

# Space Coast Land | Mixed Use

143 Single Family Units  
Under construction

## KEY HIGHLIGHTS

- +/-12 Acres | Titusville
- Zoned Community Commercial
- Prime Florida Location
- Qualifies for SB102 Live Local
- Close proximity to NASA
- Purchase or BTS Options



**LIGHTLE BECKNER ROBISON**  
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# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lightle Beckner Robison, Inc. is excited to present this prime commercial land site spanning across 12 acres offering utilization benefits under Florida's SB102 law. Strategically positioned on Florida's Space Coast in Titusville, Florida this site offers the ability to develop commercial, retail, or multifamily property. The corner acreage is slated for a commercial development creating a great ecosystem for various opportunities on the remaining parcel.

In terms of locational advantages, the property benefits from its proximity to major transportation arteries, enhancing accessibility and exposure. Traffic counts along Dairy Road and US Highway 1 ensure a steady flow of potential customers and residents, optimizing the business and residential potential of the site. 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, SpaceX, Lockheed Martin, Blue Origin, Port Canaveral, and the Beaches.



*\*The parcel to the north has been site plan approved for a multifamily development and is set to bring some great new residents and traction to the area.*

## CALL FOR PRICING



### Mixed Use Development Opportunity

Community Commercial with High Intensity Commercial Future Land Use.

### Prime Location:



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

### In Florida's Thriving Space Coast:



Close proximity to NASA Kennedy Space Center and Cape Canaveral

Brevard County is ranked #5 in wage growth in the United States.

#1 Ranked Business Tax Climate in the Country.



