

# For Sale 34.7+/- Acres Of Industrial Land

Foundation Park Blvd. SE, Palm Bay, FL 32909

**Motivated Seller - Make Offer**



## OFFERING SUMMARY

**Sale Price:** \$995,000

**Acreage:** 34.7 Acres

**Zoning:** City of Palm Bay Light Industrial (LI)

**BCPA #** 2930756 & 2930759  
Among Others

## PROPERTY OVERVIEW

34.7 +/- Acres Industrial Land estimated 21.79 +/- Acres are Dry  
Foundation Park Blvd. SE frontage 360' +/-  
Width varies to maximum width of 634' +/-  
Depth 2,610' +/- (East Boundary)  
6" PVC Water Line on Foundation Park Boulevard Per City of Palm Bay  
Other Utilities: Electric, Telephone, Septic  
Combination of 19 Parcels being Sold Together

## LOCATION OVERVIEW

Located in the Palm Bay industrial market near the corner of Foundation Park Blvd. SE and Babcock Street. Easy access to I-95 and Babcock Street near a growing community that includes office, manufacturing, warehousing buildings. Eastern Florida State College is just down the street.



Individual Members  
Michael S. Ullian  
Adam Rathbun

**Michael S. Ullian, President, CCIM, SIOR**

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**Zachary Ullian**

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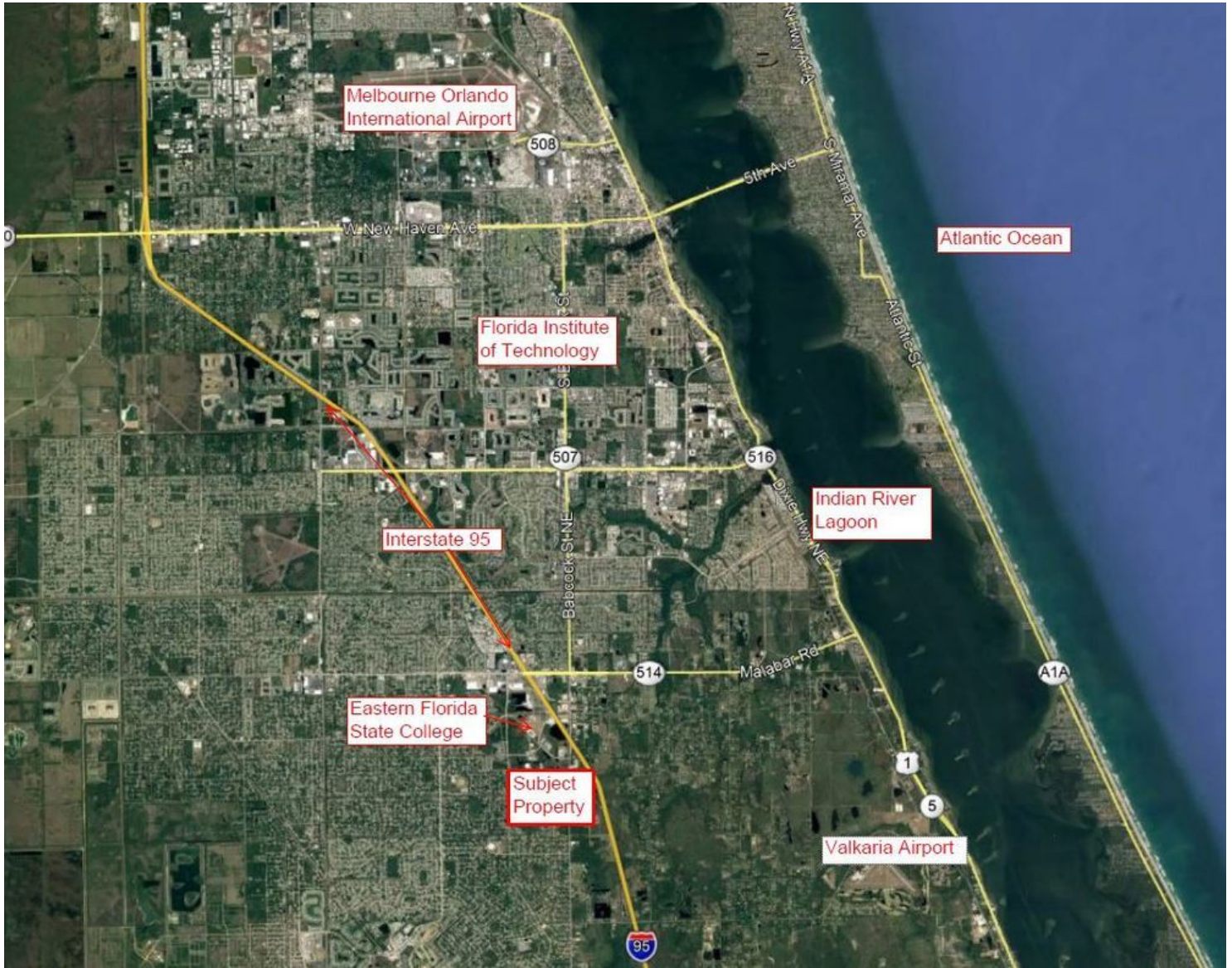


