

SPACE COAST

A THRIVING HUB
FOR AEROSPACE
INNOVATION
& TECHNOLOGY

6 ACRE MULTIFAMILY DEVELOPMENT PARCEL

SOUTH STREET
TITUSVILLE, FL 32780



6 AC
R-3 Zoning

South Street

Multifamily
Development



FOX HAMMOCK
Single Family Home
Development

150 Units
Multifamily
Development

LAND FOR SALE



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

C. Todd Everett, SIOR

Principal

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SITE OVERVIEW



PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates is pleased to introduce a 6 Acre Multi-Family Development opportunity located in Titusville amid Florida's world renowned and booming Space Coast. The property includes a 6 acre parcel situated with several hundred feet of frontage along South Street just north of Fox Lake Road. The property is zoned R-3 High Intensity, allowing for the development of 15 residential units per acre, presenting a remarkable opportunity for a developer to build up to 90 new apartment units and capitalize on the current high demand for housing in this emerging submarket. Property Survey and CAD file are available upon request.

The site is exceptionally positioned near two main thoroughfares in the City of Titusville, just north of the I-95 Exit at Cheney Hwy. The property benefits from the immediate area's many major retail stores, dining, and shopping options including a Walmart Supercenter, Home Depot, Publix Grocery, Starbucks, Cracker Barrel, Denny's and more. The area not only features a wealth of retail and services but also provides direct access to prominent employers and destinations such as Kennedy Space Center, Port Canaveral, and the area's pristine beaches, offering opportunities in the booming aerospace, aviation, and space-related industries.



For more information, please contact one of the following individuals:

MARKET ADVISORS

C. TODD EVERETT, SIOR

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ASKING PRICE: \$899,000.00

- Prime opportunity for developers to leverage current demand and area growth!
- Property Survey & CAD File Available Upon Request



High Density Multifamily Development Opportunity:

6 Acres Zoned R-3 High Intensity
15 units per acre (up to 90 Units)
High and Dry with No Known Wetlands



In Florida's Thriving Space Coast:

Proximity to NASA Kennedy Space Center and Cape Canaveral, SpaceX, Blue Origin, and Space Force Launch Pads and Aerospace Related Industries.



Exceptional Location:

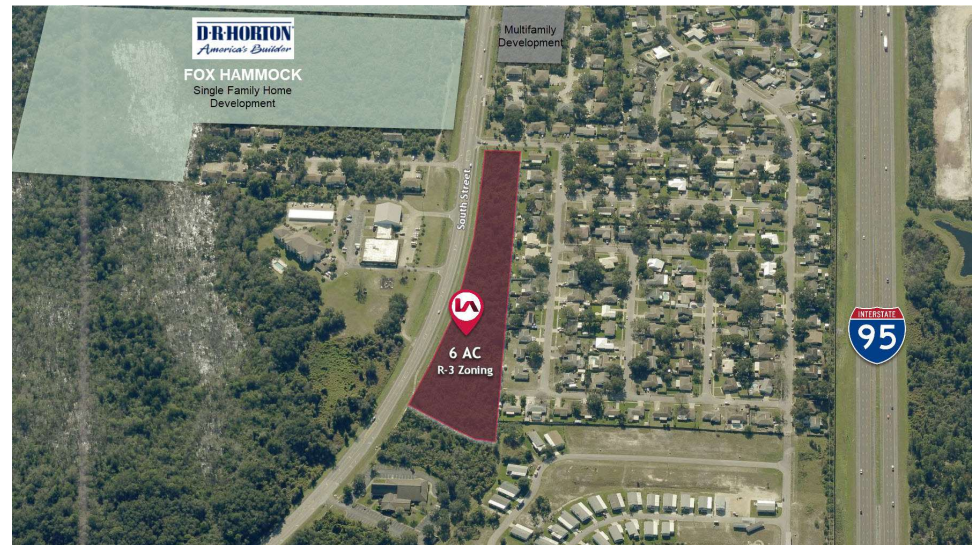
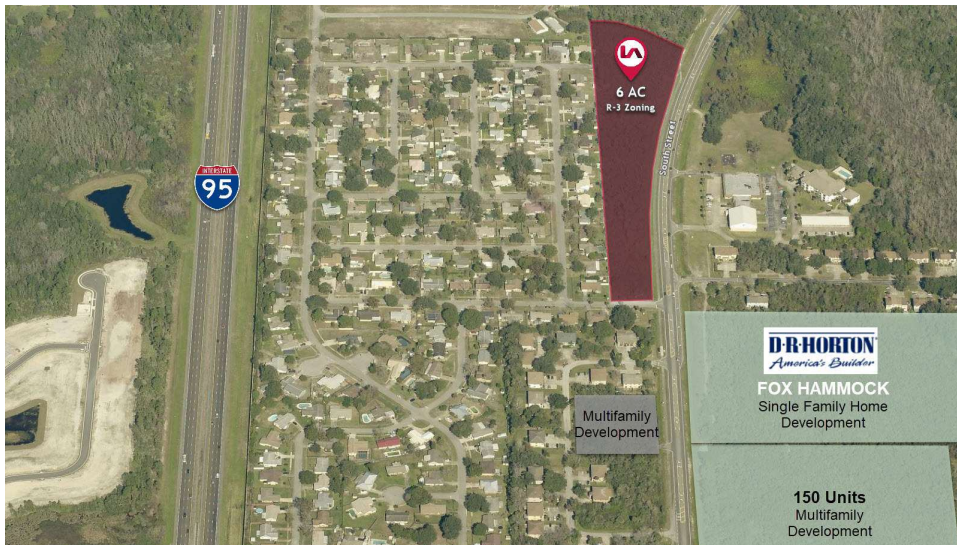
East of I-95, near the State Road 50 Interchange, in a high-traffic corridor close to retail, restaurants, and downtown Titusville.



