

Presented By: Dennis Quolke & Michael DeVivo



VACANT LAND

29 LOTS PINE ISLAND RD • MERRITT ISLAND, FL 32953

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

Address: Pine Island Rd, Merritt Island, FL 32953
Acres: .65.6 Acres
Current Zoning: R-1 (Residential 1 unit per acre)
Current Use: Vacant Land

MAJOR ROADWAYS & IMPORTANT LOCATIONS

I-95 North/South: 18 Minutes
528: 10 Minutes
520: 15 Minutes Miles
Orlando International Airport: 45 Minute Drive
Kennedy Space Center: 3 Miles
Cape Canaveral/Cocoa Beach: 15 Minute Drive
Port Canaveral: 18 Minute Drive

DEMOGRAPHICS

Population: 18,823 (5 miles) 143,498 (10 Miles)
Households: 7,340 (5 Miles) 59,958 (10 Miles)
Income: \$92,148 (5 Miles) \$78,149 (10 Miles)

BUILDING SPECS

Year Built: Mid 1964 CO'D 1980
Building Stories: Single Story
Parking: 12 Spots
Water Line: 1 Main Line
Taxes: \$6,538.7



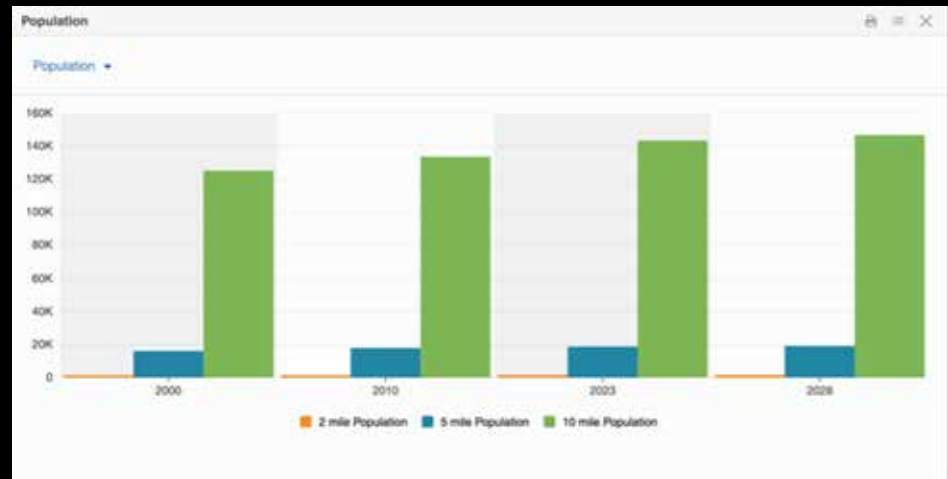
PROPERTY DESCRIPTION

Discover an extraordinary opportunity to develop 29 premium homesites on a sprawling 66-acre property, just 5 minutes from the renowned Kennedy Space Center. Perfectly positioned to attract employees from KSC, SpaceX, and Blue Origin, this development is a rare find, located only 3.5 miles from these major employers.



KEY FEATURES

- **Exclusive Location:** Nestled in close proximity to the Kennedy Space Center, this site offers unparalleled convenience for aerospace professionals.
- **Custom Home Potential:** Design and build bespoke 2 and 3-story homes, complete with stunning rooftop terraces that provide breathtaking views of the surrounding natural beauty.
- **Nature at Your Doorstep:** Enjoy immediate access to the adjacent 880-acre Pine Island Conservation Area, perfect for kayaking and exploring scenic nature trails.
- **Highly Desirable Homesites:** These rare and sought-after lots are perfectly suited for creating a community that blends modern living with the tranquility of nature.



FUTURE

DEVELOPMENTS



BREVARD COUNTY ZOO

The Brevard Zoo Aquarium Project (APPROVED): a unique, immersive experience showcasing and educating the public on our local animals and ecosystems. Located on 14 acres in Port Canaveral, the currently unnamed aquarium will be the first of its kind on the Space Coast with a goal to open to the public by 2027. **20 Minutes from site**



BRIGHTLINE TRAIN COMING TO BREVARD COUNTY

BrightlineTrain gives the green light to create a stop in Cocoa Florida. The proposed Cocoa station would be built on a part of a 90-acre-plus site near Clearlake Rd/U.S. 1 and State Road 528. Cities that have implemented the Brightline Station have experienced a 10-20% boost in tourist numbers. This station would be **15 Minutes from Site.**



THE COVE

The Cove is a masterplan project as a part of Cape Canaveral's 30 year vision to improve the ports overall functionality for the areas continuous growth and rapid developments happening all through Cape Canaveral and Brevard County as a whole. **20 Minutes from site**

PROPERTY SITE HIGHLIGHTS

EMPLOYEE DEMAND:

Directly taps into a growing demand for housing from employees of these organizations, who often prefer to live near their workplace.

DISTINCTIVE OFFERINGS:

Provides a product that can differentiate from typical residential offerings in the area, catering to higher-end market segments.

LIFESTYLE APPEAL:

Enhances the living experience, making the homes more attractive to potential buyers who value outdoor and leisure activities.

LIMITED COMPETITION:

Few available plots for similar developments mean limited direct competition, allowing for better control over pricing.

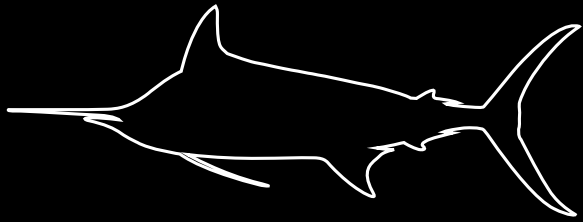
ECONOMIC GROWTH:

Continual investment in space and related industries is likely to spur further economic development, increasing demand for housing.

FUTURE OPPORTUNITIES:

The site could also offer future development phases or expansions, providing sustained revenue potential over time.





BLUE MARLIN
REAL ESTATE

COMMERCIAL



MICHAEL DEVIVO

631.402.4695

MICHAELDEVIVO@BLUEMARLINRE.COM



DENNIS QUOLKE

407.346.9148

DENNISQUOLKE.REALTOR@GMAIL.COM

630 Cone Park Ct, Merritt Island, FL 32952