

Palm Vista Commercial Land

Intersection at Emerson Dr. & St. Johns Heritage Pkwy, Palm Bay FL

NAI Southcoast



PARCELS CAN BE SUBDIVIDED!

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For Sale:

Call For Pricing Guidance

Property Overview

We are pleased to present an exceptional opportunity to acquire up to 61.8 acres of prime commercial land, comprising seven parcels ranging from 2 to just under 15 acres each. This strategically located property is situated at the intersection of Emerson Drive and St. Johns Heritage Parkway, within the highly sought after Palm Vista Master Plan by Lennar. A visionary community slated for the development of 4,000 new Homes. This offering presents an exceptional chance for businesses and developers to be part of the transformative growth within Lennar's Palm Vista Masterplan. With its prime location, diverse parcel sizes, and integration into a flourishing residential community, these parcels are poised to become a vibrant hub for commerce and innovation.

Key Features

Prime Commercial Location:

This collection of commercial parcels is strategically positioned at the future bustling intersection of Emerson Road and St. Johns Heritage Parkway, offering unrivaled visibility and accessibility for businesses looking to thrive in a high-traffic area.

Flexible Parcel Sizes:

With divisible parcels ranging from 2 to just under 15 acres, this property provides a range of options for developers allowing for tailored plans to suite diverse commercial needs

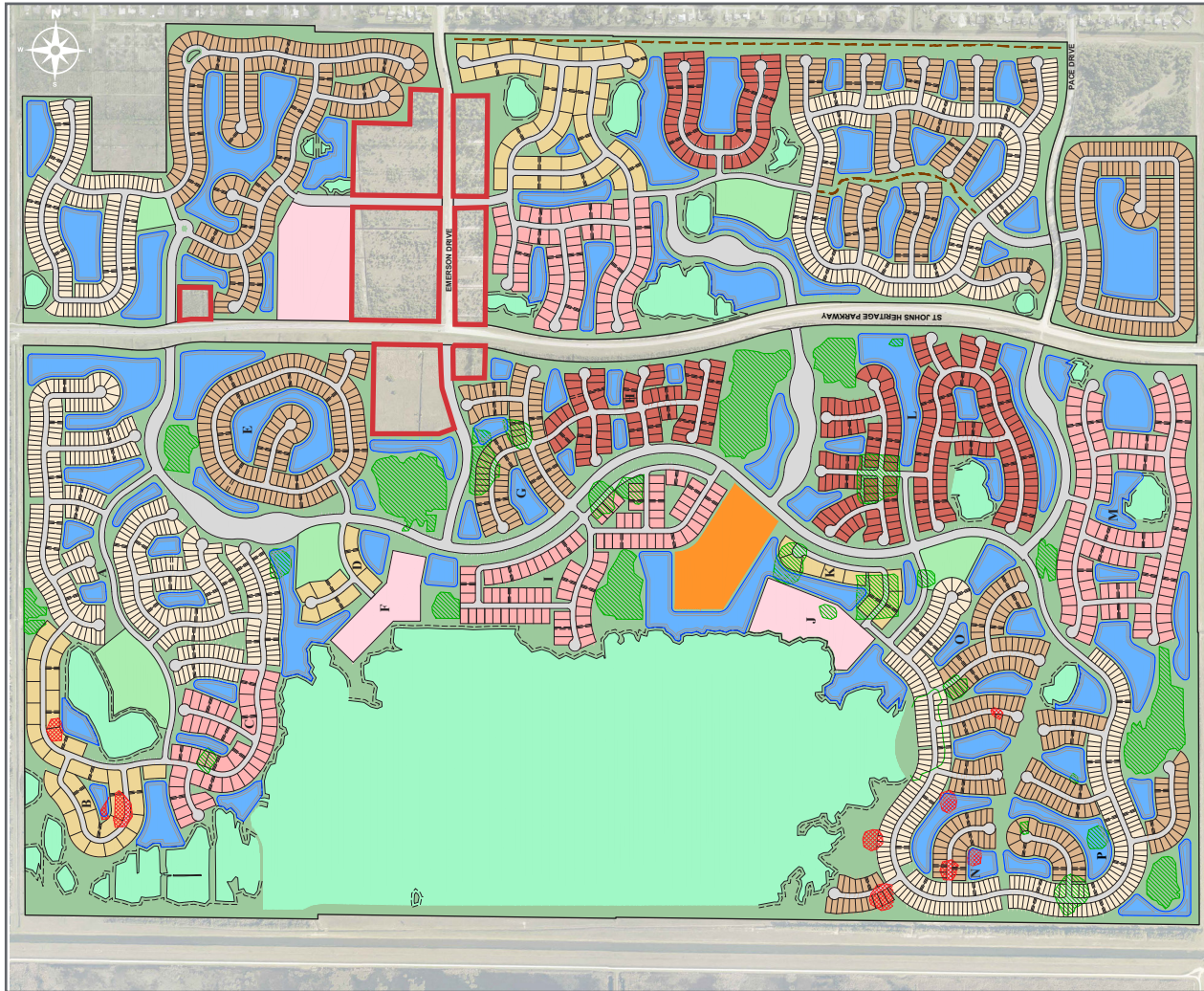
Thriving Residential Community:

The surrounding area is poised for significant residential growth with the planned addition of 4,000 new homes within the Palm Vista Masterplan, ensuring a built-in customer base for local businesses.

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Master Development Site Plan



PALM VISTA - WEST		
NW - (NON-AGE RESTRICTED)		
POD	PRODUCT	UNITS
A	SINGLE FAMILY - 40's	364
B	TOWNHOME - 4-unit & 6-unit	168
C	TWIN VILLAS	102
NW - UNIT TOTAL		634
SW - ACTIVE ADULT (AGE RESTRICTED)		
D	TOWNHOME - 4-unit & 6-unit	46
E	SINGLE FAMILY - 50's	149
F	MULTI-FAMILY CONDO	140
G	SINGLE FAMILY - 50's	82
H	SINGLE FAMILY - 60's	72
I	TWIN VILLAS	186
J	MULTI-FAMILY CONDO	140
K	TOWNHOME - 4-unit & 6-unit	52
L	SINGLE FAMILY - 60's	179
M	TWIN VILLAS	240
N	SINGLE FAMILY - 40's	90
	SINGLE FAMILY - 50's	43
O	SINGLE FAMILY - 40's	69
	SINGLE FAMILY - 50's	77
P	SINGLE FAMILY - 40's	120
	SINGLE FAMILY - 50's	94
SW - UNIT TOTAL		1779
WEST - UNIT TOTAL		2413

PALM VISTA - NORTHEAST	
NE - (NON-AGE RESTRICTED)	
PRODUCT	UNITS
SINGLE FAMILY - 40's	156
SINGLE FAMILY - 50's	242
MULTI-FAMILY	187
NE - UNIT TOTAL	585

PALM VISTA - EAST MEDLEY AT EVERLANDS	
ACTIVE ADULT (AGE RESTRICTED)	
PRODUCT	UNITS
TWIN VILLAS	150
TOWNHOME - 4-unit & 6-unit	234
SINGLE FAMILY - 40's	228
SINGLE FAMILY - 50's	166
SINGLE FAMILY - 60's	62
E - UNIT TOTAL	840

PALM VISTA - SOUTHEAST EVERLANDS	
PRODUCT	UNITS
SINGLE FAMILY - 50's	162
SE - UNIT TOTAL	162

LEGEND	
	TWIN VILLAS
	TOWNHOME - 4-unit & 6-unit
	MULTI-FAMILY
	SINGLE FAMILY - 40's
	SINGLE FAMILY - 50's
	SINGLE FAMILY - 60's
	AMENITY CENTER
	TOWN CENTER