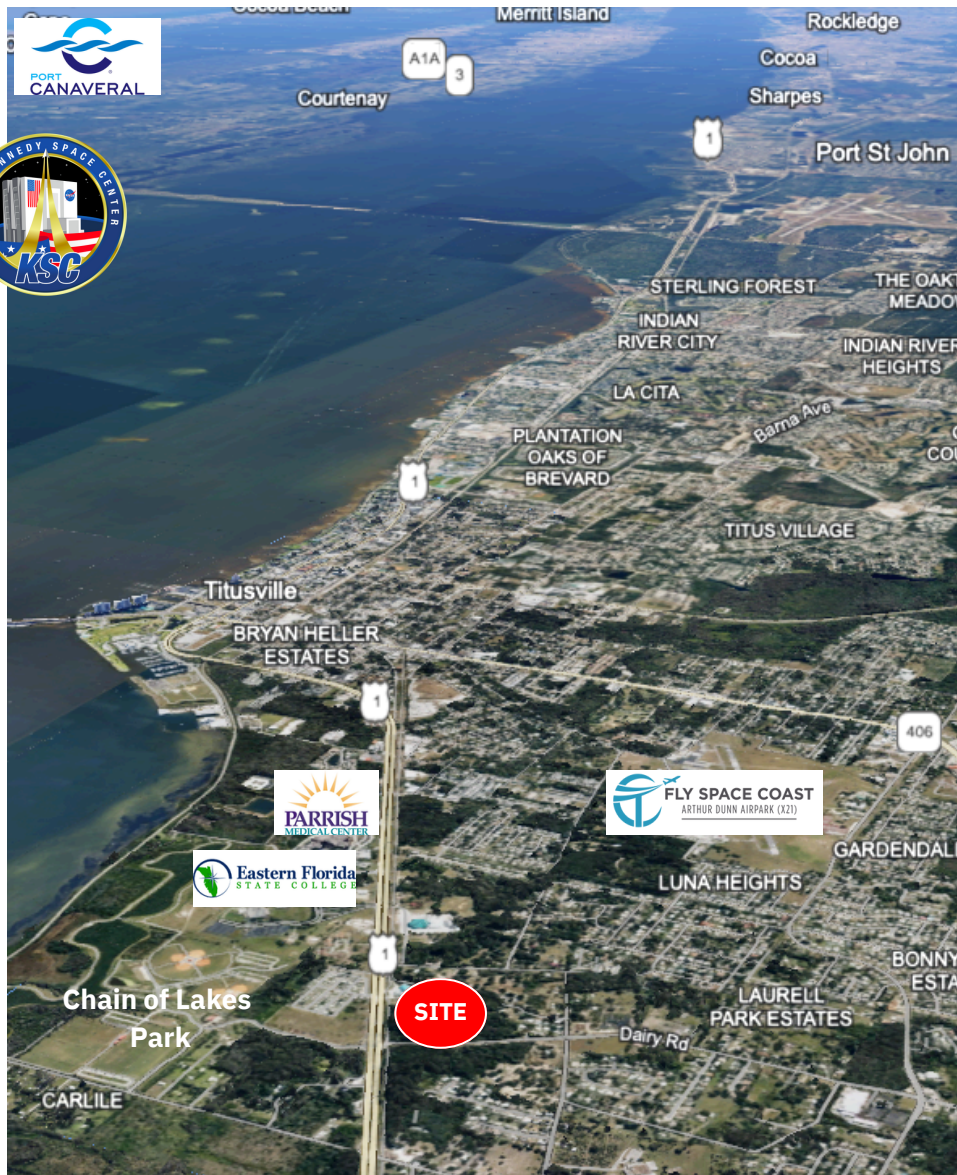
### Florida's Live local Act SB102

This site qualifies for Multifamily and commercial use under the new Florida Law. Upwards of 200 units and a commercial component may be allowed on the site.

### Visit the link below to learn more:

[https://www.flsenate.gov/Session/Bill/2023/102\\_](https://www.flsenate.gov/Session/Bill/2023/102_)

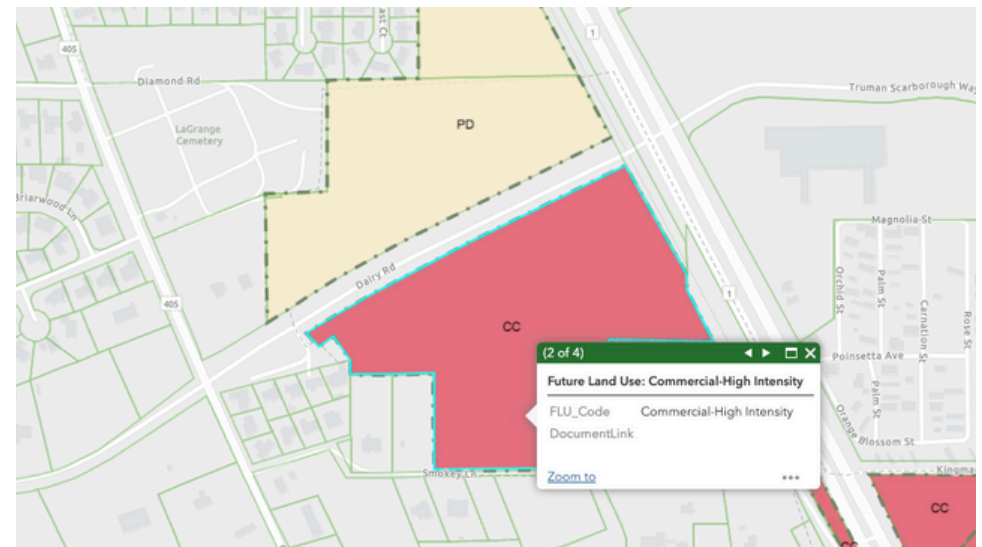
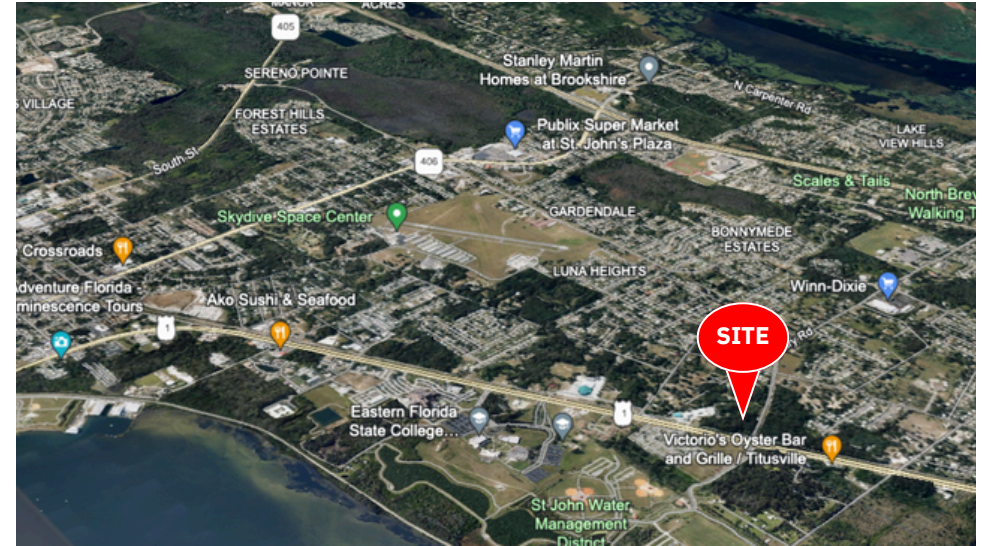
# PROPERTY INSIGHT



