

Property Summary

Titusville Mixed Use Development Site - Covered
Land Play - Portfolio Sale
For Sale



VIDEO

PROPERTY DESCRIPTION

Prime mixed-use development site in Downtown Titusville spanning over 3 acres, encompassing an entire city block, with uninterrupted views of the Indian River Lagoon and incredible rocket launches from Kennedy Space Center. The BEST site for a high-rise mixed-use project in Titusville, with support expressed by the City. Planned streetscape improvements on Broad Street, which is the site's northern boundary, reaffirm this site as the Epicenter of Downtown Titusville. Broad Street is being redeveloped by the City to allow for events and festivals. The existing improvements, including a fully occupied multi-tenant retail plaza, a beautiful 32-pad RV park, and tenanted historical buildings, generate significant cash flow. This allows for income during the site planning and approval process of a new project, or strong positioning as a longer-term covered land play.

LOCATION DESCRIPTION

The entire City Block in Downtown Titusville, bounded by Highway US-1 (W), Main Street (S), Indian River Avenue (E), and Broad Street (N). Roughly 3.06 acres in the heart of Titusville, situated adjacent to the Indian River with water views and close proximity to the Kennedy Space Center.

Residential Density Pool:

- [https://library.municode.com/fl/titusville/codes/comprehensive_plan?](https://library.municode.com/fl/titusville/codes/comprehensive_plan?nodeId=FUTURE_LAND_USE_ELEMENT_FUTURE_LAND_USE_ELEMENT_GOAL_1GRMALAUS_OBJECTIVE_110DO_POLICY_110.2_STRATEGY_110.2.4)

[nodeId=FUTURE_LAND_USE_ELEMENT_FUTURE_LAND_USE_ELEMENT_GOAL_1GRMALAUS_OBJECTIVE_110DO_POLICY_110.2_STRATEGY_110.2.4](https://library.municode.com/fl/titusville/codes/comprehensive_plan?nodeId=FUTURE_LAND_USE_ELEMENT_FUTURE_LAND_USE_ELEMENT_GOAL_1GRMALAUS_OBJECTIVE_110DO_POLICY_110.2_STRATEGY_110.2.4)

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PROPERTY HIGHLIGHTS

- Tap into higher densities via the Downtown Residential Density Pool: potential for 100+ units per acre, subject to Development Review Committee approval and inclusion of multiple specific public benefits.

OFFERING SUMMARY

Sale Price:	\$8,500,000
Lot Size:	3.06 Acres

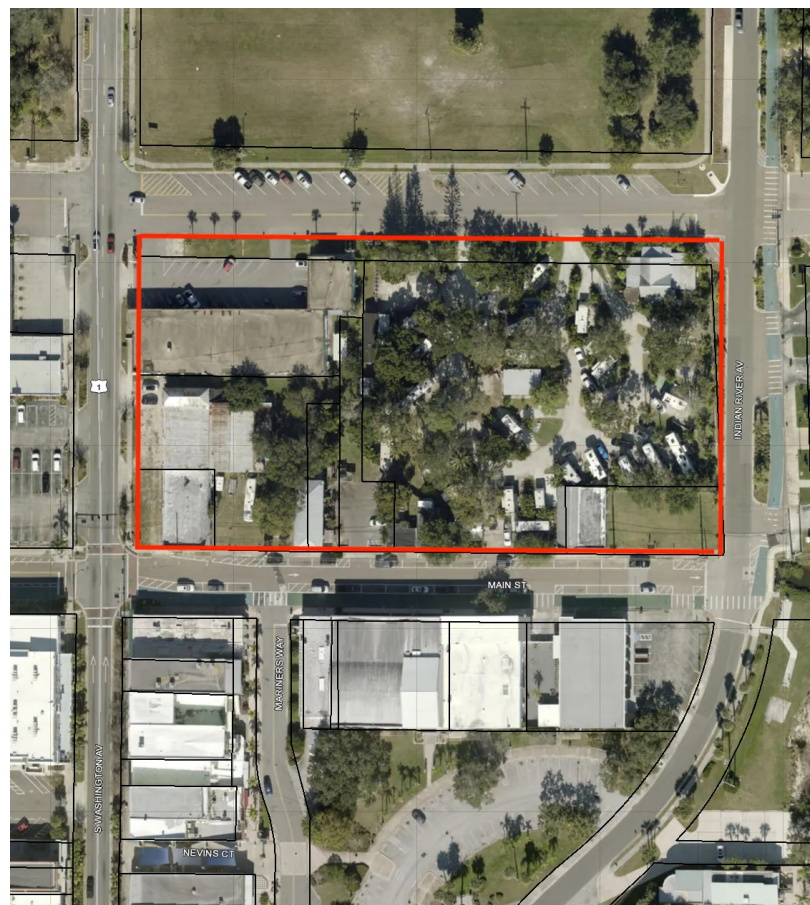
DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	21,098	34,379	89,316
Total Population	52,798	86,582	221,833
Average HH Income	\$80,640	\$88,463	\$95,793



