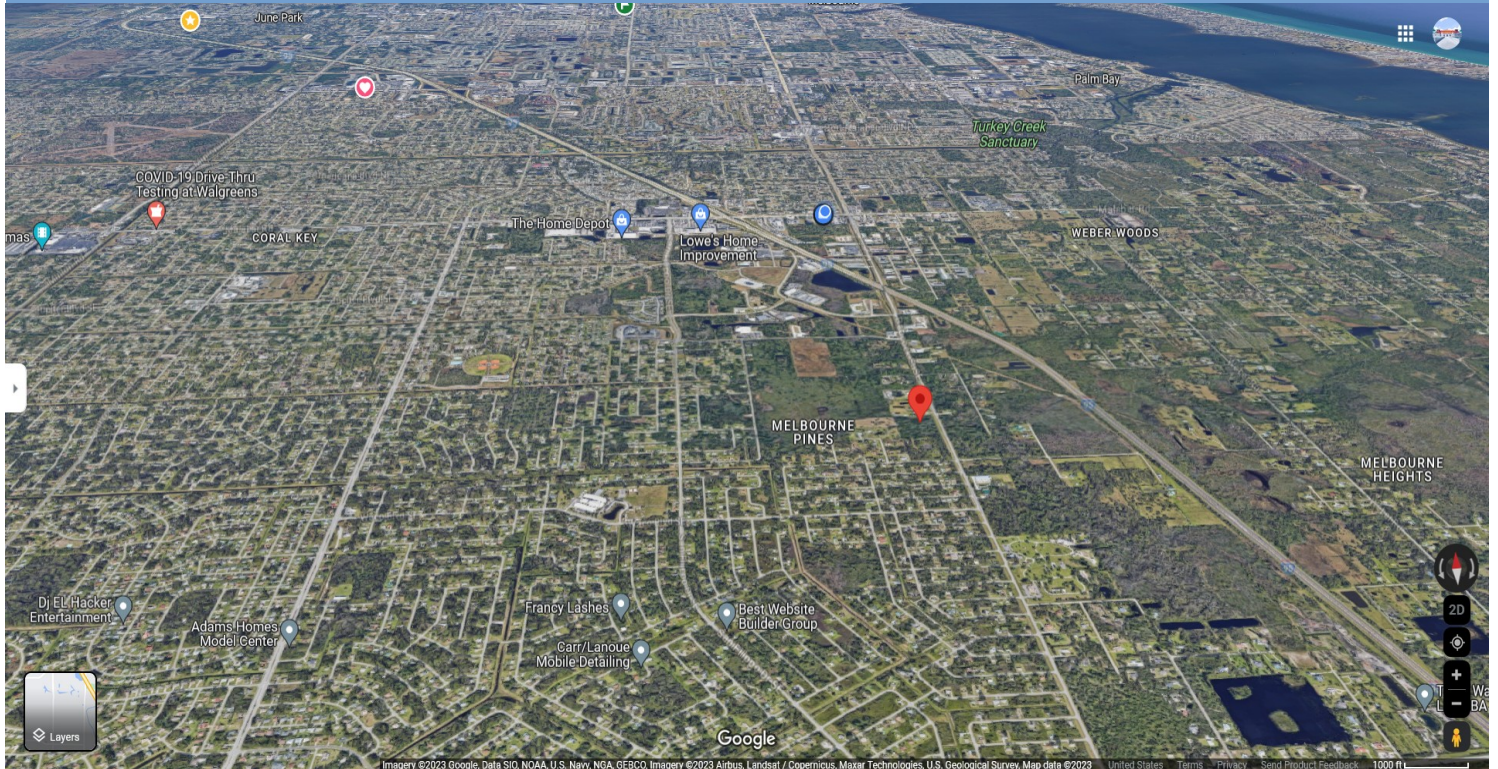
Unpriced

Introduction:

Welcome to a remarkable 18-acre land parcel in the thriving city of Palm Bay, Florida. Located at 6950 Babcock St SE, this property offers an open canvas for a versatile mix of multifamily, commercial, or a combination of both. With Rural Residential zoning and an excellent location, this expansive property is primed for a multitude of development possibilities. Explore the potential for a vibrant and dynamic project that aligns with the evolving needs of the community.



