



**MVP  
SALES  
GROUP**

*Investments & Development*

of



**WATERMAN**  
REAL ESTATE  
INC.

**Meili Viera Porter**

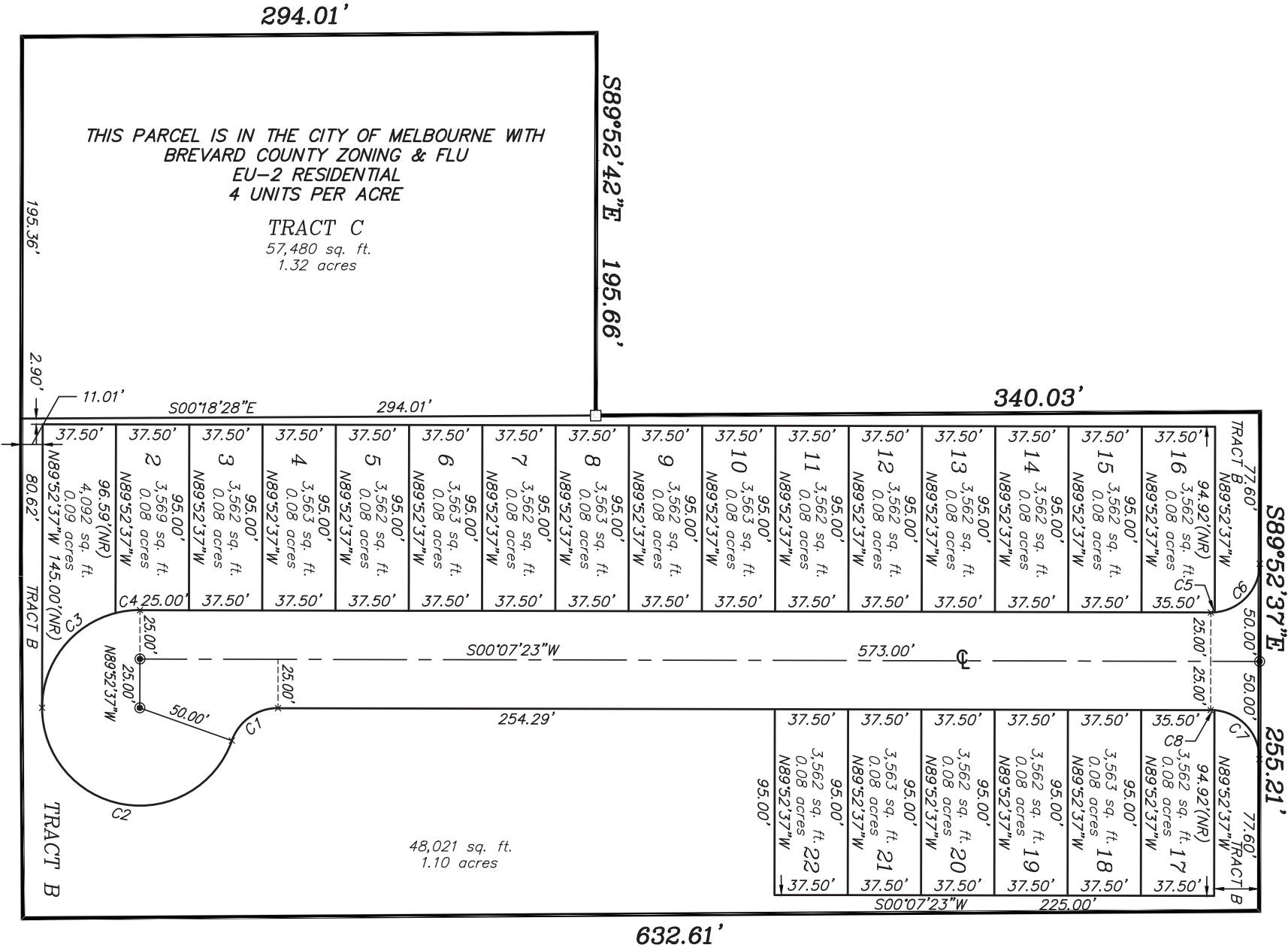
Broker, MBA, MS Real Estate  
Development & Investments  
(321) 848-7344  
MeiliViera@icloud.com



## Offered For \$969,000

- 5.03 Acres Fully Entitled Site.
- Located in the Heart of Melbourne!
- City Water & Sewer!
- Full Due Diligence Package available.
- Clean Environmental.
- Shovel Ready!
- Approved for 11 Duplexes - 22 units
- Apply for Permit & Go!