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Additional Photos

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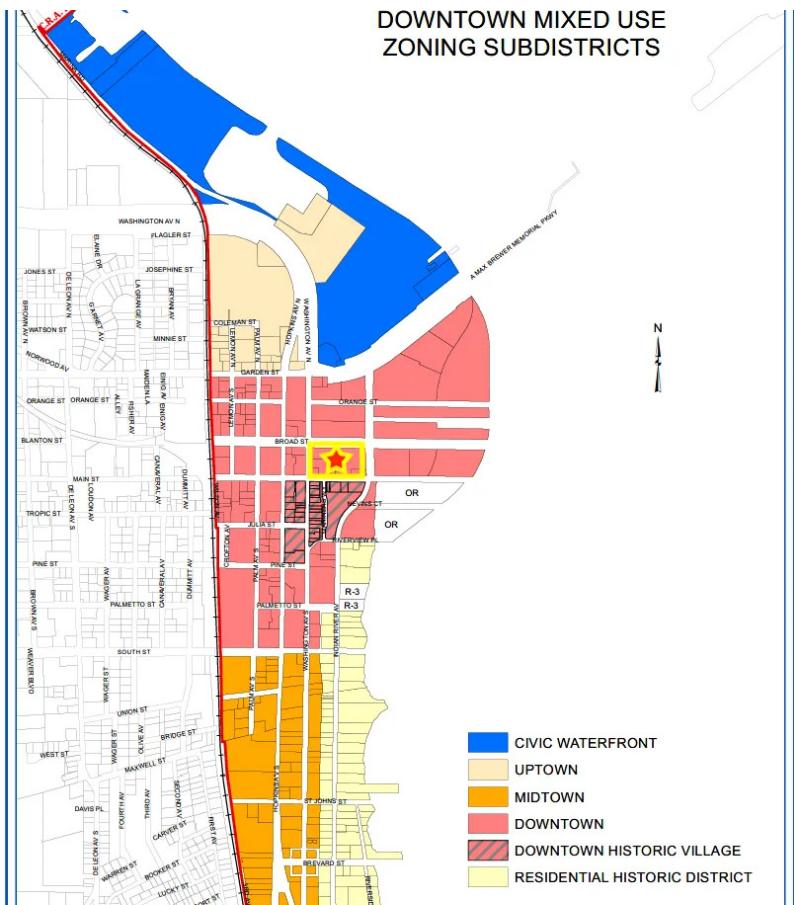
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DOWNTOWN MIXED USE ZONING SUBDISTRICTS



Goals, Objectives and Policies

Strategy 1.10.1.6:

Support the redevelopment agency in the solicitation of development projects that further the downtown objectives by assisting in identification of sites, land assemblage, acquisition of permits, and appropriate financing. *(Originally Policy 1.10.7)*

Policy 1.10.2:

Encourage a substantial and diverse residential population downtown to serve a wide range of household types and incomes by encouraging investment in a mix of housing options.

Strategy 1.10.2.1:

Permit a variety of housing typologies including a broad range of unit types and sizes.

Strategy 1.10.2.2:

Facilitate the ability of families with children to live and work downtown by encouraging or providing family-friendly facilities such as playgrounds and daycare facilities.

Strategy 1.10.2.3:

The City shall encourage a balance of rental and for-sale housing including permanent residency and the re-establishment of affordable owner occupied neighborhoods in the Downtown Mixed Use district to create a mix of residential housing choices of different types and intensities. *(Originally Policy 1.10.9)*

Strategy 1.10.2.4:

In order to increase the quality and volume of activity in the Downtown, incentives are to be established for the Downtown subdistrict of the Downtown Mixed Use district. Development projects that provide a significant public benefit, may access the Downtown Density Pool to provide additional residential units above the base density. Significant public benefits shall be defined in the Land Development Regulations and include the following:

- Utilizing tax increment recapture programs, cost-share reimbursement grants, tax abatement programs, City and County impact fee assistance, rental subsidies for targeted businesses, and ad valorem incentives for affordable or workforce housing.
- Providing a dedicated easement to expand the public realm on designated streets.
- Participation in constructing an enhanced public realm on designated streets.
- Providing certified affordable or workforce housing.
- Providing additional publicly accessible parking.
- Providing for active ground floor uses that enhance street life.
- Assisting in improving parks or landscaping.