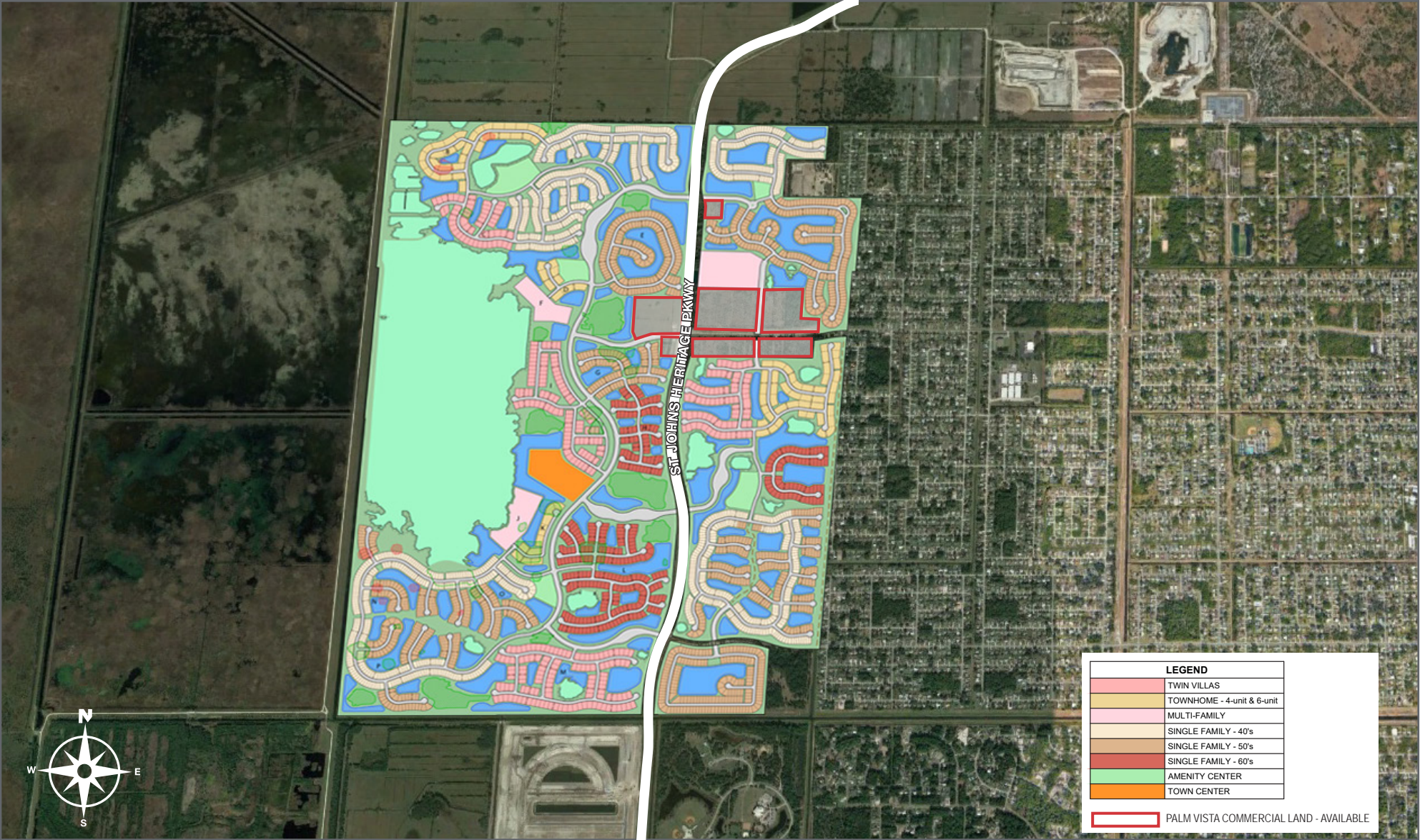
PALM VISTA - OVERALL UNIT COUNT SUMMARY	
	UNITS
WEST	2413
NORTHEAST	585
EAST	840
EVERLANDS (SOUTHEAST)	162
UNIT TOTAL	4000

PALM VISTA COMMERCIAL LAND - AVAILABLE

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Master Development Site Plan



