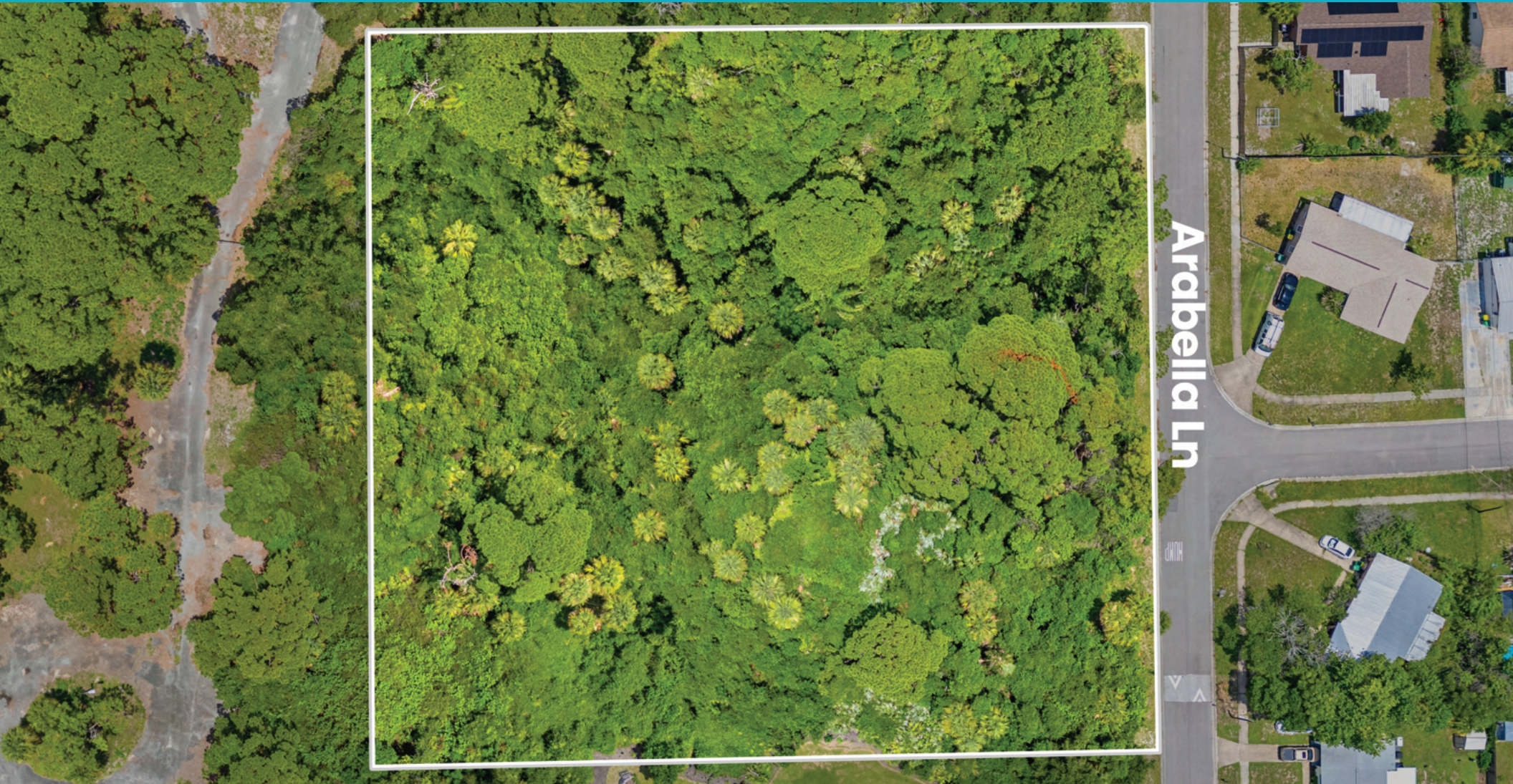




**MVP
SALES
GROUP**

Investments & Development

of



WATERMAN
REAL ESTATE

Meili Viera Porter

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Development & Investments
(321) 244-7653

meili@mvpsalesgroup.com



PRICE	\$139,900
ACRES	±2.07 Acres
ZONING	RU-1-9
FLU	RES8_DIR DIRECTIVE
UTILITIES	City water AND sewer
SITE CONDITION	Upland
PARCEL ID#	23-35-13-01-51
OWNERSHIP	Brevard County School Board (public entity)

This ±2.07-acre parcel offers a clean residential development opportunity with the key fundamentals already in place. The site is fully upland, served by City of Cocoa water and sewer, and designated Residential 8 Future Land Use, allowing up to 8 units per acre through a rezoning-only entitlement path.

With minimal development constraints and existing infrastructure, the property provides an efficient path to delivering townhomes, build-to-rent, or single-family residential product.