18 Acres of Versatile Development Opportunity



Property Highlights:

Total Acreage: 18 Acres

Zoning: Rural Residential (RR-1)

High Traffic Exposure: Babcock Street Frontage

Strategic Location: Close to Major Retail Centers

Demographic Appeal: Ideal for Multifamily and Commercial Use

Zoning and Versatility

:

The property boasts a Rural Residential (RR-1) zoning designation, allowing for a wide range of development options. With an open canvas for creativity, you have the flexibility to explore a multifamily community, commercial ventures, or a harmonious blend of both. This zoning enables you to craft a project that caters to the dynamic needs of the surrounding community.

6950 Babcock St SE, Palm Bay, FL 32909

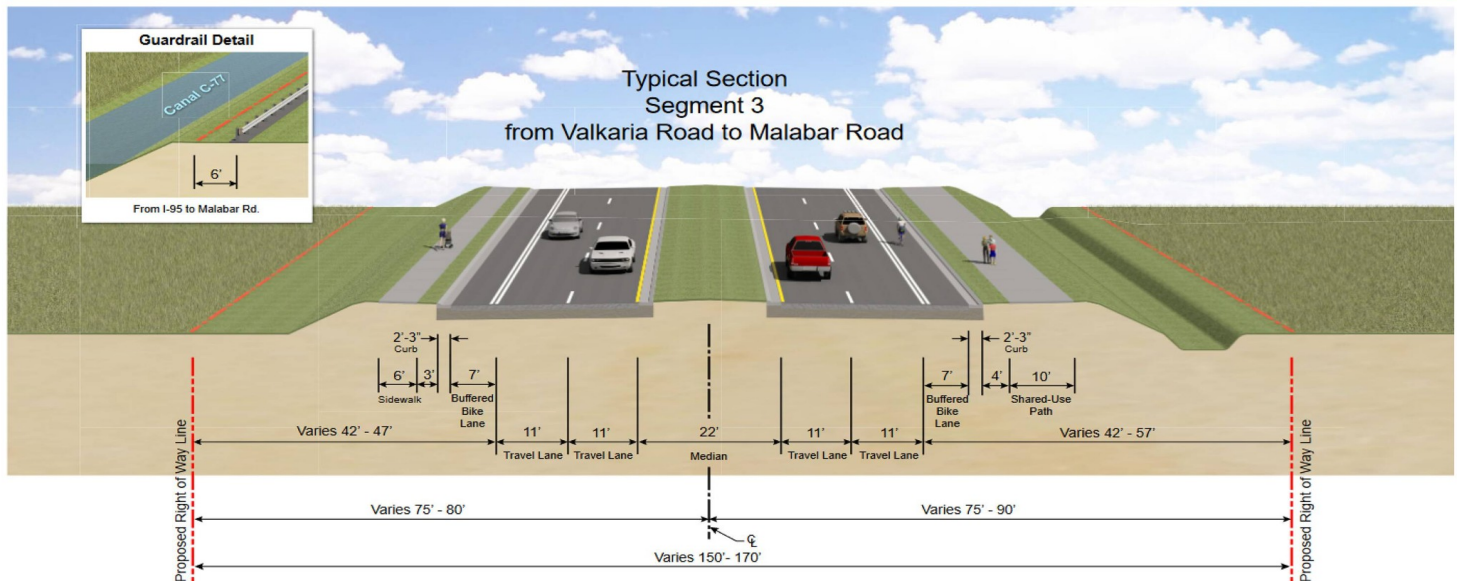


Babcock Street

from South of Micco Road/Deer Run Road to Malabar Road (S.R. 514)
District Five • Financial Project ID: 437204-1

Board

7



PROPOSED TYPICAL SECTION - SEGMENT 3

High Traffic Exposure:

6950 Babcock St SE enjoys a strategic location along the bustling Babcock Street, offering significant visibility and accessibility. The property's frontage on Babcock Street ensures that your development will be prominently featured to passing residents and visitors. This prime exposure enhances the marketability and potential of the property. The expansion of babcock has been proposed with no specific date. This property sits in proximity of two I-95 interchange

Demographic Appeal:

Palm Bay is a vibrant community with a diverse and growing population. The property's potential for multifamily and commercial use aligns perfectly with the demand for well-planned, accessible, and modern living and business spaces. With the opportunity for creative development, you can cater to the dynamic housing and commercial needs of this evolving demographic.

