

VACANT LAND / FULLY ENTITLED & PAD READY FOR SALE | VIERA, FL



0.93 ACRES :: VIERA BLVD / MURRELL RD | VIERA, FL 32940

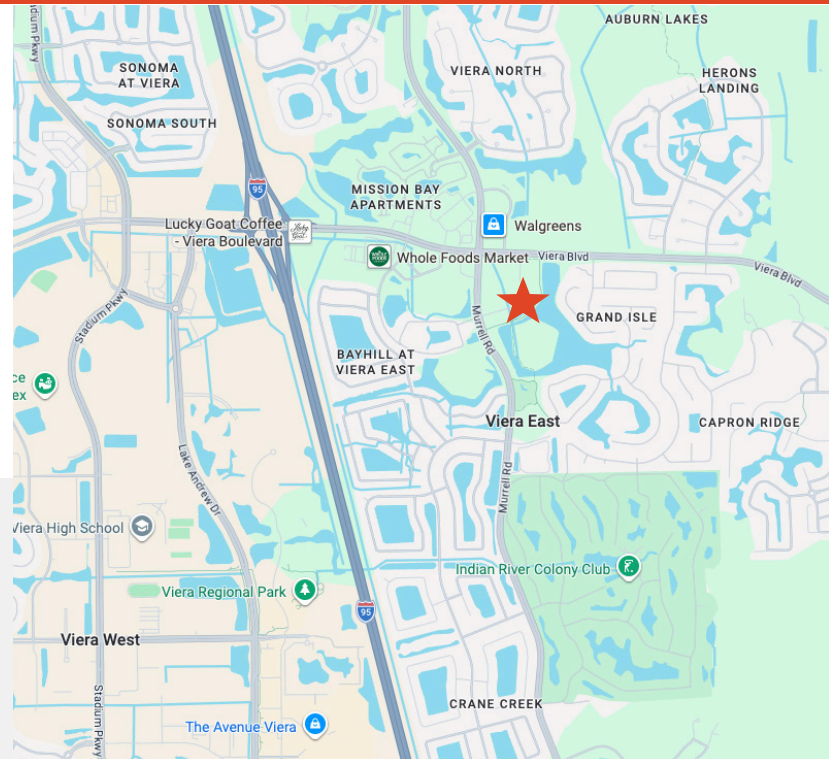
PRICE: • **LOT A:** \$1,280,000
• **LOT B:** \$930,000

PROPERTY HIGHLIGHTS

- Pad ready vacant land with completed parking lot and site work
- Site plan complete for .93 acre parcel 8,700 sf building
- 1.28 acre parcel can accommodate 15,000sf building
- Directly behind the new Publix shopping center in Viera
- BU-1 Zoning: Prime location for medical, dental, tech office and more

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,987	45,601	78,072
Households	3,107	19,566	34,181
Avg. HH Income	\$106,730	\$112,619	\$93,499



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PROPERTY LOCATION

Prime Fully Entitled Commercial Site in Viera, Florida

Exceptional opportunity to develop fully entitled land in the heart of Viera, Florida — one of the fastest-growing master-planned communities in the state with quick access to I-95 for outstanding regional connectivity.

This site is truly shovel-ready, with completed site work, installed storm drainage, a finished parking lot, and utilities already in place, including water, sewer, and power with transformers set.

The property is ideal for medical, office, or service-oriented users seeking immediate development in a high-growth, high-visibility corridor.



NW CORNER

- Winn-Dixie
- Brooklyn Pizza
- Beef O'Brady's
- 7 Brew Coffee
- 7-11
- Dental Care of Viera East
- Long Doggers
- Cumberland Farms

NE CORNER

- Walgreens
- The Exchange Resale
- Rois Medical Group
- Smile Design & Wellness
- Viera East Veterinary Center

SW CORNER

- NEW Orlando Health Hospital
- CubeSmart
- Physicians Optical Lab
- Mister Car Wash
- Texas Roadhouse
- Goodwill Viera
- Miller's Ale House
- Chicken Salad Chick
- Whole Foods
- Panda Express
- Home Depot
- Wahlburgers