

Property – Corner of Malabar and Marie Street, Malabar FL, 1.97 Acres, truncated wedge shape

S – Malabar Rd, ~469' frontage

N – Banyan Estate (historic property) – ~433'

E – Marie Street, ~111' frontage

W – Wildlife preserve – ~289'

Re-Zoned to General Commercial in 2020, Cannot put convenience store on property as an allowable use. Site plans are approved by Town of Malabar.

Survey Performed – Smith Surveying – 7/1/2020

Studies Conducted

- Environmental Assessment
- Building Compaction and percolation testing
- Engaged Builder (Brandon Construction for estimation of site work)

Work performed

- Wide path clearing performed under permit to conduct site soil tests. Scraped to soil ~20' wide by 350' from East side.

Wetlands

- 0.26 Wetlands in SW corner. Likely man-made due to poor swale maintenance. Estimate to mitigate ~ \$30K-\$40K, may be able to be petitioned as man-made due to poor drainage.

Note: No negative information on property that would prevent general commercial usage.