High Demand Submarket:

In a housing-constrained submarket with high demand, suitable for apartments, townhomes, or single-family residential

ADDITIONAL AERIALS





LOCATION: FLORIDA'S SPACE COAST



FLORIDA'S SPACE COAST

A THRIVING HUB FOR AEROSPACE & AVIATION INNOVATION, TECHNOLOGY AND INDUSTRY

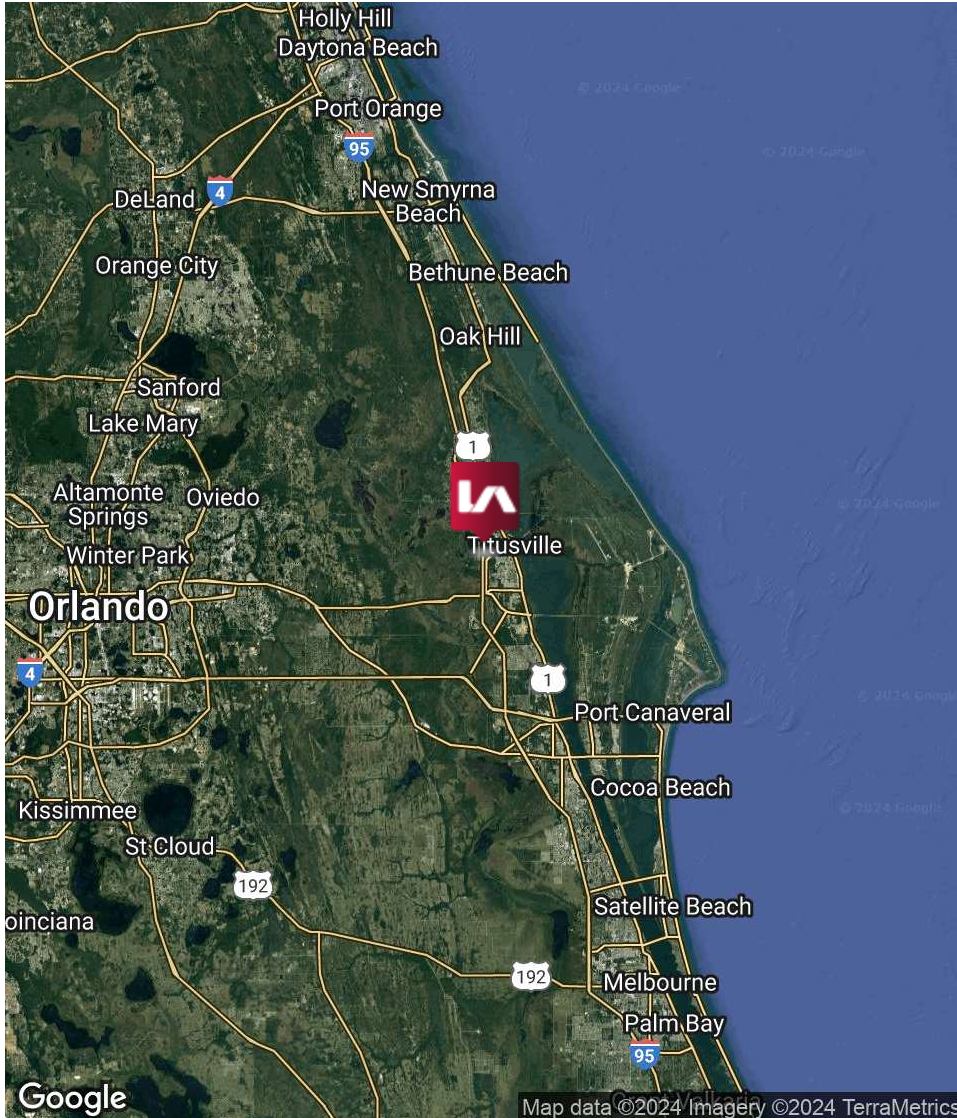


The Space Coast of Florida is a thriving hub for aerospace innovation, attracting a multitude of agencies, companies, and organizations at the forefront of space exploration. With the Kennedy Space Center serving as a focal point, renowned agencies like NASA continue to conduct groundbreaking research and launch missions into space, while private aerospace companies such as SpaceX, Blue Origin, and Lockheed Martin have established a significant presence, driving technological advancements and fostering collaboration within the industry. Moreover, recent years have seen a surge in organizations relocating to the region, drawn by its supportive business environment, skilled workforce, and strategic location for space-related endeavors. This influx of talent and expertise has contributed to the area's growing employment base, with opportunities spanning engineering, manufacturing, research, and other high-tech fields, further solidifying the Space Coast's reputation as a global leader in aerospace.

Beyond its role in space exploration, the Space Coast offers residents and visitors a diverse array of attractions and opportunities. The region's schools, ranging from top-tier universities to specialized STEM academies, provide unparalleled educational pathways for aspiring scientists, engineers, and innovators, nurturing the next generation of space pioneers. Meanwhile, tourist destinations such as Cape Canaveral, Merritt Island National Wildlife Refuge, and Cocoa Beach offer breathtaking natural beauty and recreational activities, attracting visitors from around the world. As the Space Coast continues to evolve, the development of infrastructure, amenities, and cultural offerings further enhances the quality of life for residents, creating a dynamic and vibrant community that celebrates its heritage while embracing the future of space exploration.



