



**MVP
SALES
GROUP**

Investments & Development

of



WATERMAN
REAL ESTATE

Meili Viera Porter

Broker, MBA, MS Real Estate
Development & Investments
(321) 244-7653

meili@mvpsalesgroup.com



PRICE	\$4,995,000
ZONING	±63.04 Acres
ACRES	Residential Single-Family
MINIMUM LOT SIZE	1.4 Acres
UTILITIES	Well & Septic
PARCEL ID#	29-37-03-00-754 & 23-35-13-01-51 & 29-37-03-01-*6

With Residential Single-Family zoning already in place and a 1.4-acre minimum lot size, the Property is positioned to support a large-lot community in keeping with the surrounding neighborhood. Based on the estimated usable upland, the site indicates potential for approximately 35+ single-family homesites, subject to final engineering, wetland delineation, stormwater and roadway design, septic/soils suitability, and Brevard County approvals. Final net yield will depend on the results of those studies and the efficiency of the approved site plan.

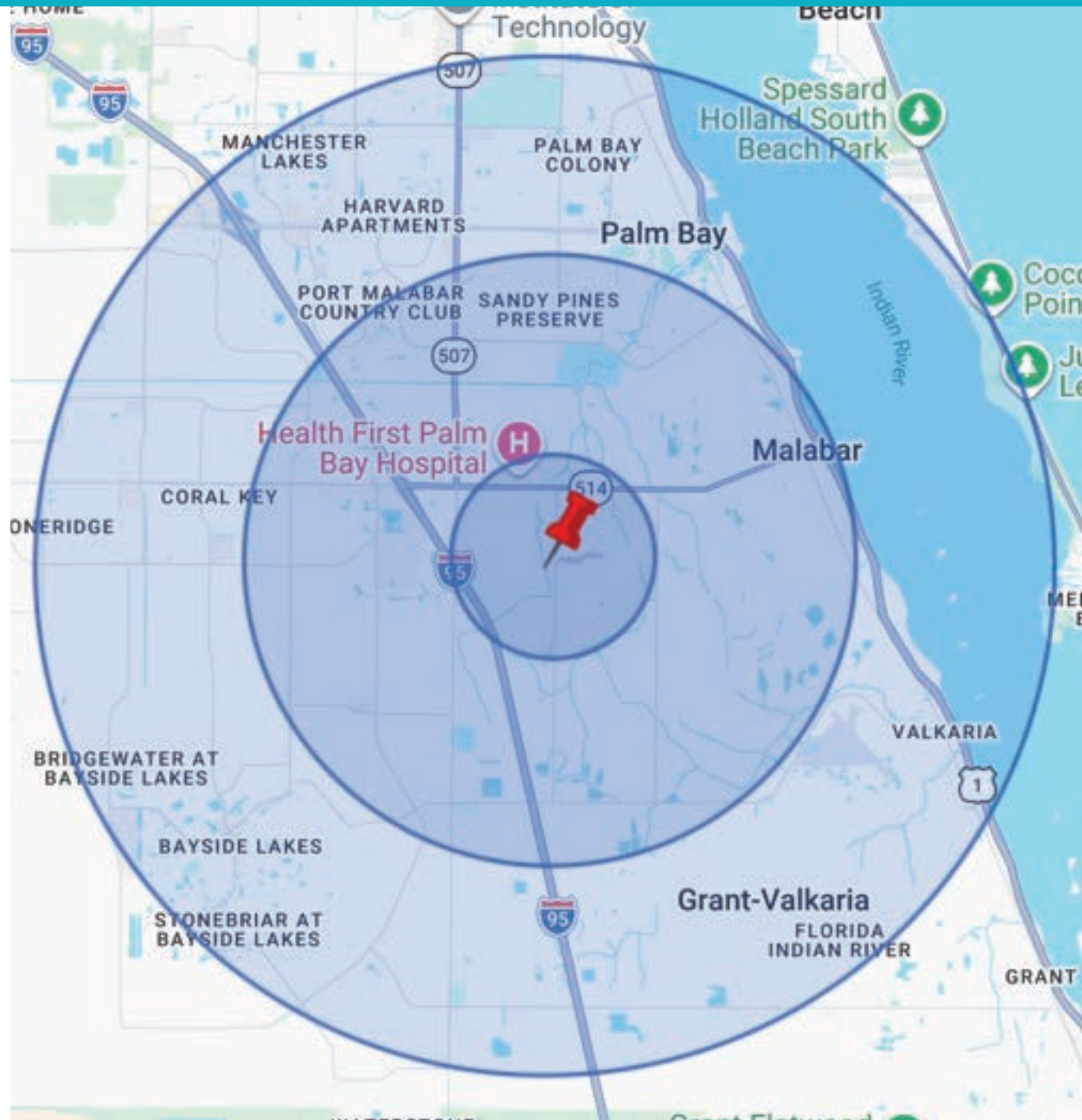
The surrounding market provides a clear value template. Existing homes in the immediate area trade at \$700,000 and above, while new construction is achieving \$900,000 and above. Demand is anchored by buyers specifically seeking privacy, acreage, and larger homesites — a segment that continues to outperform in the Malabar submarket and one this Property is uniquely able to serve at scale.



- ▶ Gross Land Area - 63.04± acres
- ▶ Usable upland (est.) - 48–51± acres
- ▶ Wetlands (est.) - 12–15± acres
- ▶ Minimum lot size - 1.4 acres
- ▶ Indicative Homesite Potential - 35+ Lots (subject to approvals)



	1 MILE	3 MILE	5 MILE
2025 Total Population	1,475	45,479	121,270
2030 Population	1,591	48,980	130,646
Pop Growth 2025-2030	+ 7.86%	+ 7.70%	+ 7.73%
Average Age	43	43	43
2025 Total Households	585	17,666	48,482
HH Growth 2025-2030	+ 7.69%	+ 7.36%	+ 7.39%
Median Household Inc	\$85,625	\$72,204	\$72,250
Avg Household Size	2.50	2.50	2.40
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$495,505	\$286,753	\$294,895
Median Year Built	1988	1988	1991





EXCLUSIVELY OFFERED BY



**MVP
SALES
GROUP**

Investments & Development

of



WATERMAN
REAL ESTATE

Meili Viera Porter

Broker, MBA, MS Real Estate
Development & Investments
(321) 244-7653

meili@mvpsalesgroup.com

