

Land For Sale

Malabar Road 27.9 Acre Tract

Presented By:

**Rusty Melle
Broker**

**ITG Realty
321-622-2701 Ext 301**

**1455 South Wickham Rd
West Melbourne FL 32904**

Land For Sale Malabar Road 27.9 Acre Tract



Sales Price: \$ 2,200,000

Lot Size: 27.9 Acres

Price/Acre: \$ 71,684.59

Parcel ID: 29-36-04-25-* -9

Property Use : 0010 - Vacant
Residential Land Single Family, Platted

Parcel In Brevard County

Frontage (Approx.) 1,224

Overview

27.9 acre vacant land lot located at the South East corner of St. John Heritage Parkway and Malabar Rd.

St. John's Heritage Parkway (SJHP) will be a 5 mile arterial roadway extending from Palm Bay city limits north to Ellis Road. The goal of the Parkway is to reduce congestion on I-95, provide more efficient access for local motorists, and connect to other east-west roadways that will serve as emergency evacuation routes. Currently Malabar Rd North to US-192 has been completed.

Aerial Map

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Parkside West	Approx	224 Homes
Port Malabar Unit 41	Approx	684 Homes
Malabar Lakes West	Approx	44 Homes
Brentwood Lakes	Approx	492 Homes

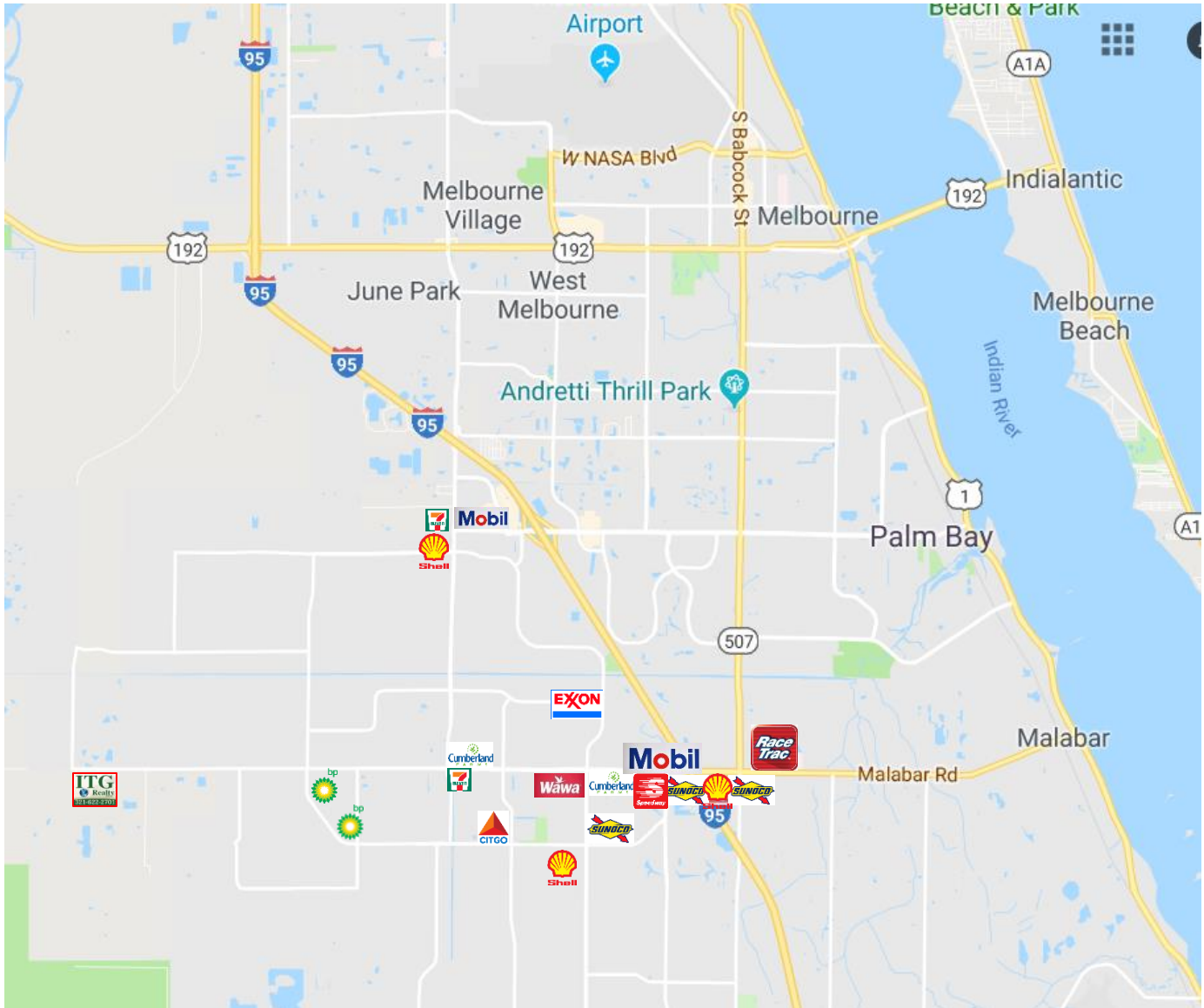
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Location Map

