

# INDUSTRIAL LAND SALE

Foundation Commerce Center Land • Foundation Park Blvd. Palm Bay, FL 32909



October 1, 2018

1:4,000  
0 270 540 1,080 ft

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,650,000
<b>Price / Acre:</b>	\$78,571
<b>Lot Size:</b>	21.0 Acres
<b>Zoning:</b>	LI
<b>APN#:</b>	2965096
<b>Market:</b>	South Brevard
<b>Submarket:</b>	Palm Bay

## PROPERTY OVERVIEW

Priced to Sell!!  
Prime Industrial Land ready for development.  
21 Acres, High and Dry, Cleared Land, Ready for Infrastructure

## LOCATION OVERVIEW

Foundation Park Blvd. is Less Than 2 miles South of Malabar Road Via Babcock St. or San Fillippo Dr. SE in Palm Bay.

Close Proximity to Interstate 95

## MIKE MOSS, SIOR

VP Industrial Properties  
321.722.0707 X12  
mike@teamlbr.com

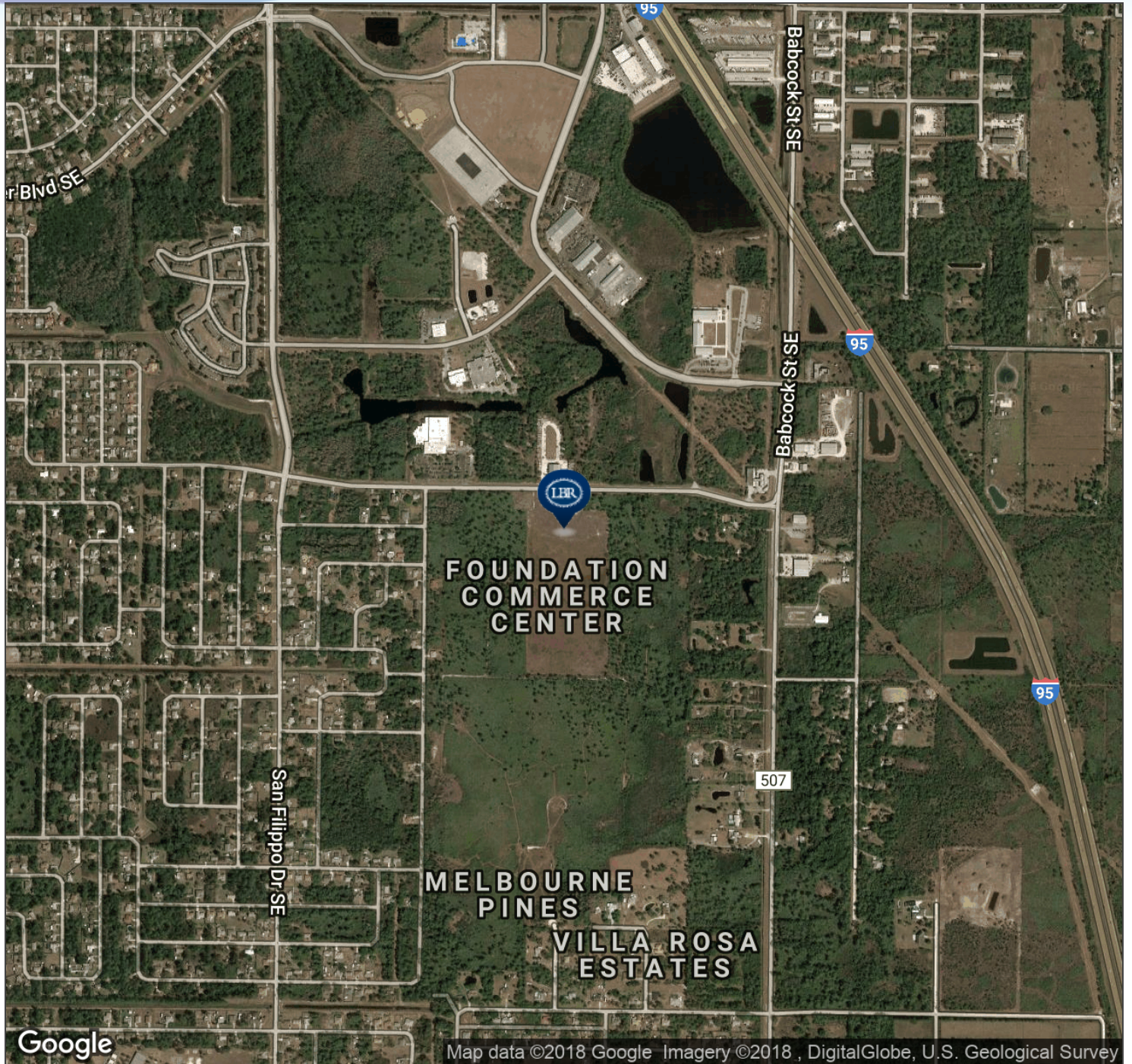
## Lightle Beckner Robison

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# AERIAL MAP

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# LOCATION MAPS

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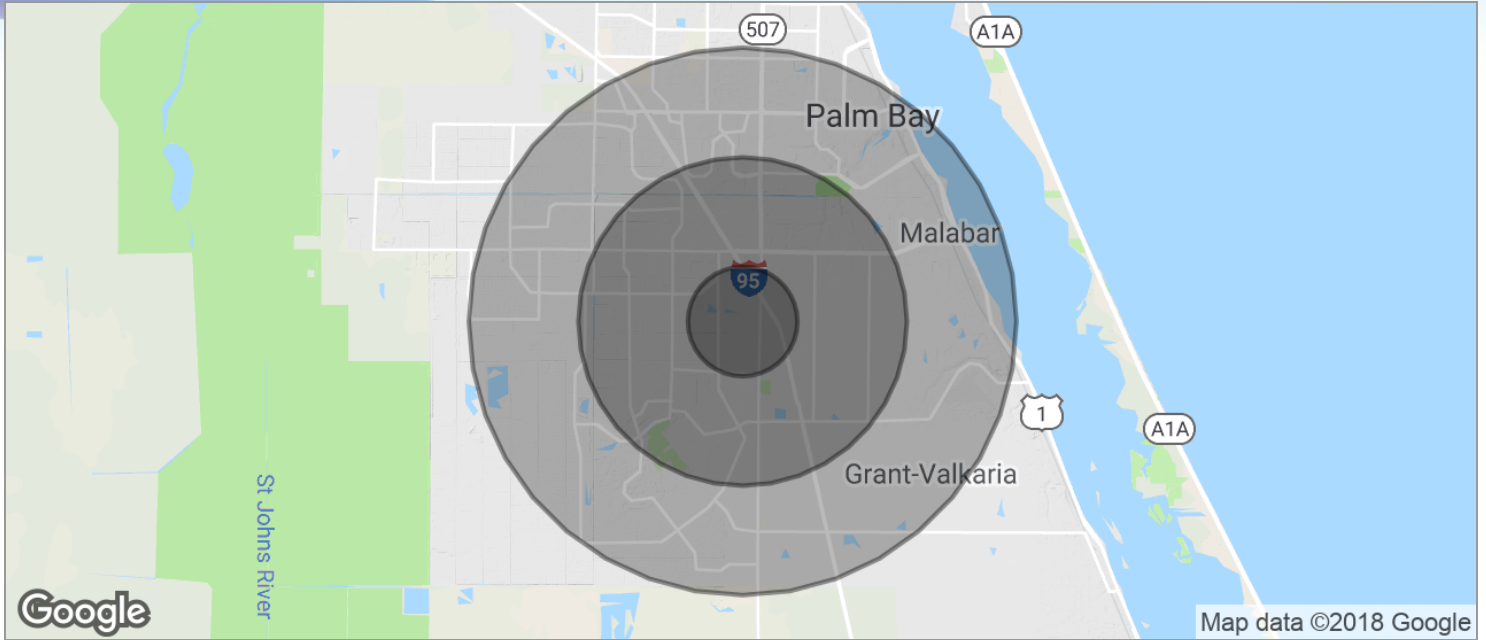
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	3,623	36,075	92,705
MEDIAN AGE	38.9	39.7	40.6
MEDIAN AGE (MALE)	38.0	38.2	38.5
MEDIAN AGE (FEMALE)	39.4	41.0	42.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,292	13,221	35,651
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$54,604	\$55,625	\$55,859
AVERAGE HOUSE VALUE	\$192,765	\$181,903	\$182,268

\* Demographic data derived from 2010 US Census

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