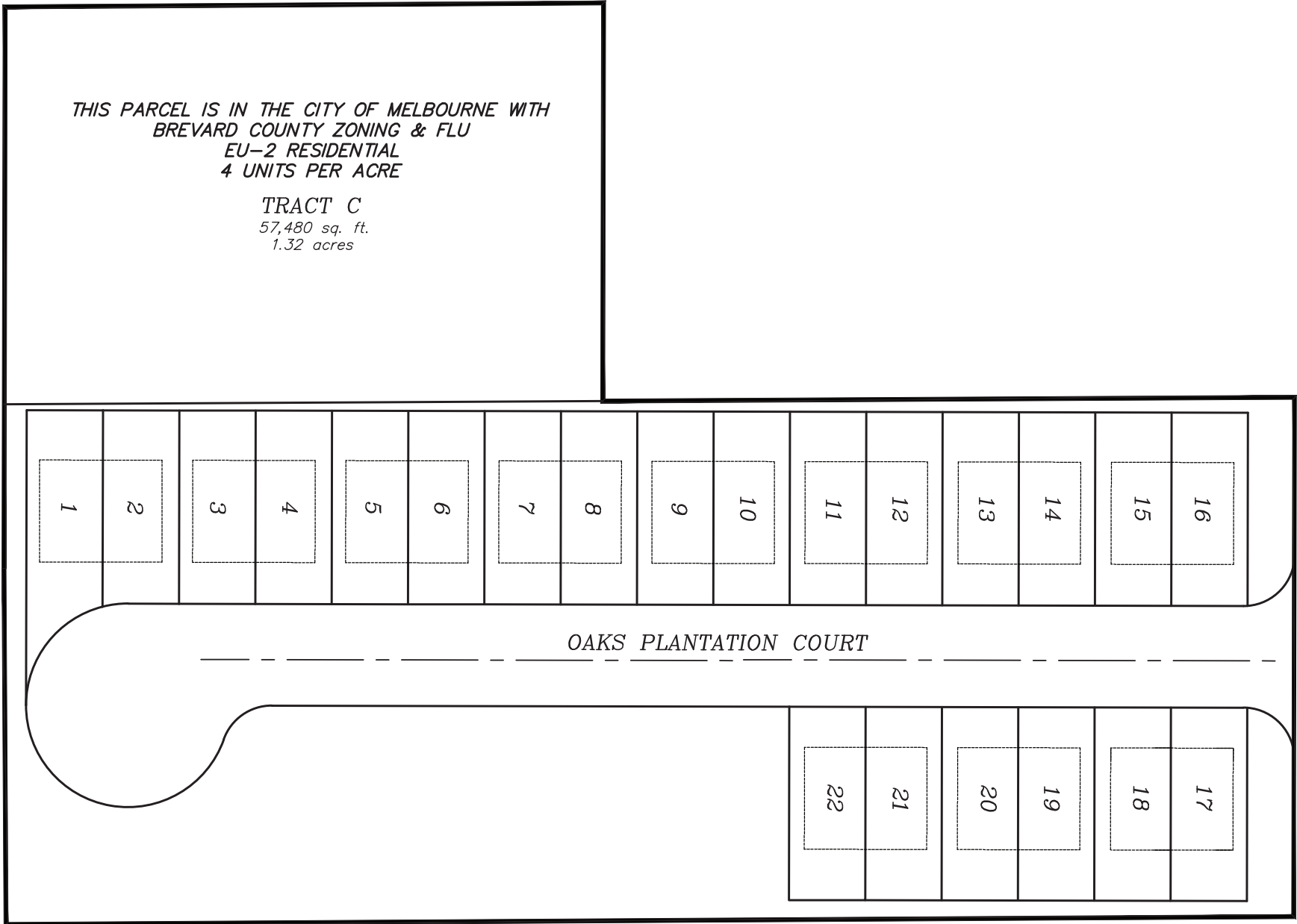


# SITE PLAN

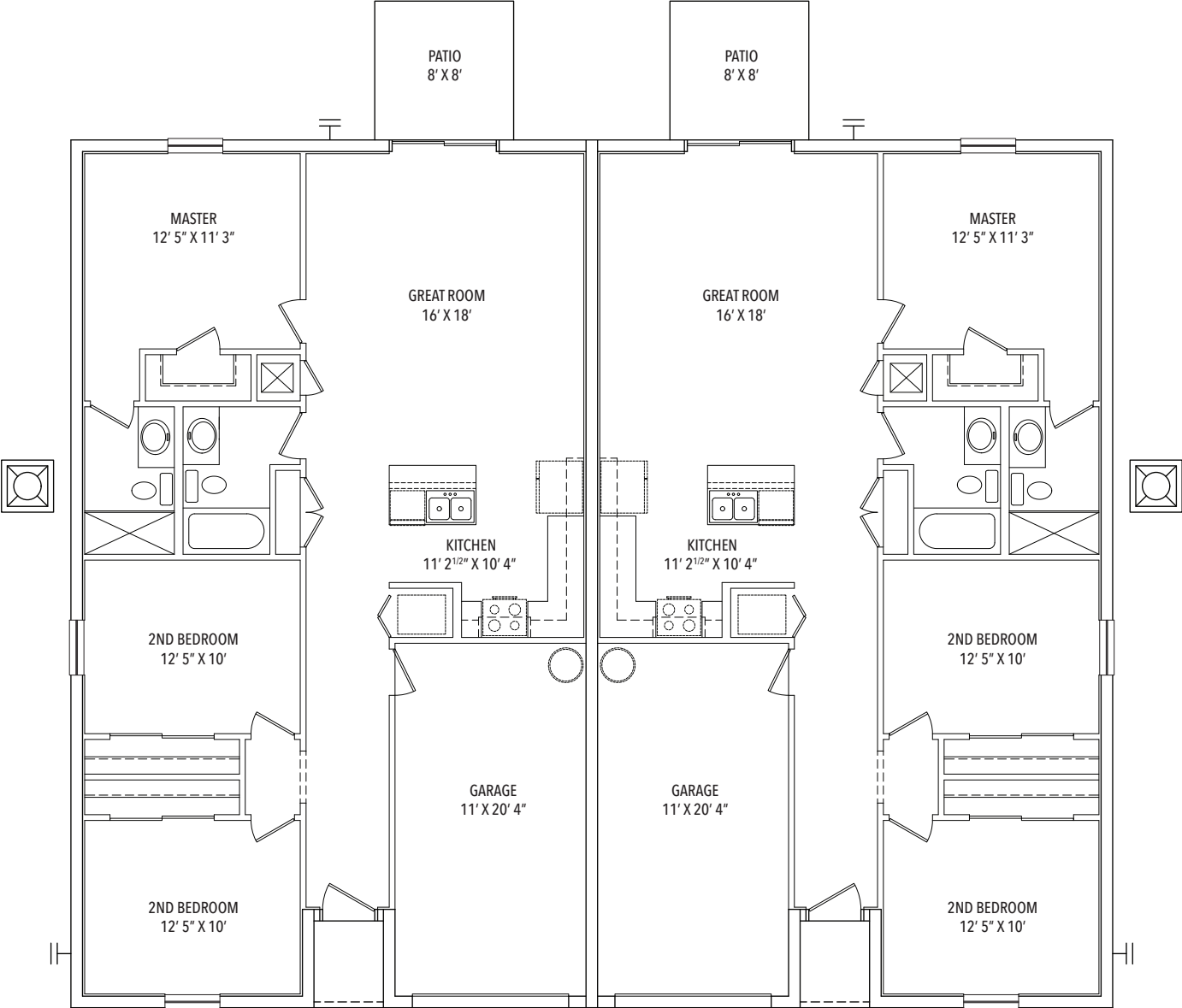
THIS PARCEL IS IN THE CITY OF MELBOURNE WITH  
BREVARD COUNTY ZONING & FLU  
EU-2 RESIDENTIAL  
4 UNITS PER ACRE

TRACT C  
57,480 sq. ft.  
1.32 acres

NORTHGATE STREET



# FLOOR PLANS



"The right home at the right price."