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Aerial



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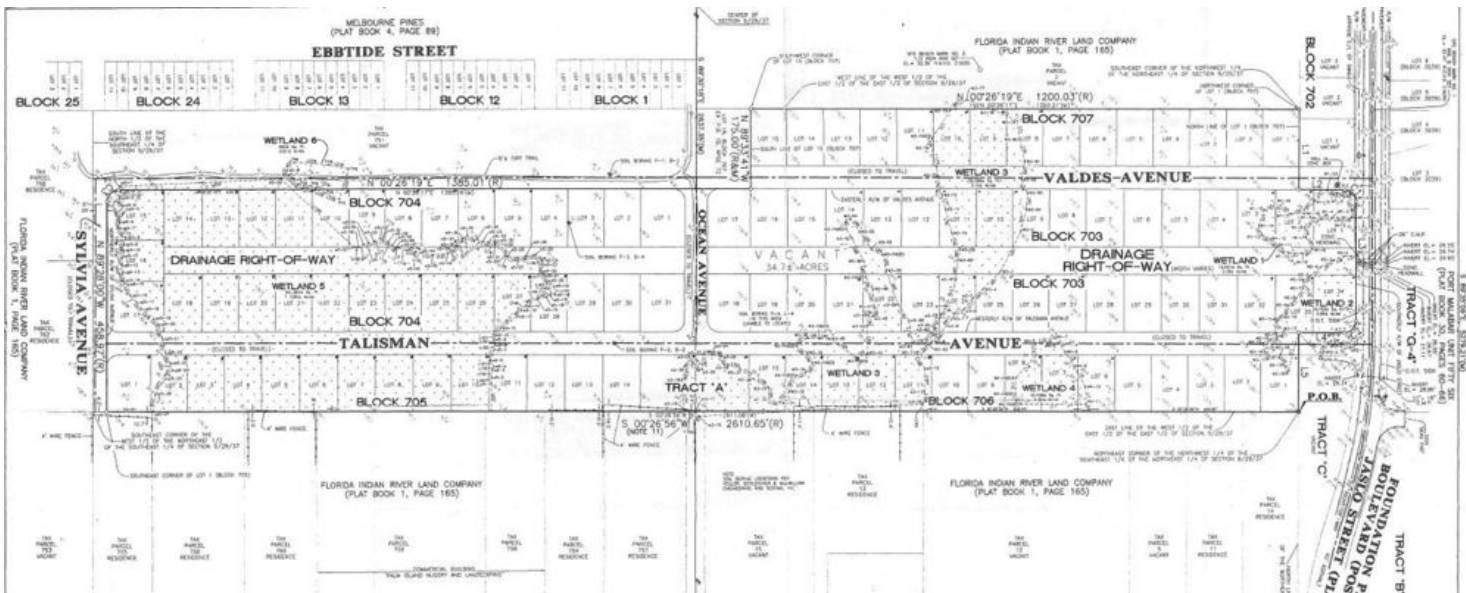