18 Acres of Versatile Development Opportunity

6950 Babcock St SE, Palm Bay, FL 32909



Proximity to Amenities:

The property is strategically situated close to major retail centers, ensuring that future residents and businesses will have convenient access to dining, recreational options, and urban amenities.



VAHID RAJABIAN
SL3454072

321-333-7230

vahid@palmbayland.com

1663 Georgia ST> NE
Suite 700

Palm Bay, FL. 32907

www.palmbayland.com

18 Acres of Versatile Development Opportunity



Marketing Description

Discover a prime real estate opportunity in the thriving city of Palm Bay, Florida. This remarkable property offers 18 acres of unentitled land, providing a blank canvas for single or multi-use development. Whether you seek a substantial parcel or a more tailored portion, this offering can be divided into 4-14 or 5-13-acre plots, allowing for endless possibilities.

The future potential for this land is vast, making it an attractive investment opportunity. Consider the various prospects: a gas station, a state-of-the-art self-storage facility, a quaint 55+ community with a density of 4 to 6 units per acre, senior living accommodations, town homes, retail commercial space, a cutting-edge medical facility, or even multifamily housing with a density of up to 20 units per acre.

Situated along Babcock Street, a well-traveled thoroughfare in Southeast Palm Bay, this property benefits from its proximity to future widening projects. The expansion is a response to the growing number of residents in the area, making it an ideal location for commercial and office spaces to meet the demands of the community.

Access to major infrastructure is a key feature of this location, with the newly built I-95 interchanges (166 and 173) nearby. Additionally, Palm Bay Hospital, major retail giants such as Walmart, Publix, Home Depot, and Lowes, are all just minutes away. Babcock Street serves as a crucial route to destinations southward to Micco, Fellsmere, and Sebastian, and northward to Melbourne.

Palm Bay itself is experiencing significant growth and is strategically positioned in eastern central Florida, making it an ideal hub between Jacksonville and Miami. With its proximity to Orlando, just an hour's drive west, and its easy access to major highways, this property holds immense potential as a future distribution center.

The current land use is residential, with zoning subject to your desired specifications. Utilities are close by and the city might give concessions for the cost through credit on impact fees and future rebates. To explore this unique opportunity further, take advantage of our 30-day free look period. For inquiries and additional information, please contact Vahid Rajabian at 321-333-7230 or via email at vahid@palmbayland.com.

Invest in the future of Palm Bay, where growth knows no bounds, and seize this exceptional real estate offering today.