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North View



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East View



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South View



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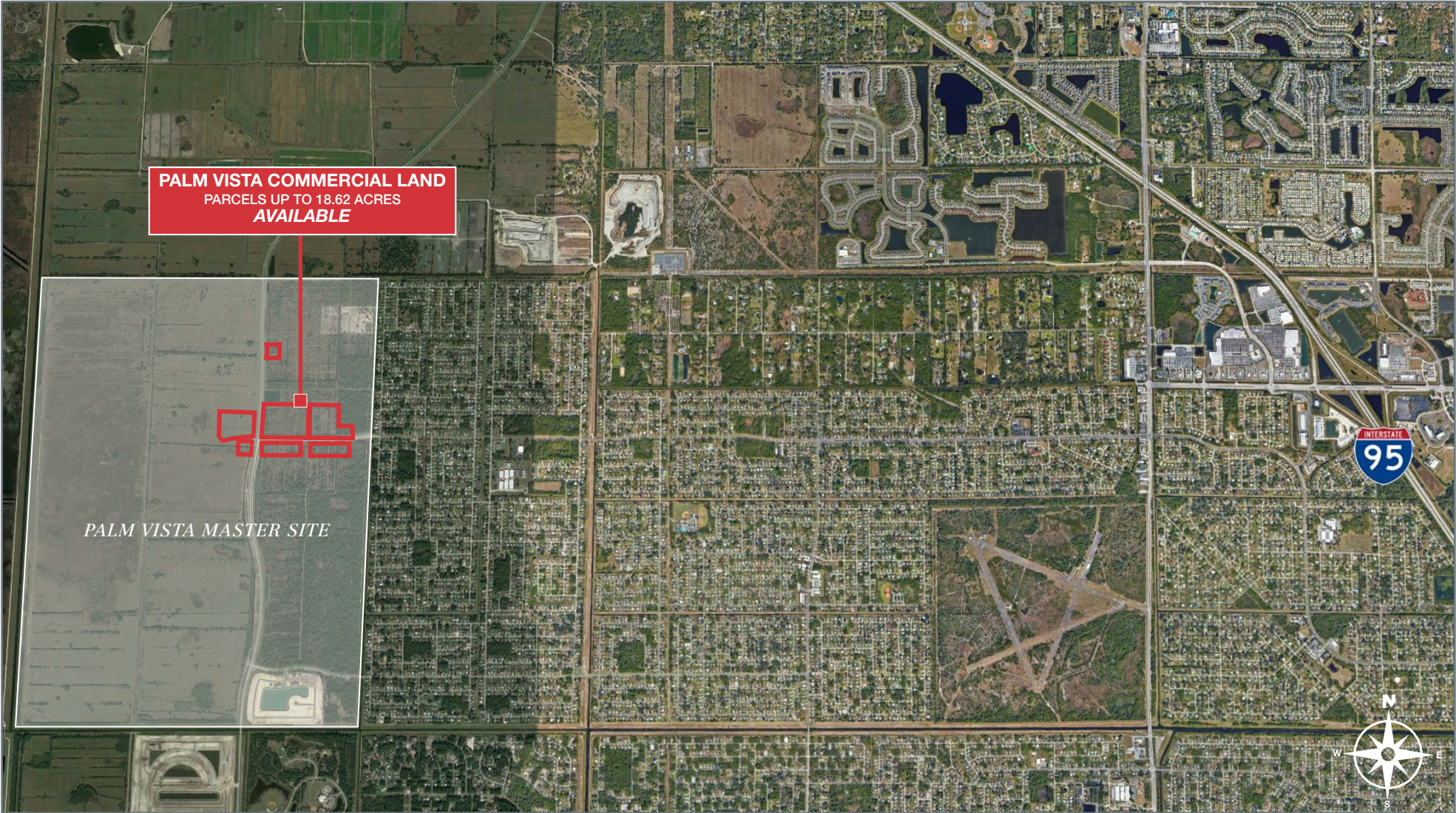
Southeastern View



