

30 ACRES OF PRIME DEVELOPABLE LAND | PALM BAY GROWTH CORRIDOR

6120 SOUTH BABCOCK STREET, PALM BAY, FL 32909

LAND FOR SALE



PROPERTY DESCRIPTION

This 30-acre spot in Palm Bay, right at Malabar Road and Babcock Street, is primed for flex or light industrial builds, with ready concepts over 200,000 SF plus an out parcels. Flat terrain and stable sandy soils make foundations straightforward based on the 2022 geotech report, with a clean Phase I ESA showing no major environmental red flags, low flood risk in Zone X, and just minor wetlands needing basic mitigation. It's under a half mile from I-95, pulling in 55,000+ vehicles daily on Malabar for solid visibility and access.

Palm Bay's market is heating up in 2025, with the city's population hitting around 146,000 (up 3.65% yearly) and Brevard County's unemployment at a low 4.3%. The industrial/flex sector is strong, boasting 4.49% absorption and rents climbing to \$14-17/SF NNN, making flex park the top play under CC/IU zoning with up to 0.5 FAR. Completed I-95 upgrades in 2026 boost connectivity and long-term upside.

PROPERTY HIGHLIGHTS

CASSANDRA HARTFORD

Owner
321.300.4773
cassandra@reachcommercialre.com

OFFERING SUMMARY

Sale Price:	\$8,250,000		
Number of Units:	1		
Lot Size:	30 Acres		
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,673	19,383	49,442
Total Population	3,936	45,197	117,020
Average HH Income	\$56,250	\$54,594	\$58,453

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LOCATION DESCRIPTION

Palm Bay is a city located in Brevard County, Florida, and is home to several major companies in industries such as aerospace, defense, and semiconductor manufacturing. With a population of over 115,000, Palm Bay offers a large and diverse labor pool, making it an attractive location for businesses. The city's strong manufacturing and aerospace sectors are supported by companies like Harris Corporation, L3Harris Technologies, Intersil Corporation, DRS Technologies, and Northrop Grumman Corporation. These companies contribute to the city's thriving business climate, which is further enhanced by its favorable tax rates and supportive local government. Additionally, Palm Bay's proximity to major transportation routes and its high quality of life, including beautiful beaches and recreational opportunities, make it an ideal choice for businesses looking to establish or expand their operations in Florida.