LOCATION MAPS



LOCATION OVERVIEW

Located within the City of Titusville, just north of the I-95 exit at Cheney Hwy, the property benefits from the immediate area's many major retail stores, dining, and shopping options. Additionally, it is only a short drive from downtown Titusville and U.S. 1 to the east, and provides convenient access to the Kennedy Space Center, Port Canaveral, and nearby beaches.

CITY INFORMATION

CITY:	Titusville
MARKET:	Space Coast
CROSS STREETS:	South Street, Fox Lake Rd & Harrison St
NEAREST HIGHWAY:	I-95

WITHIN A THRIVING SPACE COAST COMMUNITY



NEARBY RETAIL AMENITIES



Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

DEMOGRAPHIC PROFILE

KEY FACTS

55,198 Population	47.7 Median Age
2.3 Average Household Size	\$78,887 Average Household Income

HOUSING MARKET



17,496

Owner Occupied Housing Units

\$274,333

Average Home Value

91

Housing Affordability Index



6,551

Renter Occupied Housing Units

0.09%

Units Compound Annual Growth Rate

1,471

Vacant Units For Rent

TOTAL HOUSING UNITS

26,346 2020 Total Housing Units	26,422 2023 Total Housing Units	26,649 2028 Total Housing Units
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EMPLOYMENT TRENDS

65%
White Collar



12%
Services

23%
Blue Collar

Unemployment Rate
6.0%

Drive time of 10 minutes



DAYTIME POPULATION

53,513 Daytime Population Total	21,798 Daytime Population: Workers	31,715 Daytime Population: Residents
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NEARBY AMENITIES

60 Grocery Stores	119 Restaurants & Bars	459 Retail Stores
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BUSINESS

2,117 Total Businesses	20,829 Total Employees
2,420,542,693 Total Sales	

DEMOGRAPHIC PROFILE

KEY FACTS

106,954 Population	47.5 Median Age
2.4 Average Household Size	\$86,112 Average Household Income