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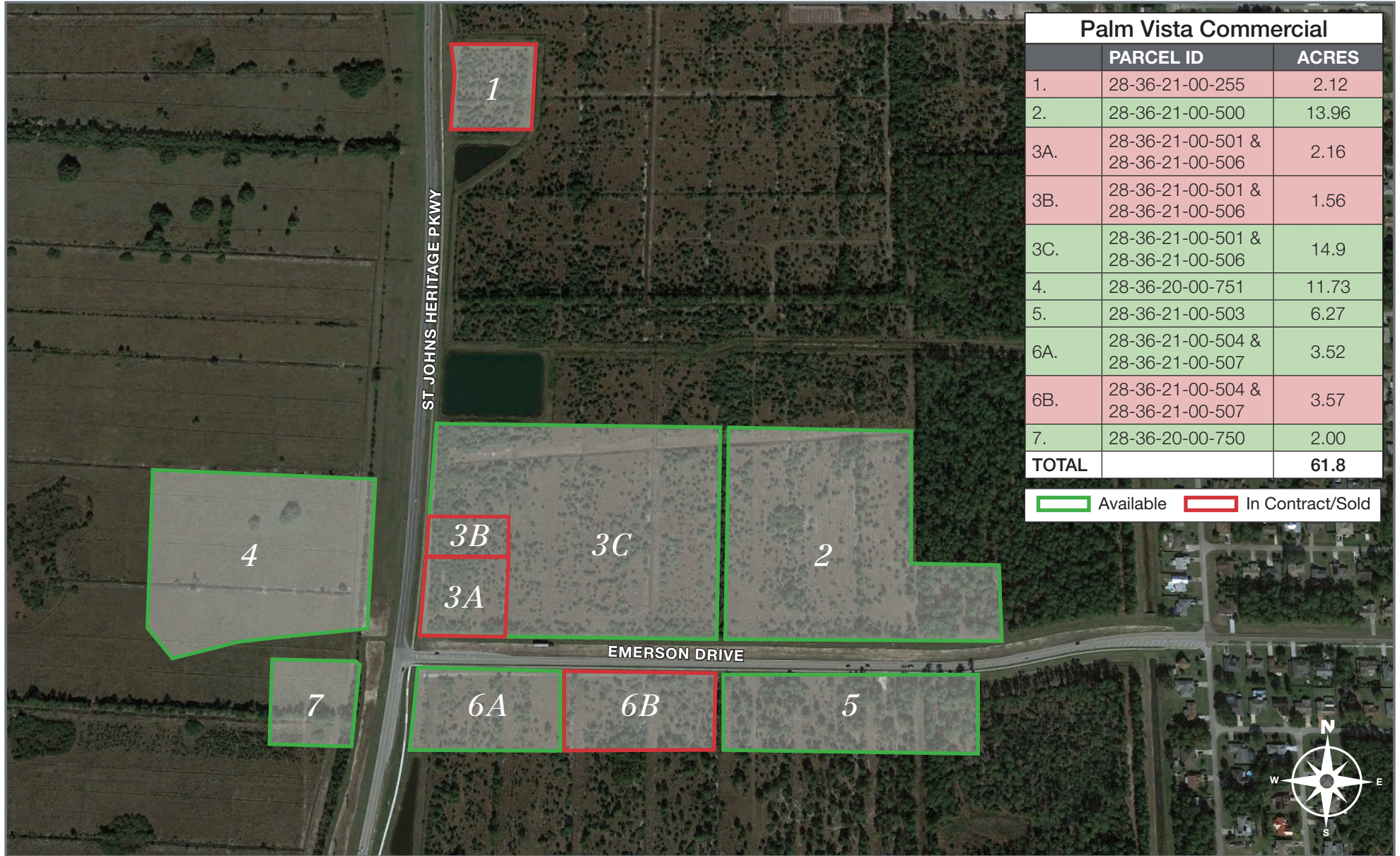
Satellite Image



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Parcel Map



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Quarterly Market Detail Brevard County (Palm Bay-Melbourne-Titusville)