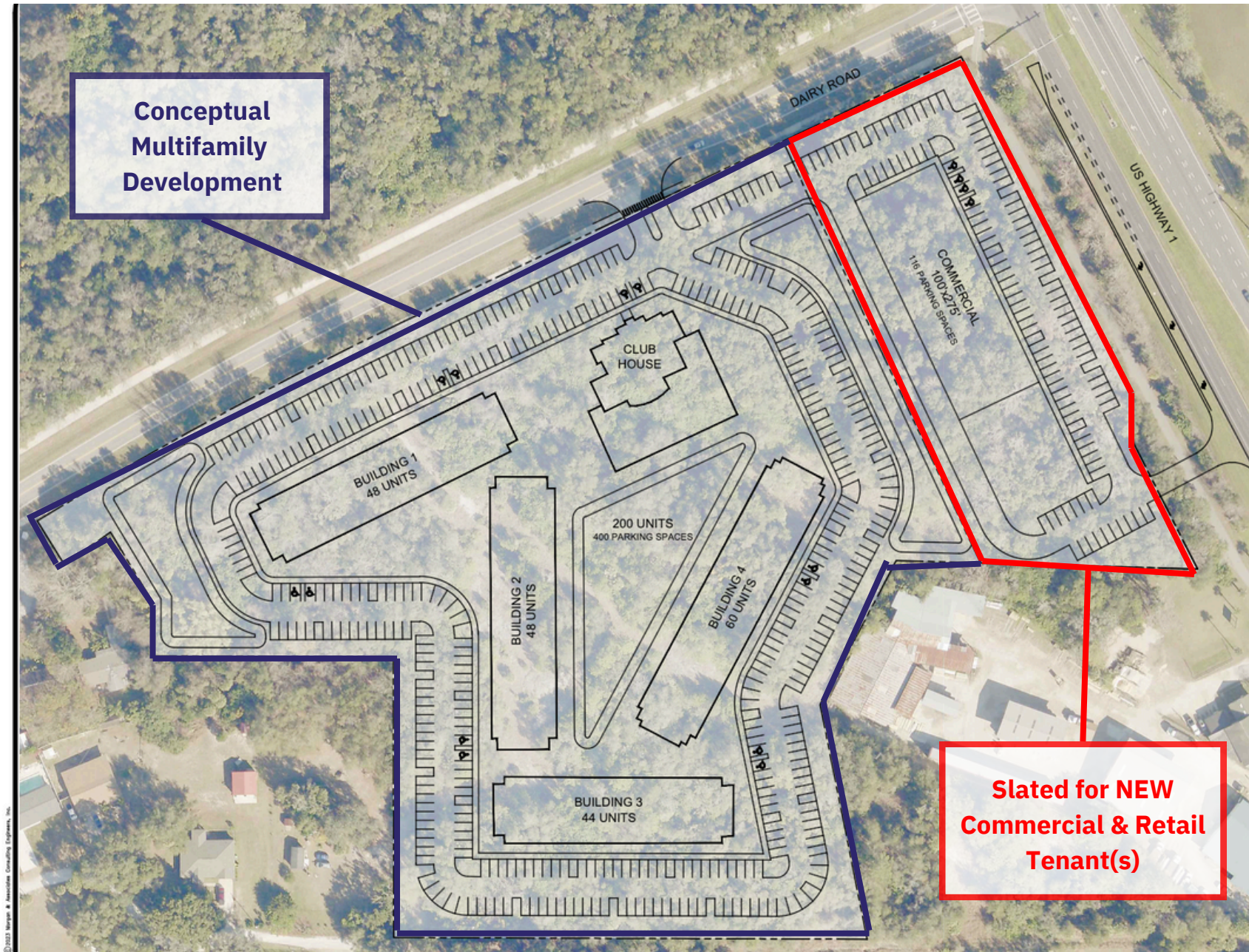
## SUMMARY

The +/-12 acre site offers an abundance of opportunities, with the community commercial zoning and Florida's SB102 Live Local Act the options for development are endless. Located on the corner of Dairy Road and US Highway in Titusville, Florida offering exposure to over 20,300 average daily drivers this site is suitable for various commercial and retail users. With a brand new development approved across the street and the surrounding monuments such as Eastern Florida State College, Parrish Medical Center, Chain of Lakes Park, and an abundance of residential neighborhoods this site is sure to be prime opportunity for your business. Contact us today to learn more about what we have to offer!