Demographic Insights 1 Mile



Population

11.6k

↑ 6% Compared to 10.9k in 2020 ↑ 16% Compared to 10k in 2017

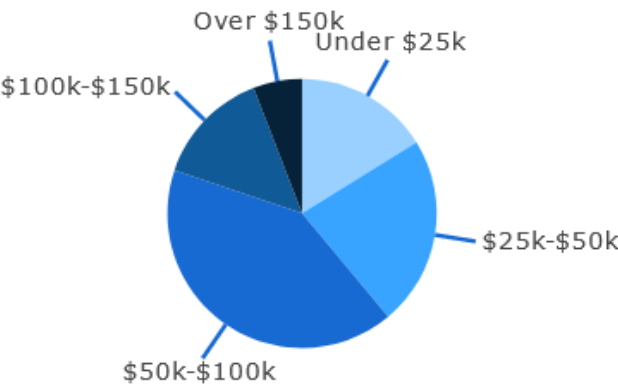
Add Listings Saved Dashboard

Property Due Diligence My Notes



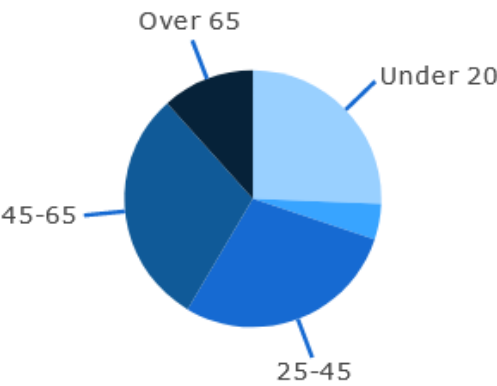
Household Income

\$69.1k \$56.9k ↓ -18%
Median Income 2028 Estimate Growth Rate

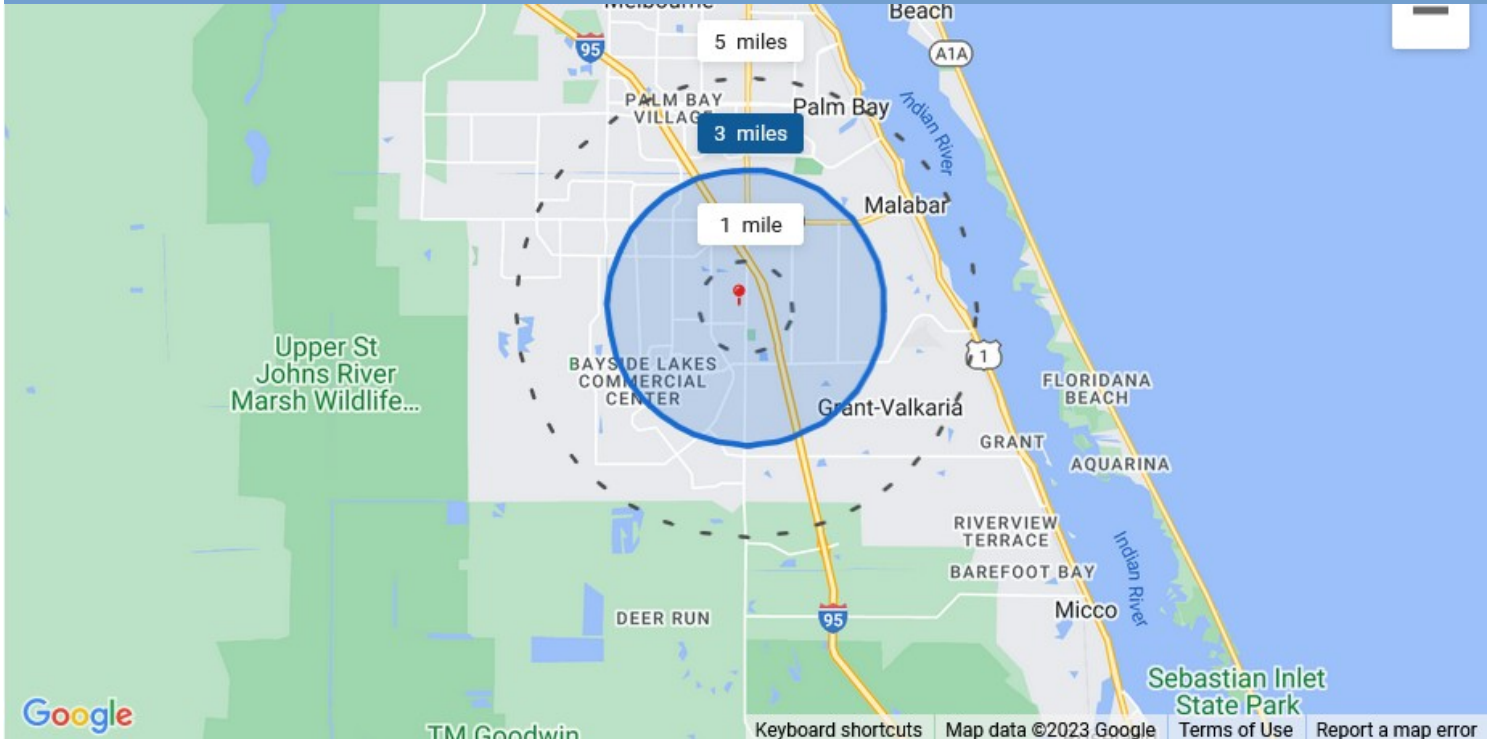