Single Family Homes

Summary Statistics	Q3 2023	Q3 2022	Percent Change Year-over-Year
Closed Sales	2,445	2,658	-8.0%
Paid in Cash	613	676	-9.3%
Median Sale Price	\$365,000	\$368,540	-1.0%
Average Sale Price	\$450,902	\$439,350	2.6%
Dollar Volume	\$1.1 Billion	\$1.2 Billion	-5.6%
Median Percent of Original List Price Received	98.0%	99.3%	-1.3%
Median Time to Contract	22 Days	14 Days	57.1%
Median Time to Sale	67 Days	56 Days	19.6%
New Pending Sales	2,439	2,689	-9.3%
New Listings	3,147	3,385	-7.0%
Pending Inventory	1,107	1,576	-29.8%
Inventory (Active Listings)	2,210	1,872	18.1%
Months Supply of Inventory	2.7	2.0	35.0%

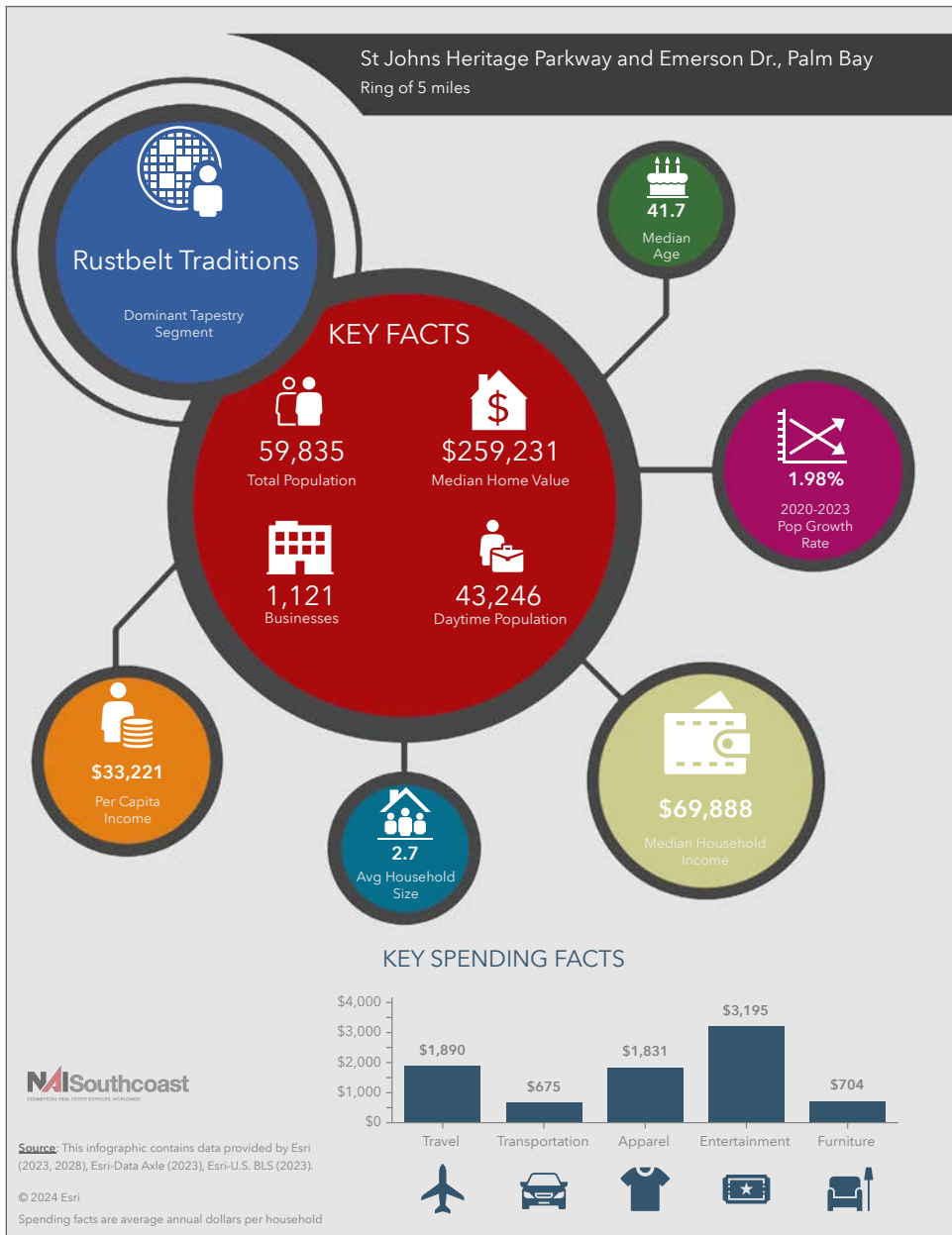
Townhomes

Summary Statistics	Q3 2023	Q3 2022	Percent Change Year-over-Year
Closed Sales	646	617	4.7%
Paid in Cash	353	322	9.6%
Median Sale Price	\$310,000	\$288,950	7.3%
Average Sale Price	\$353,997	\$350,259	1.1%
Dollar Volume	\$228.7 Million	\$216.1 Million	5.8%
Median Percent of Original List Price Received	96.5%	97.4%	-0.9%