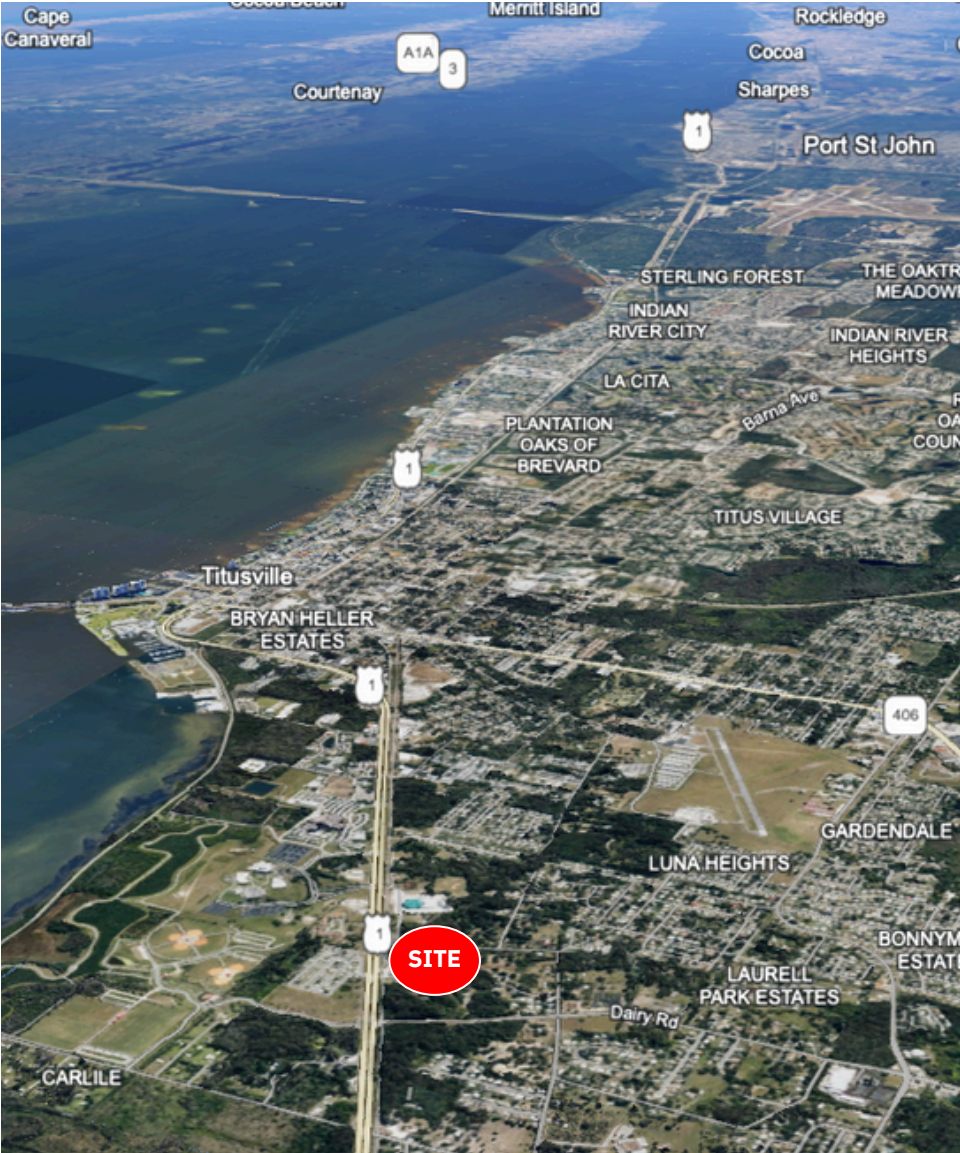
# PROPERTY AERIALS



# SITE PLAN | CONCEPTUAL



# LOCATION MAPS



## LOCATION OVERVIEW

Located within the City of Titusville on Florida’s Space Coast, this ideal mixed use development site is situated on the corner of Dairy Road and US Highway 1 just a few miles north of the the NASA causeway bridge and a few miles south of State Road 46 in Mims. With the ability to access nearby retail centers and grocery stores this site offers flexibility for future users.

<b>CITY:</b>	Titusville
<b>MARKET:</b>	Space Coast
<b>CROSS STREETS:</b>	Dairy Road & US Highway 1
<b>NEAREST HIGHWAY:</b>	I-95