HOUSING MARKET



35,912

Owner Occupied Housing Units

\$292,097

Average Home Value

100

Housing Affordability Index



8,640

Renter Occupied Housing Units

0.32%

Units Compound Annual Growth Rate

1,669

Vacant Units For Rent

TOTAL HOUSING UNITS

48,429 2020 Total Housing Units	48,939 2023 Total Housing Units	50,314 2028 Total Housing Units
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DAYTIME POPULATION

101,592 Daytime Population Total	42,449 Daytime Population: Workers	59,143 Daytime Population: Residents
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EMPLOYMENT TRENDS

64%
White Collar



13%
Services

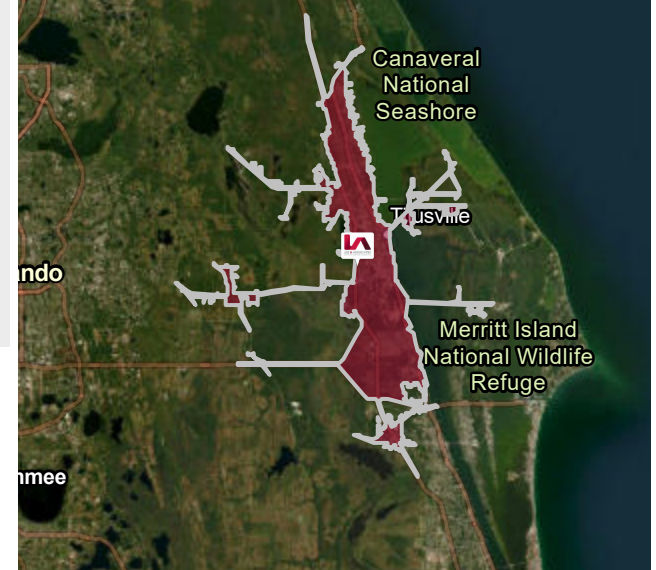
23%
Blue Collar

Unemployment Rate
5.3%

NEARBY AMENITIES

87 Grocery Stores	176 Restaurants & Bars	706 Retail Stores
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Drive time of 20 minutes



BUSINESS

3,389 Total Businesses	37,641 Total Employees
5,228,029,130 Total Sales	

DEMOGRAPHIC PROFILE

KEY FACTS

270,852 Population	46.2 Median Age
2.4 Average Household Size	\$94,251 Average Household Income

HOUSING MARKET



86,320

Owner Occupied Housing Units

\$341,072

Average Home Value

94

Housing Affordability Index



24,557

Renter Occupied Housing Units

0.63%

Units Compound Annual Growth Rate

4,208

Vacant Units For Rent

TOTAL HOUSING UNITS

118,371 2020 Total Housing Units	120,797 2023 Total Housing Units	124,054 2028 Total Housing Units
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DAYTIME POPULATION

262,788 Daytime Population Total	119,114 Daytime Population: Workers	143,674 Daytime Population: Residents
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EMPLOYMENT TRENDS

65%
White Collar



14%
Services

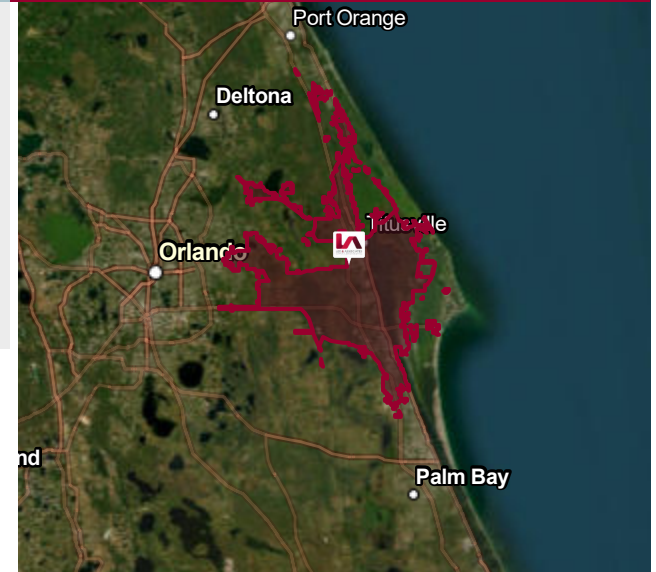
21%
Blue Collar

Unemployment Rate
4.0%

NEARBY AMENITIES

233 Grocery Stores	545 Restaurants & Bars	2,105 Retail Stores
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Drive time of 30 minutes