Median Time to Contract	30 Days	18 Days	66.7%
Median Time to Sale	69 Days	52 Days	32.7%
New Pending Sales	615	617	-0.3%
New Listings	837	787	6.4%
Pending Inventory	263	434	-39.4%
Inventory (Active Listings)	737	480	53.5%
Months Supply of Inventory	3.6	1.9	89.5%

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2023 Demographics



Population

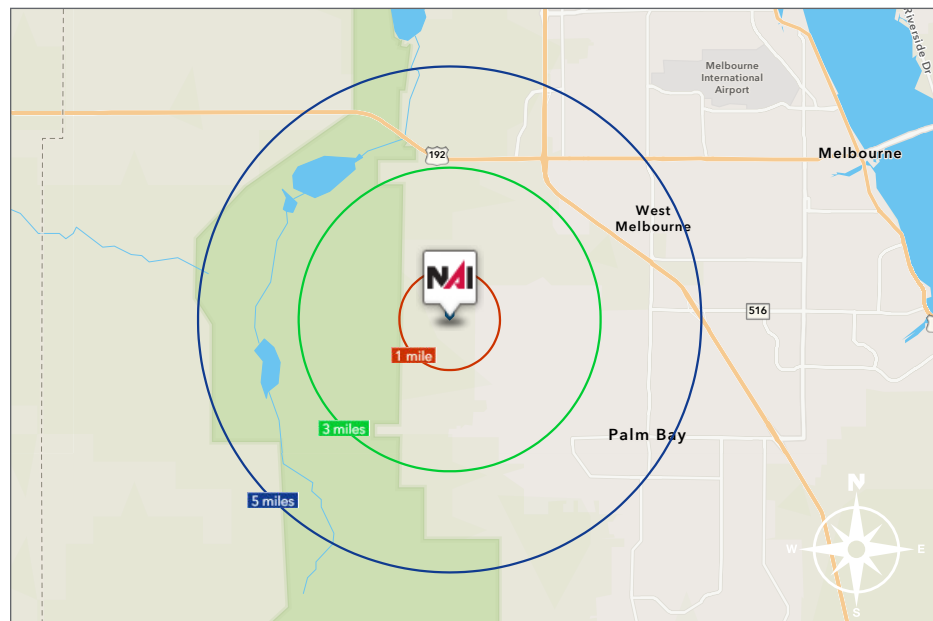
- 1 Mile: 2,179
- 3 Mile: 21,535
- 5 Mile: 56,133

Average Household Income

- 1 Mile: \$70,413
- 3 Mile: \$84,559
- 5 Mile: \$89,583

Median Age

- 1 Mile: 40.1
- 3 Mile: 40.3
- 5 Mile: 41.7



City Overview

City of Palm Bay, Florida



Palm Bay, Florida, situated along the picturesque eastern coast of the state, is a vibrant city that seamlessly blends natural beauty with urban development. As the largest city in Brevard County, Palm Bay offers residents and visitors a diverse array of attractions, stunning landscapes, and a thriving community spirit.