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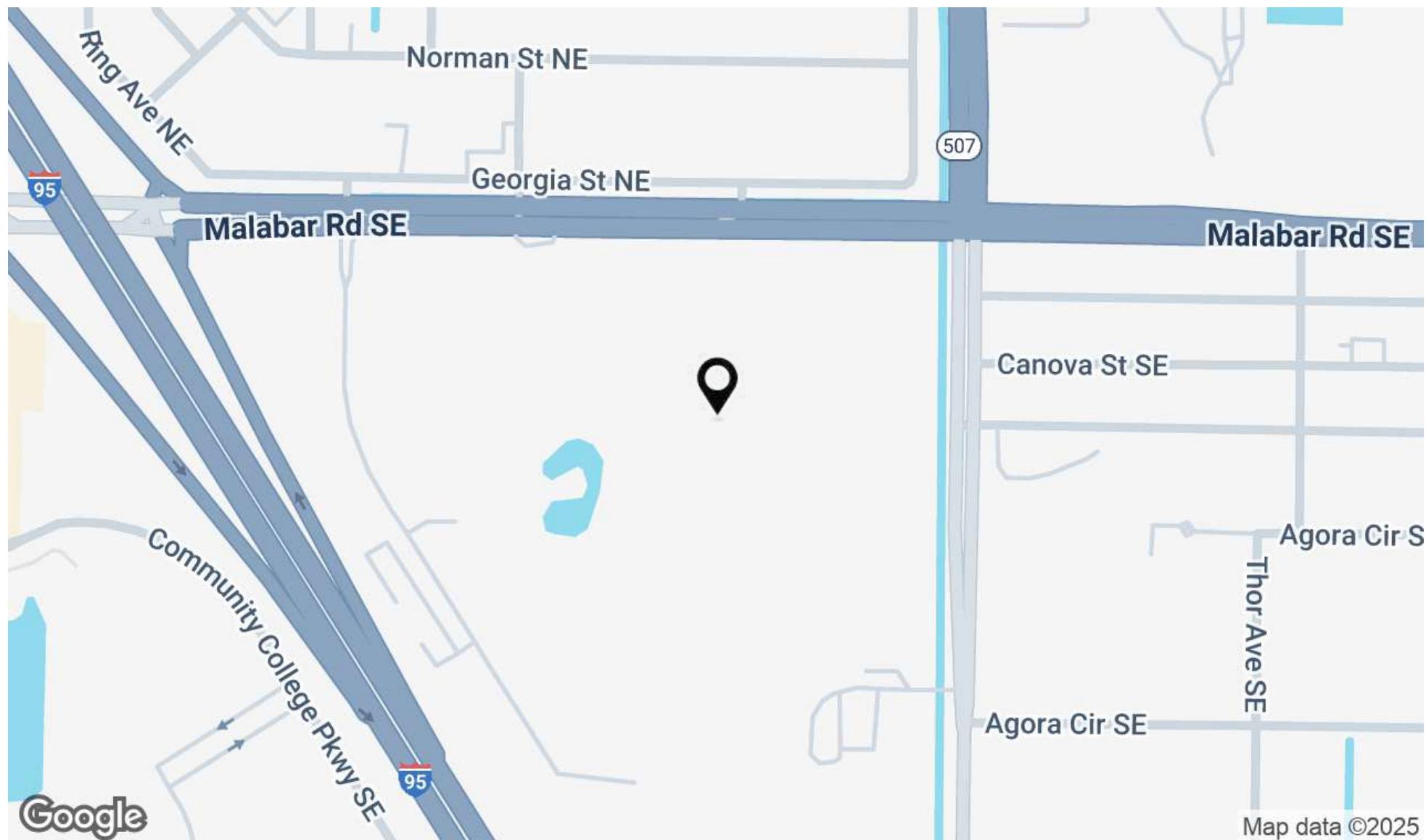
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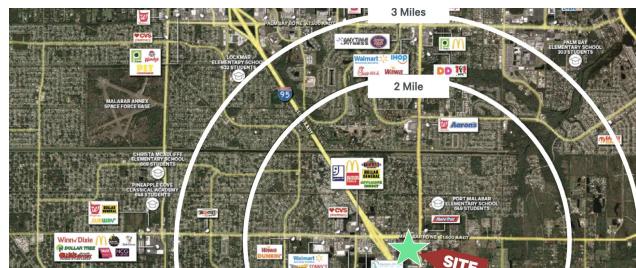
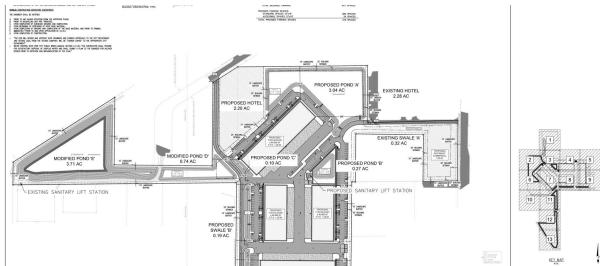
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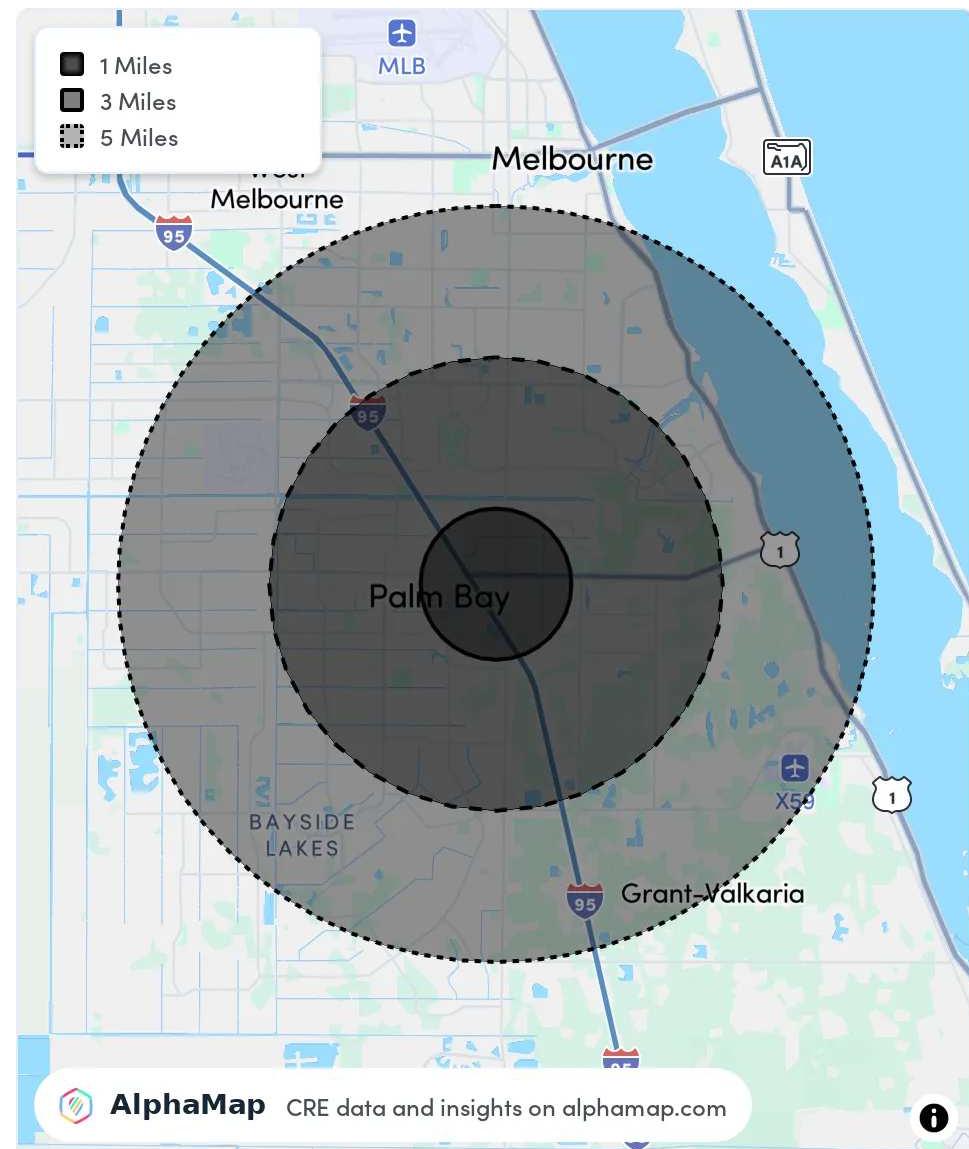
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,683	54,002	132,802
Average Age	45	44	44
Average Age (Male)	44	43	43
Average Age (Female)	47	46	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,840	21,981	53,723
Persons per HH	2.5	2.5	2.5
Average HH Income	\$74,178	\$73,614	\$79,807
Average House Value	\$315,354	\$276,510	\$284,767
Per Capita Income	\$29,671	\$29,445	\$31,922

Map and demographics data derived from AlphaMap



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