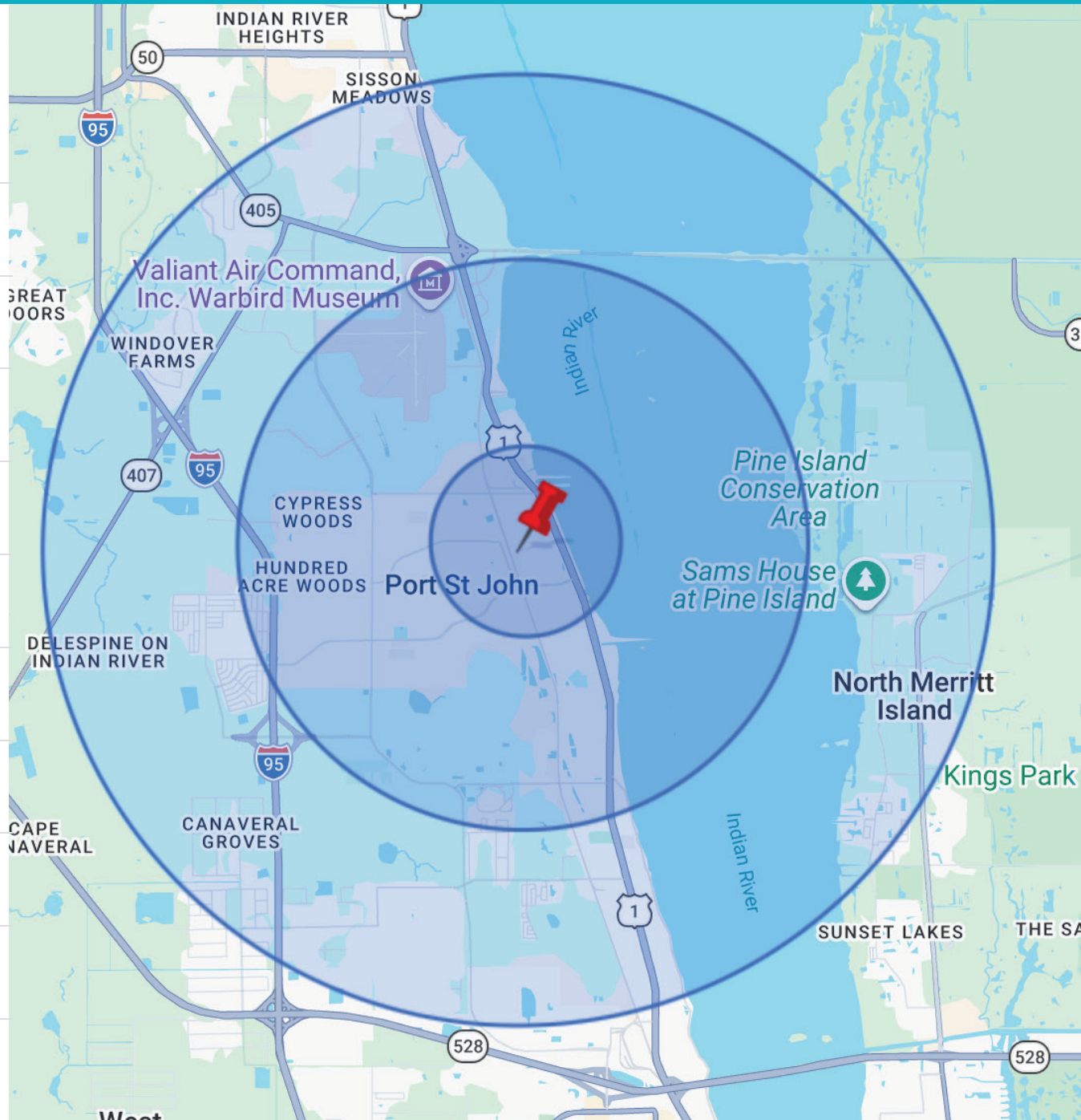
- ▶ Clean and buildable — Upland with no wetlands
- ▶ Fully served — City of Cocoa water and sewer are available, unlocking higher density and removing the buyer's biggest infrastructure risk.
- ▶ Density already granted in the plan — The Residential 8 Directive future land use already allows up to 8 units per acre.
- ▶ Short entitlement path — Reaching that density requires only a rezoning (e.g., to RA-2-8 townhomes), NOT a Future Land Use amendment — a faster, lower-risk, no-state-review process (Brevard §62-1255 consistency table).
- ▶ Flexible yield — ~9–11 single-family lots by right under RU-1-9, or up to ~16 attached units (townhome/BTR) at 8 du/ac with rezoning.



DEMOGRAPHICS

Arabella Ln,
Cocoa, FL 32927

	1 MILE	3 MILE	5 MILE
2025 Total Population	7,197	25,345	43,758
2030 Population	7,607	26,784	46,440
Pop Growth 2025-2030	+ 5.70%	+ 5.68%	+ 6.13%
Average Age	42	43	43
2025 Total Households	2,921	9,561	16,888
HH Growth 2025-2030	+ 5.55%	+ 5.71%	+ 6.03%
Median Household Inc	\$76,283	\$79,008	\$84,967
Avg Household Size	2.40	2.40	2.40
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$274,656	\$283,636	\$313,487
Median Year Built	1985	1987	1988





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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