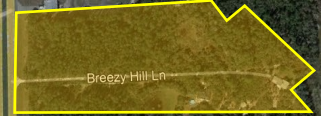




Development Land

Titusville, FL

18.5 Ac Multifamily Development
Offering Memorandum



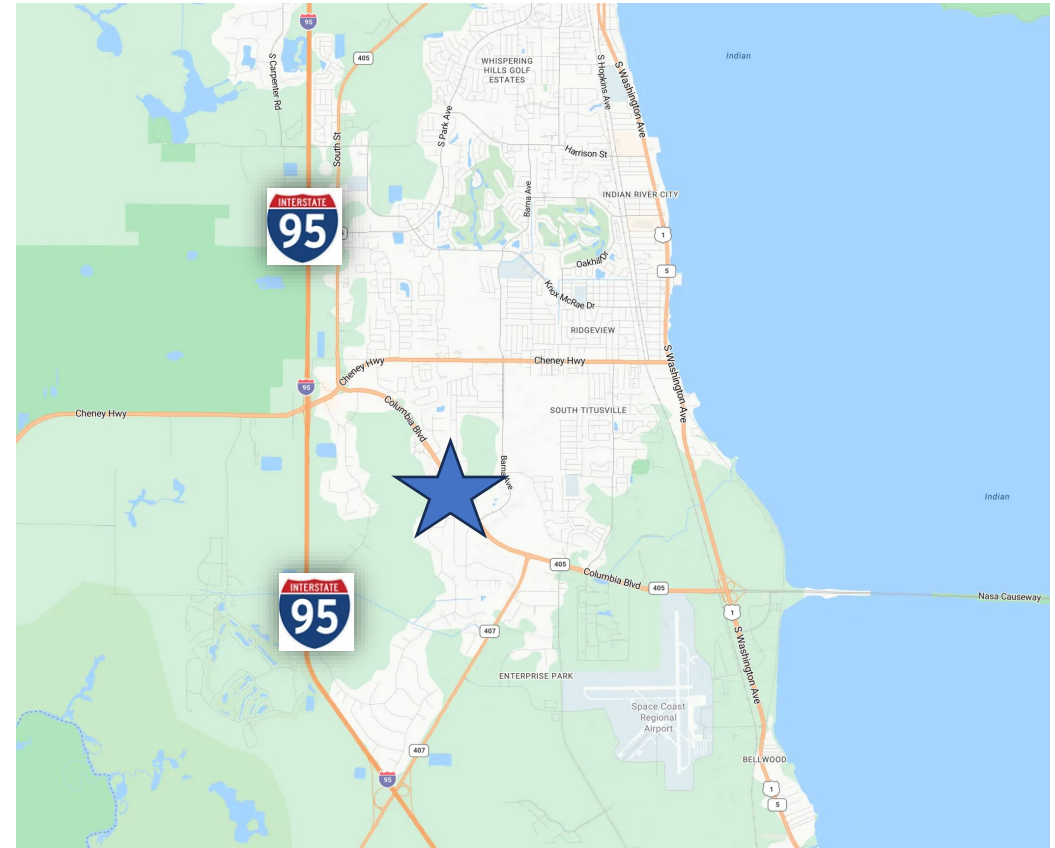
Executive Summary

AML Real Estate Services “AML” is pleased to present this opportunity to obtain this unique land development opportunity in Titusville, Florida. Located less than 1.5 miles from I-95, this opportunity offers high visibility from FL State 405/Columbia Blvd and benefits from average daily traffic of over 19,000 vehicles per day(2023). The property is under 5 miles from Kennedy Space Center and near several of the most cutting-edge aerospace employers such as Space X and Blue Origin, Boeing and Lockheed Martin. The estate consists a combined total of approximately 18.5 acres.