The city's claim to fame lies in its stunning waterfront areas, with the Indian River Lagoon to the west and the Atlantic Ocean to the east. These bodies of water not only provide breathtaking views but also offer recreational opportunities such as boating, fishing, and water sports. The Turkey Creek Sanctuary, a nature reserve within the city, further enhances Palm Bay's commitment to preserving its rich ecological diversity.

Palm Bay is home to a mix of residential neighborhoods, each with its own unique character. From family-friendly communities with top-rated schools to upscale waterfront properties, the city caters to a diverse range of lifestyles. The housing market reflects the city's growth, with a combination of modern developments and established neighborhoods, providing a range of options for prospective residents.

The city's commitment to education is evident through its well-regarded schools and educational institutions. Palm Bay is served by the Brevard County School District, ensuring quality education for students at all levels. Higher education opportunities are also available with the nearby Florida Institute of Technology, offering a range of academic programs.

Palm Bay's economic landscape is shaped by a mix of industries, including aerospace and technology. The presence of major employers in these sectors has contributed to the city's economic stability and job growth. Additionally, the city's strategic location along major transportation routes facilitates commerce and trade.

Residents and visitors alike can enjoy a variety of recreational activities in Palm Bay. The city boasts numerous parks, sports facilities, and cultural venues. Fred Poppe Regional Park, for example, offers sports fields, playgrounds, and picnic areas, providing a space for community gatherings and outdoor enjoyment.

Palm Bay, Florida, stands out as a city that harmoniously blends natural beauty, a diverse community, and economic opportunities. With its stunning waterfront, educational excellence, and recreational offerings, Palm Bay has become a sought-after destination for those seeking a balanced and fulfilling lifestyle on Florida's Space Coast.

Regional Overview

Brevard County, FL

Brevard County, on Florida's east coast, is renowned for its natural wonders, space exploration, and vibrant communities. The county, encompassing various cities and towns, provides a unique mix of coastal beauty, educational excellence, and a rich cultural tapestry.

At its core, Brevard County is synonymous with space exploration, housing the Kennedy Space Center, a renowned spaceport that launched historic missions like the Apollo moon landings and Space Shuttle launches. This has made the Space Coast a hub for aerospace and technology industries.

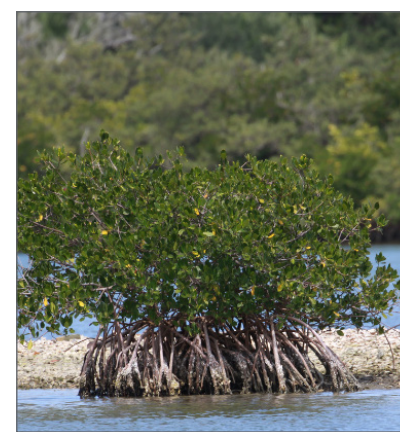
The county's Atlantic Ocean coastline offers stunning beaches and recreational opportunities, from bustling Cocoa Beach to the serene Canaveral National Seashore. The Indian River Lagoon adds to the area's natural charm.

Brevard County hosts diverse communities, each with unique character and amenities. Melbourne, the largest city, features residential neighborhoods, cultural attractions, and educational institutions. Titusville, with historic charm, serves as a gateway to the Kennedy Space Center and Merritt Island National Wildlife Refuge. Satellite Beach and Palm Bay offer varied housing options and community experiences.

Education is a priority, with the Brevard County School District ensuring academic excellence. Higher education is accessible through institutions like the Florida Institute of Technology.

Recreational activities are abundant, from outdoor adventures in parks to cultural events. The county's commitment to preserving natural beauty is evident in conservation areas and wildlife sanctuaries.

Brevard County, Florida, offers a captivating blend of space exploration, coastal beauty, and diverse communities. With a rich history, educational opportunities, and innovation, Brevard County remains a place where residents enjoy a high quality of life amidst the wonders of Florida's Space Coast.





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