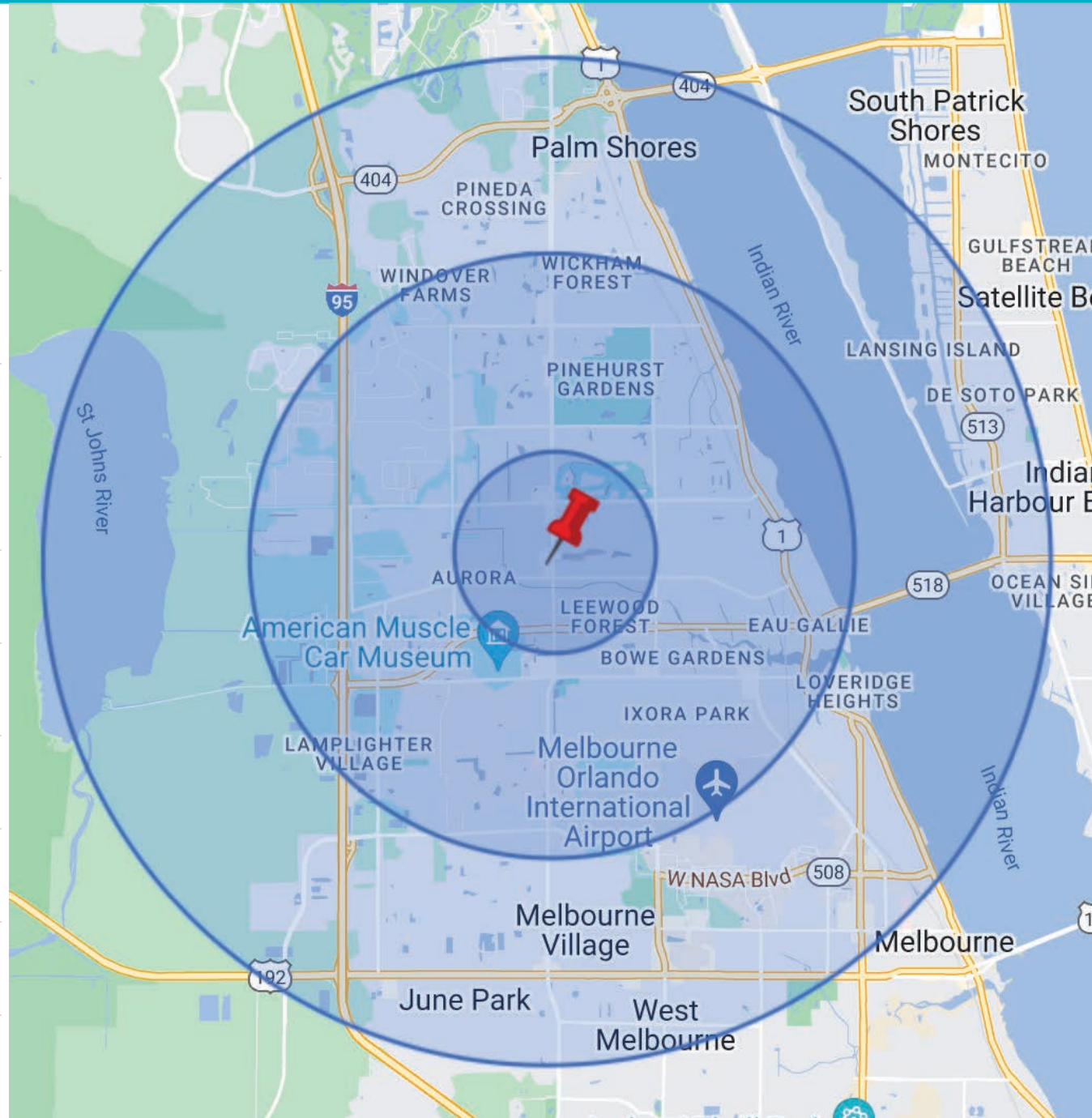
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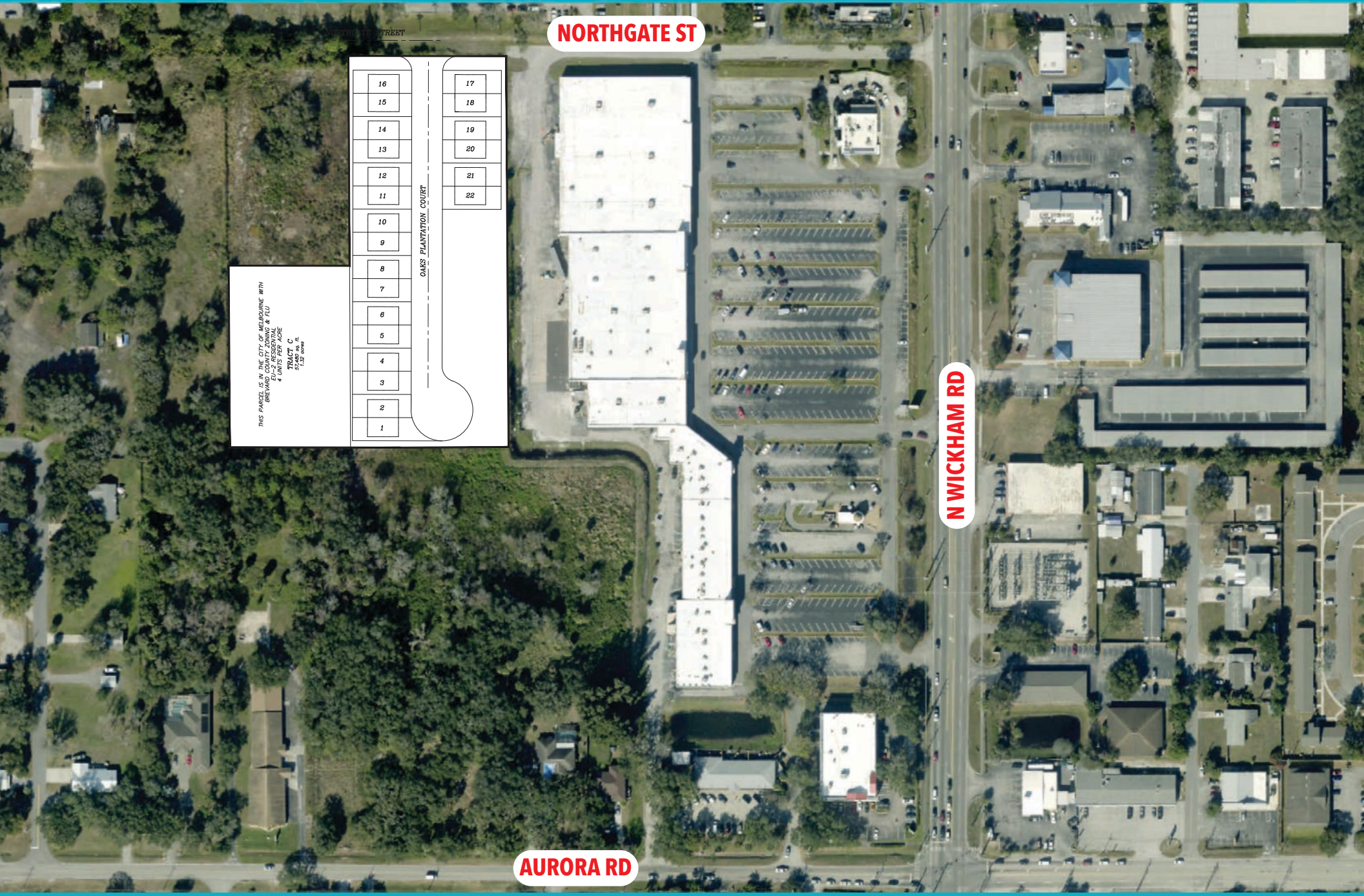