The offering is a development opportunity with 550 feet of frontage on SR405/Columbia Blvd, a 4-lane divided highway and main entrance to NASA's Kennedy Space Center. The property is within walking distance to Target, Walmart, the Home Depot and several other retailers. Additionally, From I-95 you are just Minutes from the Orlando and Sanford Airports, Daytona Beach, Port Canaveral Cruise Terminals, and Cocoa Beach. This site delivers Spectacular Views of every Launch from “The Gateway to Space” at Kennedy Space Center.

Investment Highlights

- One of the largest undeveloped pieces of land in North Brevard County
- Zoned for Multifamily
- Density provides for 15 units per acre
- Highly visible with 650 ft of frontage and 19K+ vehicles per day
- Strategically located within close proximity to shopping and employers



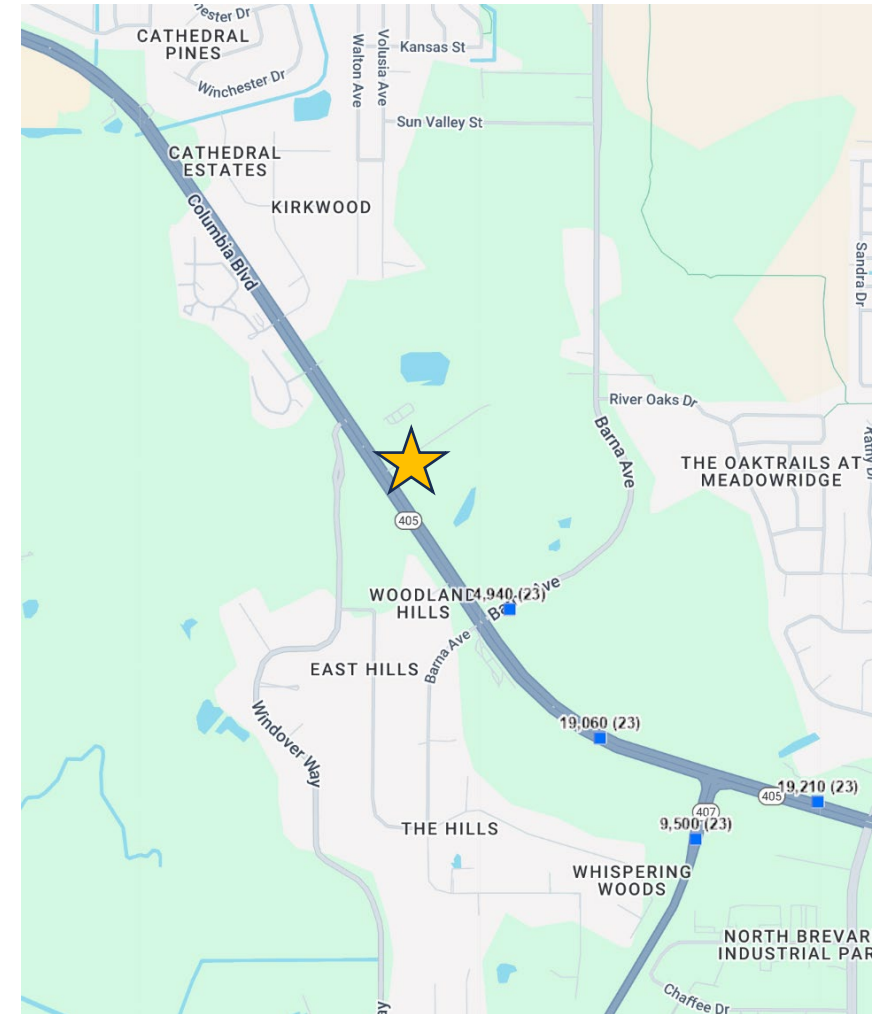
Total Acreage – 18.5
Total Units - 277

Price: \$6,500,000

Bird's Eye / Traffic Count



Facing North – Site Overview



Annual average daily traffic – 19,020 Vehicles per day*

*Source – 2023 Space Coast TPO



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