



**MVP
SALES
GROUP**

Investments & Development

of



WATERMAN
REAL ESTATE
INC.

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PRICE	\$1,650,000
ACRES	±20.7 Acres
ZONING	RS-2
UTILITIES	City Water
ENTITLEMENT	By-right
PARCEL ID#	29-37-20-GQ-E
OWNERSHIP	

Brevard County School Board
(public entity)

Rare opportunity to acquire ±20.7 acres of by-right RS-2 residential land within an established residential corridor. City water is available along the Warrior Avenue frontage, eliminating off-site main extensions; the site is not served by central sewer, so development would be septic (buyer to confirm Health Department feasibility on the uplands). Based on available Brevard County Natural Resources mapping and historical (1994) records, approximately 11.5 acres are upland and ±9.15 acres are wetland — the site is intended to be designed around the wetlands, not mitigated. Property is offered As-Is. Designing around the wetlands, preliminary planning indicates the uplands can support approximately 34–36 buildable RS-2 lots (conceptual; subject to City of Palm Bay and agency review). With strong population growth, expanding household formation, and continued housing demand, this property offers developers a compelling opportunity to deliver new inventory in a supply-constrained market.



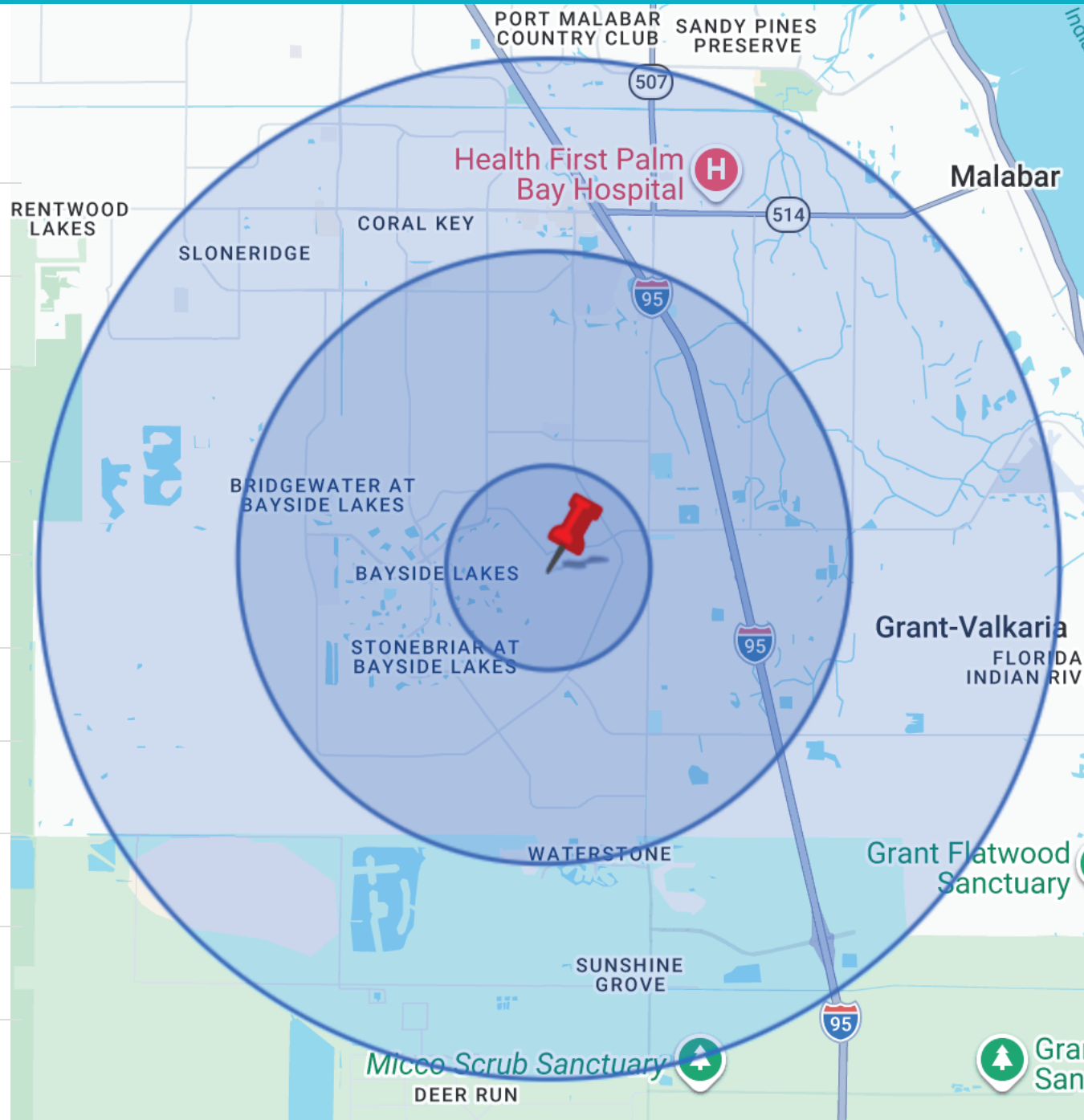
- ▶ By-right RS-2 — No rezoning; due diligence is site work (buyer's wetland/tortoise verification), plat, and permits
- ▶ City water — No off-site main extension needed — only interior distribution.
- ▶ Scarce infill acreage — A rare 20+-acre by-right assemblage in a lot-starved Palm Bay market.
- ▶ Known conditions, sold as-is — Wetland extent (≈ 9.15 ac / $\sim 45\%$ of the site) and no gopher tortoise presence are identified from available Brevard County Natural Resources data and historical (1994) records. The Seller is not commissioning new studies; buyers to verify wetlands, gopher tortoise, floodplain, and septic feasibility during due diligence.
- ▶ Lot-yield story — Design around the wetland, RS-2 at 7,500 SF minimum on ~ 11.5 upland acres nets roughly 34–36 buildable lots at a $\sim \$50K$ lot exit



DEMOGRAPHICS

Warrior Ave SE
Palm Bay, FL 32909

	1 MILE	3 MILE	5 MILE
2025 Total Population	6,260	39,631	81,624
2030 Population	6,858	43,066	88,487
Pop Growth 2025-2030	+ 9.55%	+ 8.67%	+ 8.41%
Average Age	41	41	42
2025 Total Households	2,296	14,422	29,956
HH Growth 2025-2030	+ 9.23%	+ 8.33%	+ 8.06%
Median Household Inc	\$86,626	\$84,990	\$78,618
Avg Household Size	2.60	2.70	2.60
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$287,556	\$312,780	\$309,189
Median Year Built	2000	2001	1998





This property is owned by the Brevard County School Board. Because it is a public asset, its sale is subject to the School Board's statutory disposition and approval process. Any accepted offer, purchase contract, and closing are contingent upon formal School Board approval and completion of all required public-entity procedures. Buyers should expect transaction timelines to reflect these requirements.



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