BUSINESS

10,318

Total Businesses

101,821

Total Employees

13,494,218,359

Total Sales

MARKET TAPESTRY

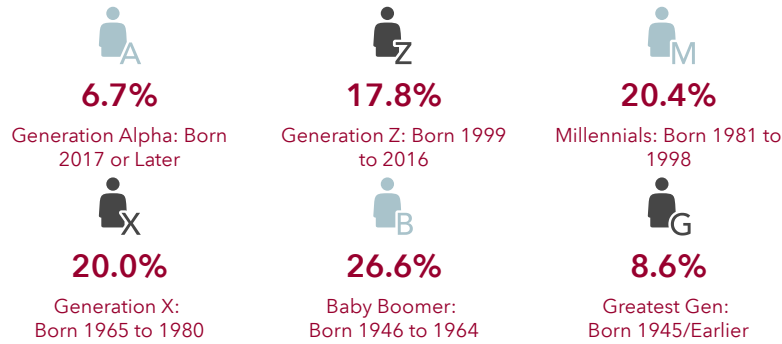


TAPESTRY SEGMENTATION

Tapestry LifeMode

Tapestry LifeMode	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	803	3.34%	9.9%	34
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	0	0.00%	7.5%	0
GenXurban (L5)	9,783	40.68%	11.4%	358
Cozy Country Living (L6)	2,462	10.24%	12.0%	85
Ethnic Enclaves (L7)	0	0.00%	7.1%	0
Middle Ground (L8)	1,466	6.10%	10.9%	56
Senior Styles (L9)	3,836	15.95%	5.8%	276
Rustic Outposts (L10)	0	0.00%	8.2%	0
Midtown Singles (L11)	1,562	6.50%	6.2%	105
Hometown (L12)	4,135	17.20%	6.1%	280
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

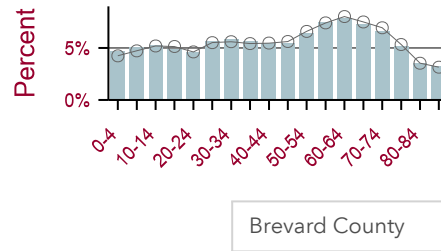
POPULATION BY GENERATION



Drive time of 10 minutes



AGE PROFILE



Tapestry segments

5E	Midlife Constants 6,035 households	25.1% of Households	▼
9D	Senior Escapes 3,044 households	12.7% of Households	▼
5A	Comfortable Empty Nesters 2,094 households	8.7% of Households	▼

ANNUAL HOUSEHOLD SPENDING



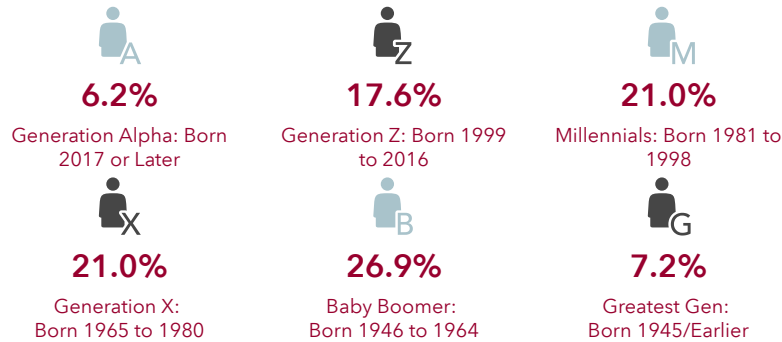
MARKET TAPESTRY

TAPESTRY SEGMENTATION

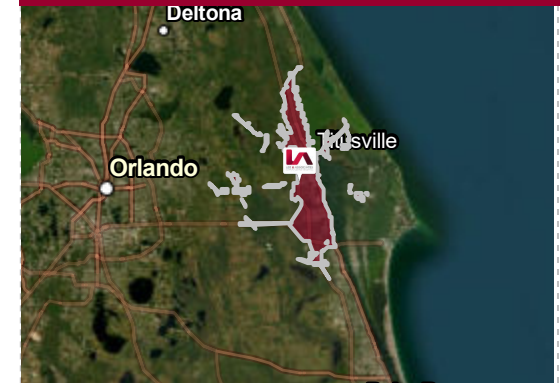
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	803	1.80%	9.9%	18
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	8,354	18.75%	7.5%	250
GenXurban (L5)	11,780	26.44%	11.4%	233
Cozy Country Living (L6)	6,478	14.54%	12.0%	121
Ethnic Enclaves (L7)	0	0.00%	7.1%	0
Middle Ground (L8)	1,466	3.29%	10.9%	30
Senior Styles (L9)	6,728	15.10%	5.8%	261
Rustic Outposts (L10)	2,868	6.44%	8.2%	78
Midtown Singles (L11)	1,562	3.51%	6.2%	57
Hometown (L12)	4,511	10.13%	6.1%	165
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