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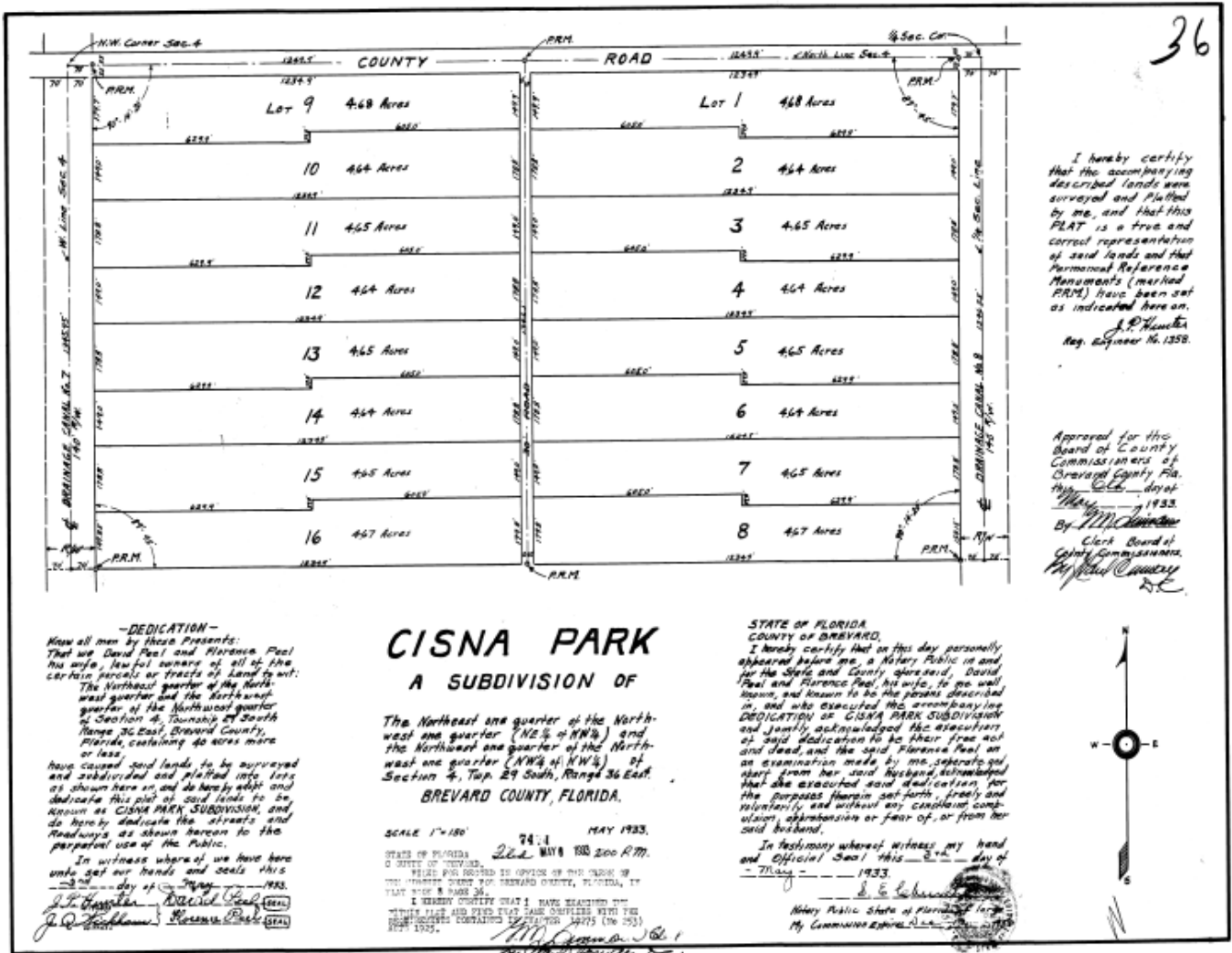
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Plat Map

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I hereby certify that the accompanying described lands were surveyed and Platted by me, and that this PLAT is a true and correct representation of said lands and that Permanent Reference Monuments (marked PRM) have been set as indicated here on.
 J. P. Hamilton
 Reg. Engineer No. 1259.