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## Additional Photos



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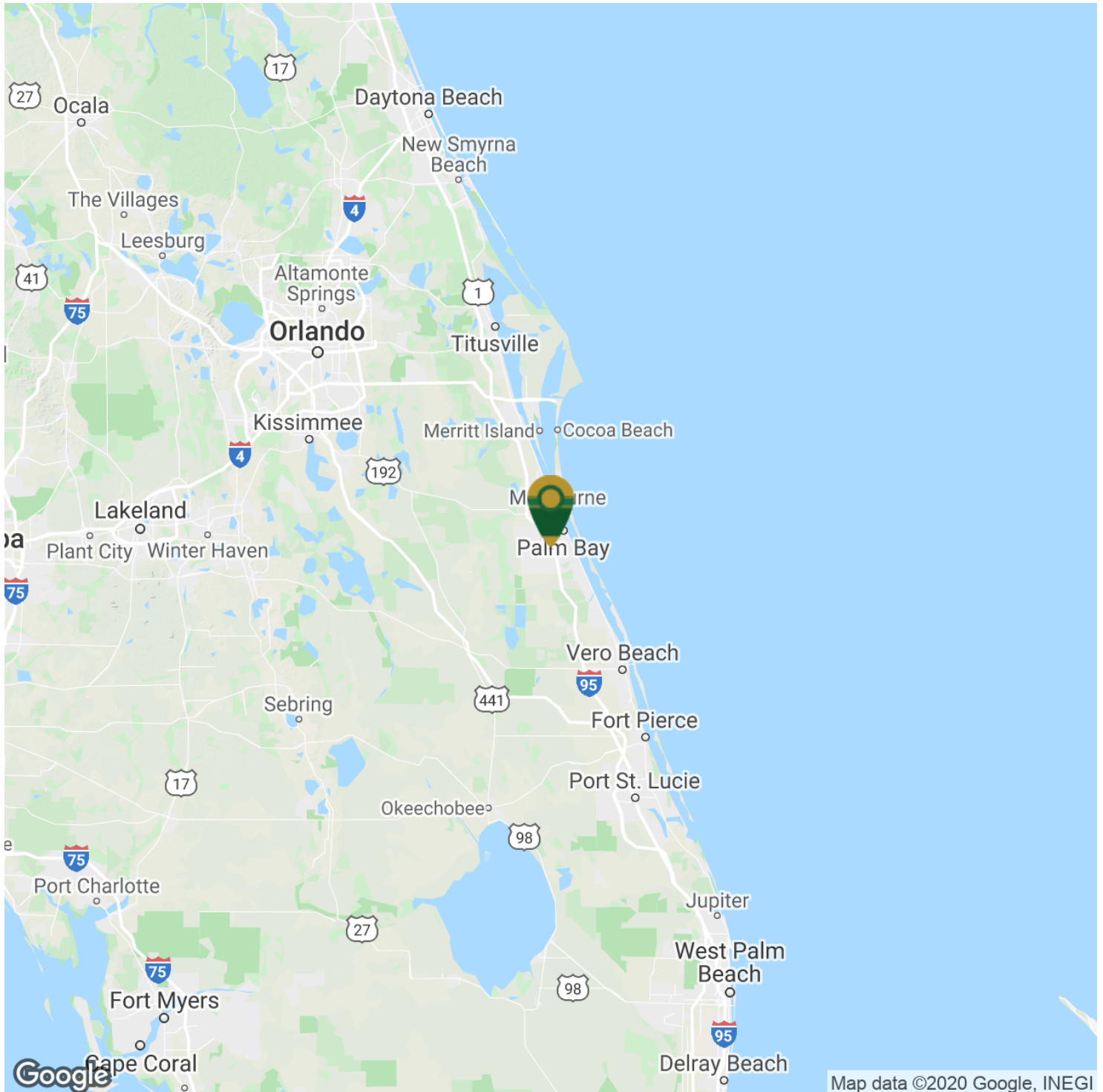
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## Location Maps