Age Demographics

39 40 ↑ 3%
Median Age 2028 Estimate Growth Rate



Demographic Insights 3 Miles



Population

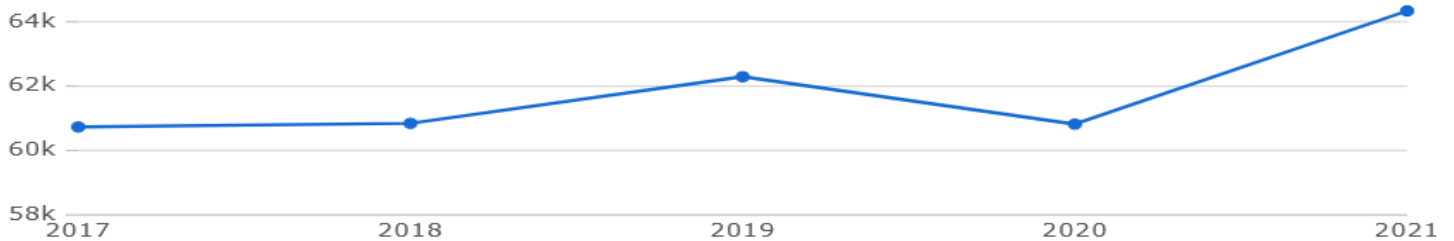
64.2k

↑ 5%

Compared to 60.7k in 2020

↑ 5%

Compared to 60.7k in 2017



Add Listings

Saved



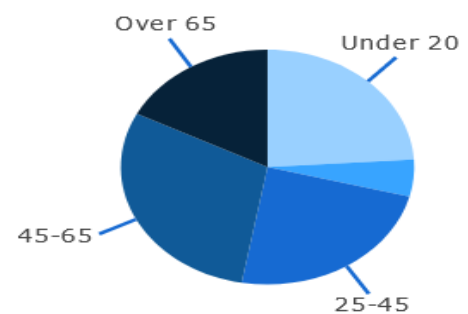
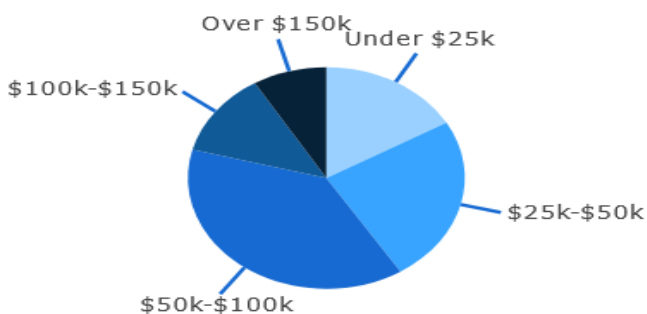
Dashboard



