

LAND FOR SALE

Palm Bay FL Retail Site in Established Neighborhood



MARKETMASTERS
OF THE SOUTHEAST

NEQ EMERSON DR SE at WACO BLVD, PALM BAY, FL 32909

PARCELS FEATURES

- ▶ 2.28± available acres
- ▶ Zoned neighborhood Commercial (NC)
- ▶ 247'± frontage on Emerson Dr and 134' on Waco Rd
- ▶ Well and septic
- ▶ Perfect location for doctors office
- ▶ Next door to convenience store w/gas
- ▶ Parcel ID. 29-37-17-GP-*-C
- ▶ Shared driveway with retention
- ▶ Asking price \$550,000



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1890 Kingsley Ave, Suite 102
Orange Park, FL 32073
www.marketmastersSE.com

Phillip Parsons, Broker
904-272-0435
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Property Info
County: Brevard
ID: #9524

LAND FOR SALE

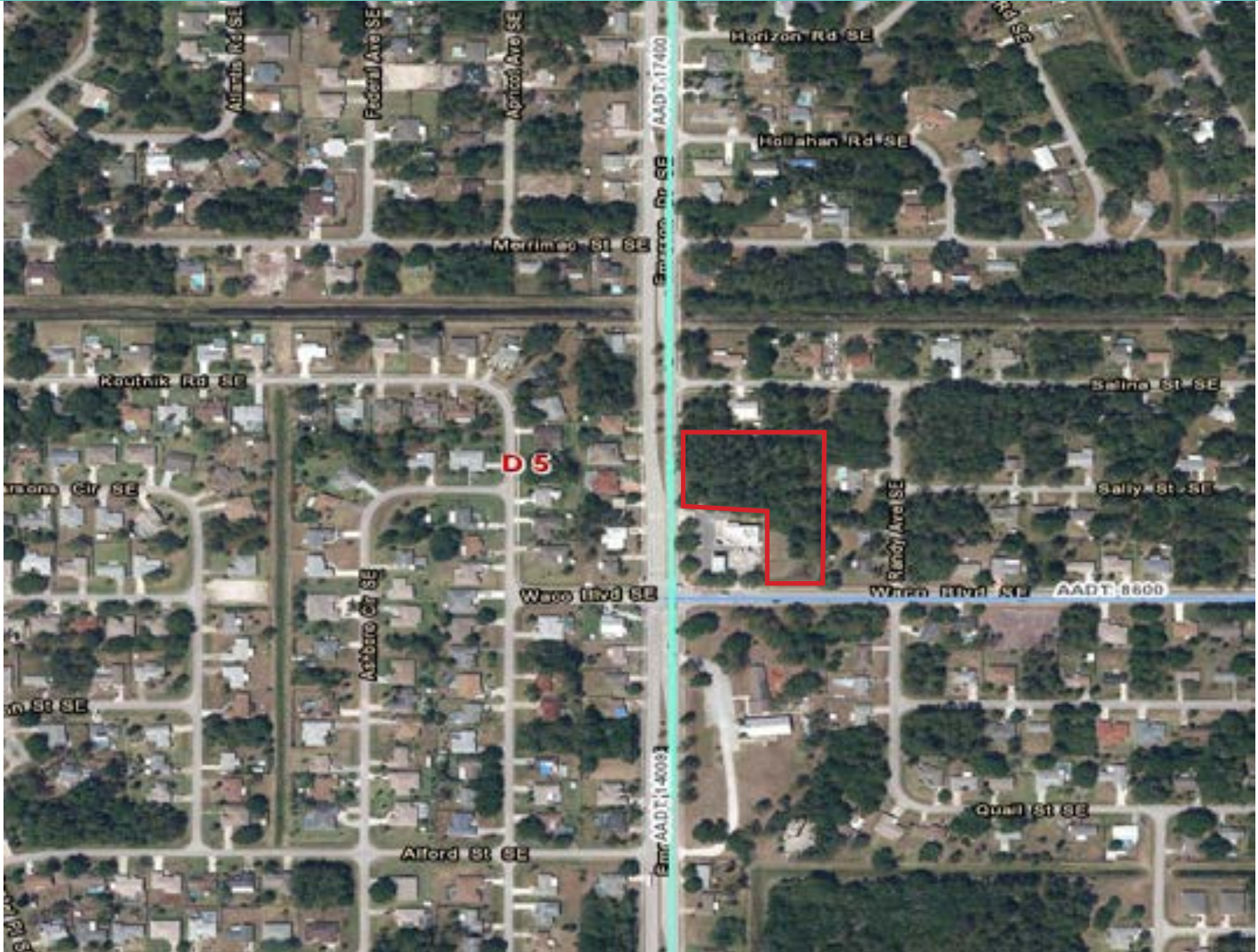
Retail Site in Established Neighborhood

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Good spot for: Doctors Office ♦ Day Care ♦ Strip Mall
Coffee Shop ♦ Church ♦ Let your imagination run loose



Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	6,816	43,397	91,846
Pop. Est. 2021	7,266	46,636	97,844
2016 Est. Avg. HH Income	\$51,150	\$51,267	53,773

Traffic Count	Daily	Trucks
Emerson Dr SE	17,400	815
Waco Blvd	8,600	360

Source: Florida Department of Transportation (FDOT)



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Surrounded by Opportunities

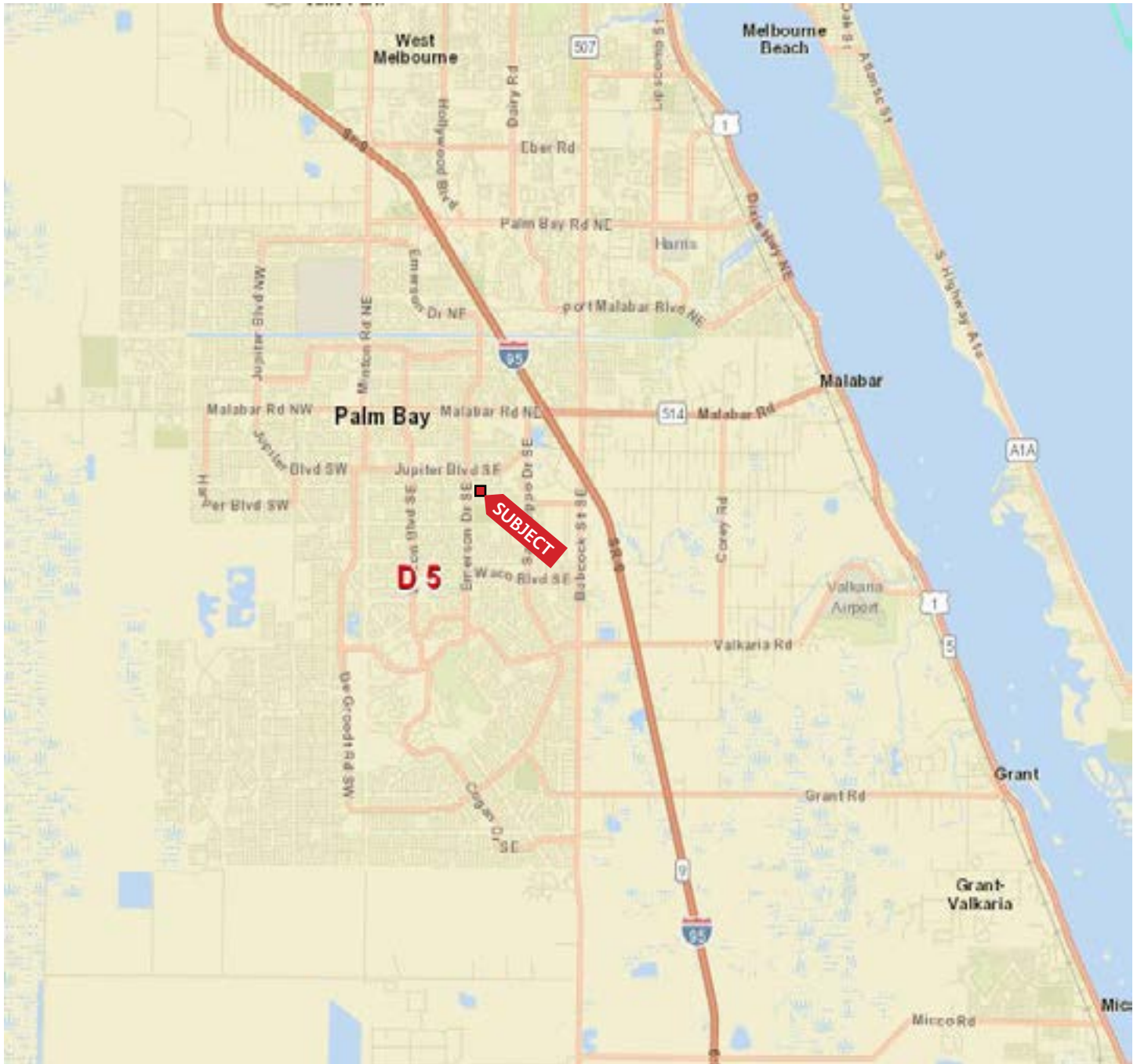
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Near Interstate 95 ♦ Short Drive to the Beach

Surrounded by Neighborhoods ♦ Level Land to Work With



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