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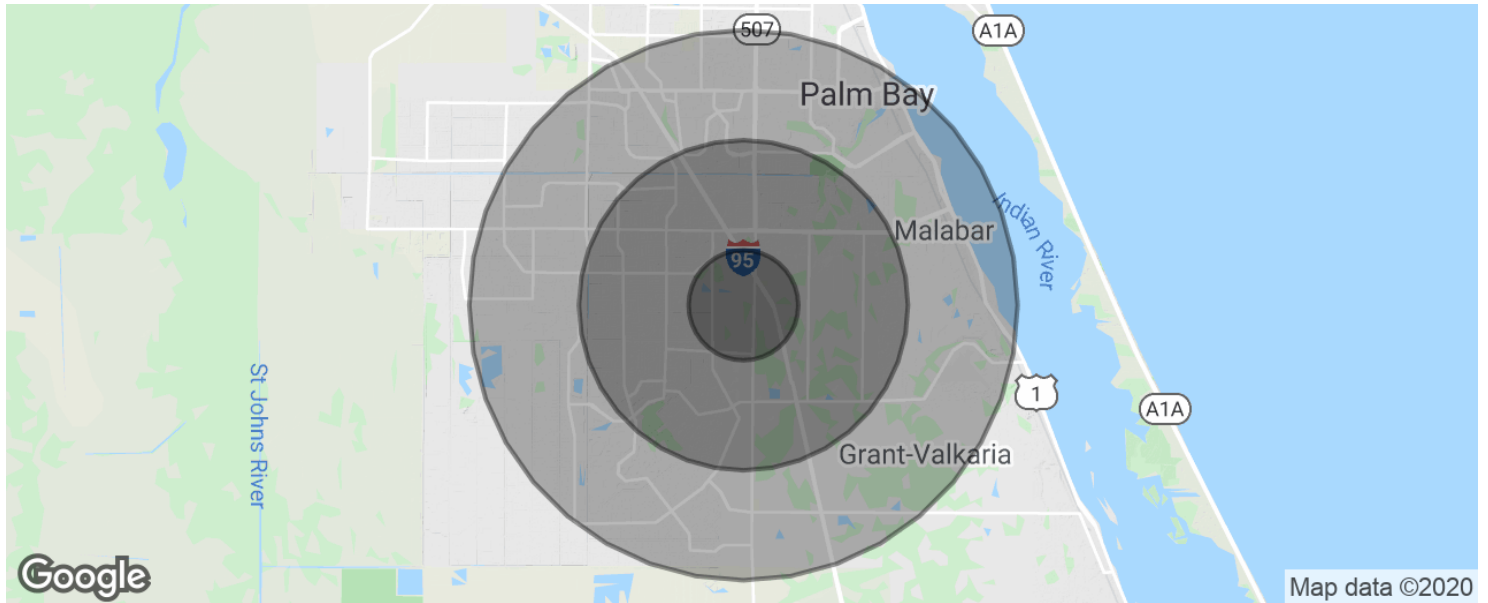
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,413	35,350	92,226
Median age	39.1	39.7	40.7
Median age (Male)	38.1	38.1	38.6
Median age (Female)	39.7	41.2	42.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,218	13,030	35,510
# of persons per HH	2.8	2.7	2.6
Average HH income	\$55,683	\$55,500	\$55,999
Average house value	\$188,657	\$180,682	\$182,052

\* Demographic data derived from 2010 US Census



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