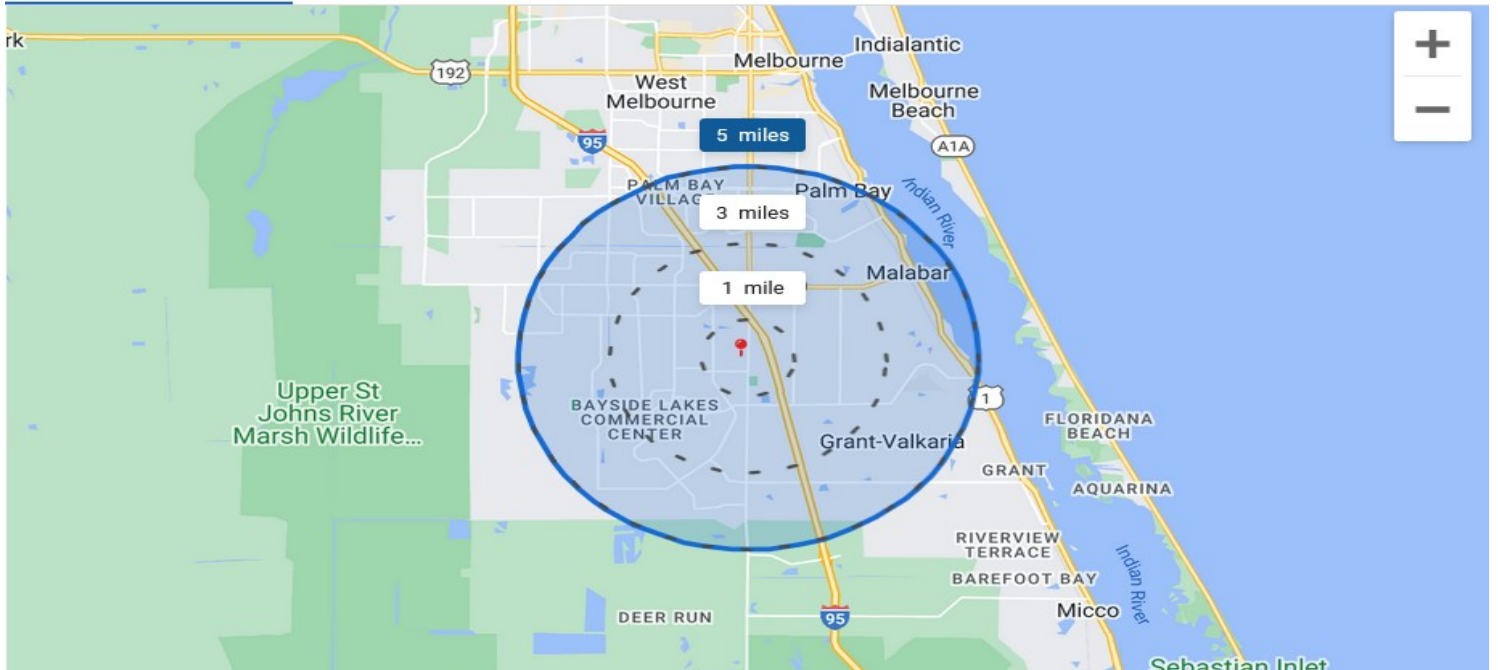
Property

Due Diligence

My Notes



Demographic Insights 5 miles



Population

131k

↑ 4%

Compared to 126k in 2020

↑ 9%

Compared to 120k in 2017

Add Listings

Saved



Dashboard



Property

Due Diligence

My Notes



Household Income

\$69.8k

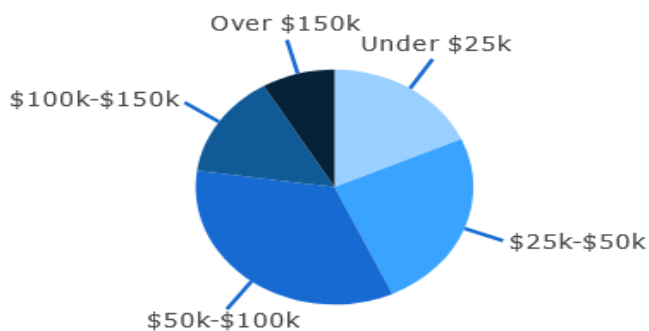
Median Income

\$68.2k

2028 Estimate

↓ -2%

Growth Rate



Age Demographics

41

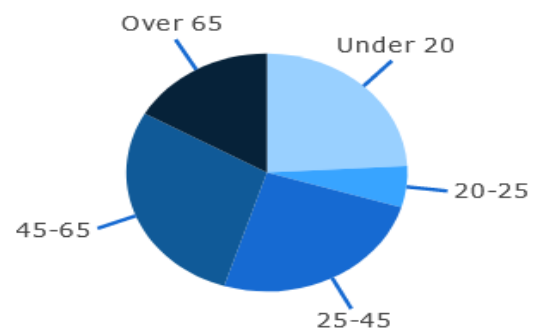
Median Age

43

2028 Estimate

↑ 4%

Growth Rate



Un-entitled 18 acres SE Palm Bay Multi use Land



Top Employment Categories

Management, business, science, and arts occupations

Educational services, and health care and social assistance

Professional, scientific, and management, and administrative, and waste management services