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Buyer is responsible for conducting his/her own investigation of all matters affecting the value of the property. By accepting this Marketing Brochure you agree to release Waterman Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	9,331	55,239	98,933
2028 Population	9,520	56,675	101,668
Pop Growth 2023-2028	+ 2.03%	+ 2.60%	+ 2.76%
Average Age	43	44	45
2023 Total Households	4,167	24,185	43,106
HH Growth 2023-2028	+ 1.78%	+ 2.43%	+ 2.71%
Median Household Inc	\$55,865	\$58,216	\$64,597
Avg Household Size	2.20	2.30	2.30
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$201,363	\$207,530	\$242,882
Median Year Built	1984	1983	1984



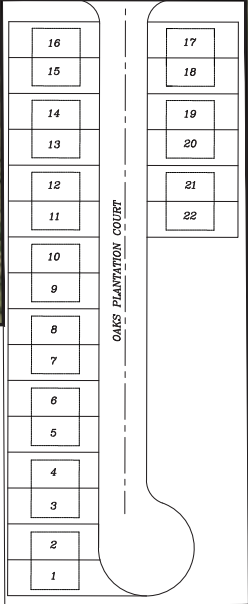


**NORTHGATE ST**

**N WICKHAM RD**

**AURORA RD**

THIS PARCEL IS IN THE CITY OF WILSONVILLE WITH  
SERVING IN COVINGTON COUNTY, GA  
4 UNITS PER ACRE  
1.13 ACRES  
27,465 sq. ft.  
1.13 acres





# EXCLUSIVELY OFFERED BY



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