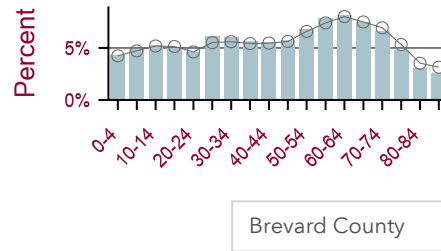
POPULATION BY GENERATION



Drive time of 20 minutes



AGE PROFILE



Tapestry segments

5E	Midlife Constants 6,332 households	14.2% of Households	▼
4B	Home Improvement 6,229 households	14.0% of Households	▼
9D	Senior Escapes 5,284 households	11.9% of Households	▼

ANNUAL HOUSEHOLD SPENDING



MARKET TAPESTRY

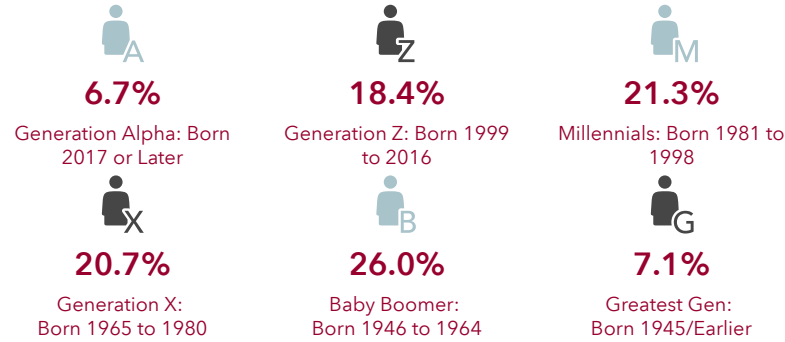


TAPESTRY SEGMENTATION

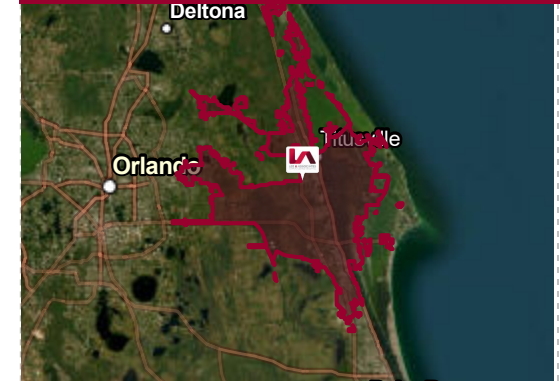
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	1,320	1.19%	9.9%	12
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	16,562	14.94%	7.5%	199
GenXurban (L5)	37,555	33.87%	11.4%	298
Cozy Country Living (L6)	16,168	14.58%	12.0%	122
Ethnic Enclaves (L7)	3,582	3.23%	7.1%	46
Middle Ground (L8)	5,329	4.81%	10.9%	44
Senior Styles (L9)	13,151	11.86%	5.8%	205
Rustic Outposts (L10)	3,695	3.33%	8.2%	40
Midtown Singles (L11)	3,914	3.53%	6.2%	57
Hometown (L12)	8,611	7.77%	6.1%	126
Next Wave (L13)	987	0.89%	3.9%	23
Scholars and Patriots (L14)	1	0.00%	1.6%	0

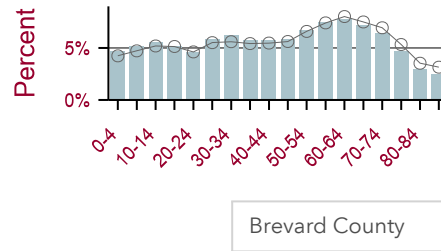
POPULATION BY GENERATION



Drive time of 30 minutes



AGE PROFILE



Tapestry segments

<p>5A Comfortable Empty Nesters 16,617 households</p>	<p>15.0% of Households</p>
<p>5E Midlife Constants 14,040 households</p>	<p>12.7% of Households</p>
<p>4C Middleburg 9,575 households</p>	<p>8.6% of Households</p>

ANNUAL HOUSEHOLD SPENDING



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South Street, Titusville, FL 32780



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

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