Retail trade

Manufacturing

Arts, entertainment, and recreation, and accommodation and food services

Construction

Finance and insurance, and real estate, and rental and leasing

Other services, except public administration

Transportation and warehousing, and utilities

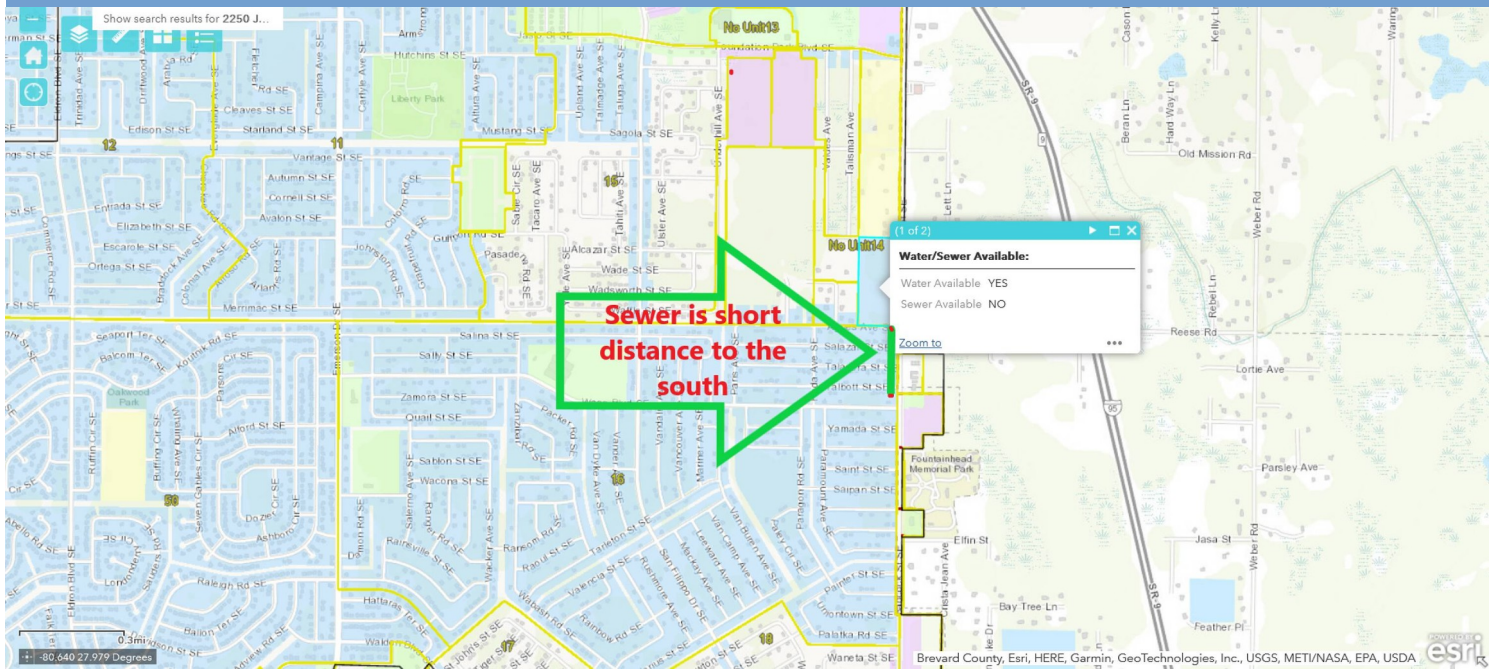
Public administration

Wholesale trade

Information

Agriculture

Utilities



City water is available at the property and sewer is close by and needs a lift station

Conclusion:

6950 Babcock St SE presents an exceptional investment opportunity in the heart of Palm Bay, Florida. With 18 acres of land, Rural Residential zoning, and an open canvas for multifamily, commercial, or a mixed-use development, this property is ready for your visionary project. Explore the countless possibilities and make this prime piece of real estate your next dynamic venture.

For inquiries and additional information, please contact

All information deemed to be accurate and collected from outside sources. We are not liable to the accuracy. Please investigate and verify for yourself

VAHID RAJABIAN
321-333-7230
VAHID@PALMBAYLAND.COM