Approved for the Board of County Commissioners of Brevard County, Fla. this 24th day of May, 1933.
 By J. P. Hamilton
 Clerk Board of County Commissioners.
 J. P. Hamilton

-DEDICATION-
 Know all men by these Presents: That we David Peel and Florence Peel his wife, law ful owners of all of the certain parcels or tracts of Land to wit: The Northeast quarter of the North-west quarter and the Northwest quarter of the Northwest quarter of Section 4, Township 29 South Range 36 East, Brevard County, Florida, containing 40 acres more or less, have caused said lands to be surveyed and subdivided and platted into lots as shown here on, and do hereby split and dedicate this plat of said lands to be known as CISNA PARK SUBDIVISION, and do hereby dedicate the streets and Roadways as shown hereon to the perpetual use of the Public.
 In witness whereof we have here unto set our hands and seals this 24th day of May, 1933.
 J. P. Hamilton
 David Peel
 Florence Peel

CISNA PARK A SUBDIVISION OF

The Northeast one quarter of the North-west one quarter (NE 1/4 of NW 1/4) and the Northwest one quarter (NW 1/4 of NW 1/4) of Section 4, Twp. 29 South, Range 36 East, BREVARD COUNTY, FLORIDA.

SCALE 1"=180'
 MAY 1933
 STATE OF FLORIDA
 COUNTY OF BREVARD
 BEING FOR RECORD IN OFFICE OF THE CLERK OF THE COUNTY COURT OF BREVARD COUNTY, FLORIDA, IN PLAT BOOK 8 PAGE 36.
 I HEREBY CERTIFY THAT I HAVE EXAMINED THE ORIGINAL PLAT AND FIND THAT SAME CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTION 14775 (law 2033) OF THE 1932.

STATE OF FLORIDA
 COUNTY OF BREVARD,
 I hereby certify that on this day personally appeared before me, a Notary Public in and for the State and County aforesaid, David Peel and Florence Peel his wife, to me well known, and known to be the persons described in, and who executed the accompanying DEDICATION OF CISNA PARK SUBDIVISION and jointly acknowledged the execution of said dedication to be their free act and deed, and the said Florence Peel as an examination made by me, separate and apart from her, said husband, acknowledged that she executed said dedication for the purposes herein set forth, freely and voluntarily, and without any constraint, coercion, apprehension or fear of, or from her said husband.
 In testimony whereof witness my hand and Official Seal this 24th day of May, 1933.
 J. P. Hamilton
 Notary Public State of Florida
 My Commission Expires...

Demographics

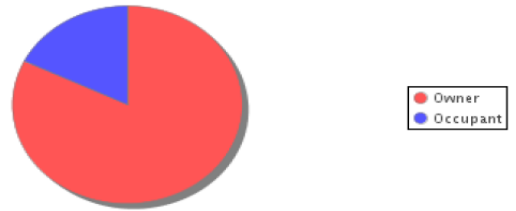
Demographic Overview For A 5 Mile Radius from Subject Property*

Persons	67,591	Families	18,538
Households	24,092	Persons Per Household	2.8
Percent Children	25.55 %		

Age Distribution

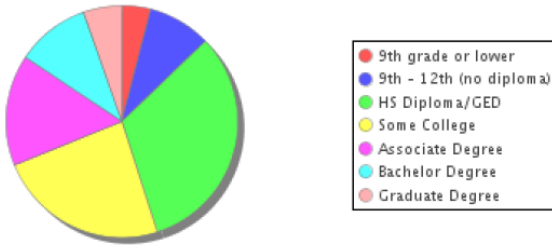


Occupancy - Rent vs Own

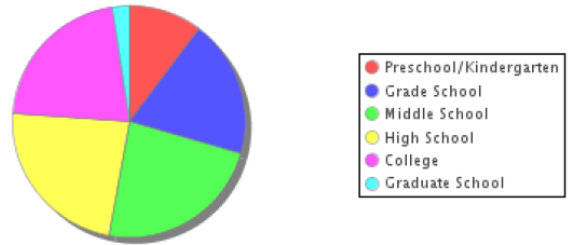


House Median Year Built	1992	Per Capita Income	\$23,236
Average Home Value	\$128,808	Average Household Income	\$52,050
Average Rent	\$1,148		

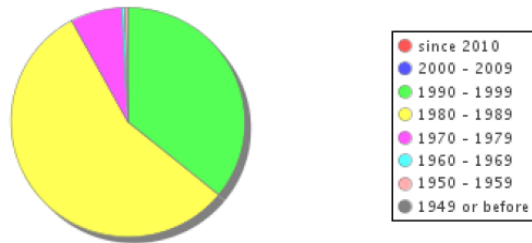
Education Attained



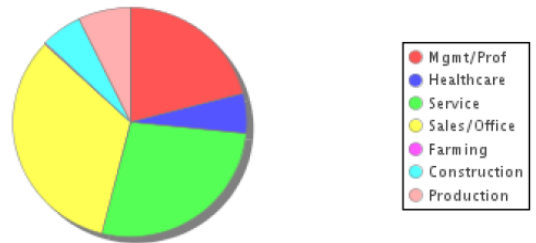
Education - Current Enrollment



Year Built Distribution



Occupation



Source: 2013 American Community Survey, 5 year estimates / US Census Bureau