Strategy 1.10.2.5:

Within the Downtown Density Pool, residential density shall be calculated based on parcel acreage for the entire district and not on an individual property basis.

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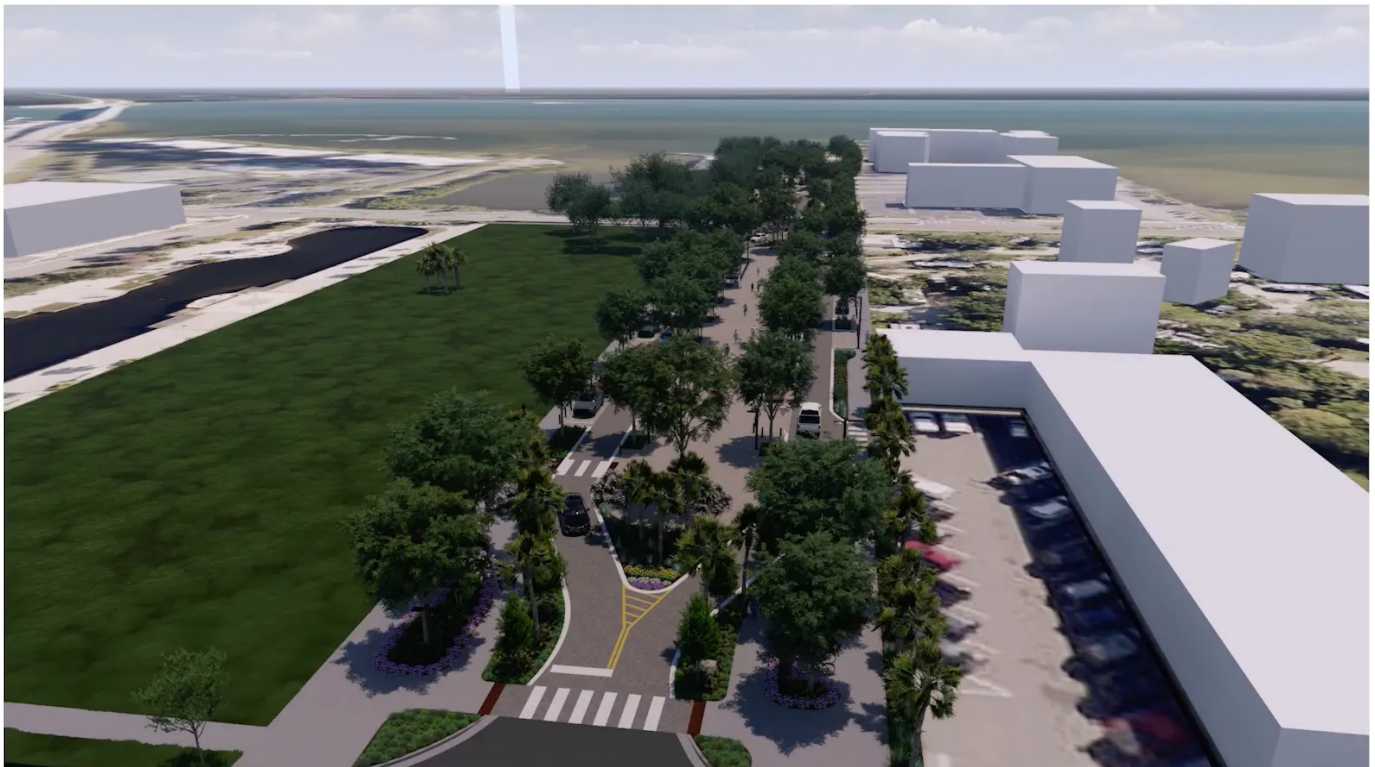
Festival Site Plan - Washington Ave. to Indian River Ave.



- LEGEND**
- 10'X10' TENT
 - FOOD TRUCK
 - TEMPORARY TRAFFIC BARRICADE

**Planned Street Scape on Broad Street - Northern Boundary of the Site
sponsored by City of Titusville**

AECOM



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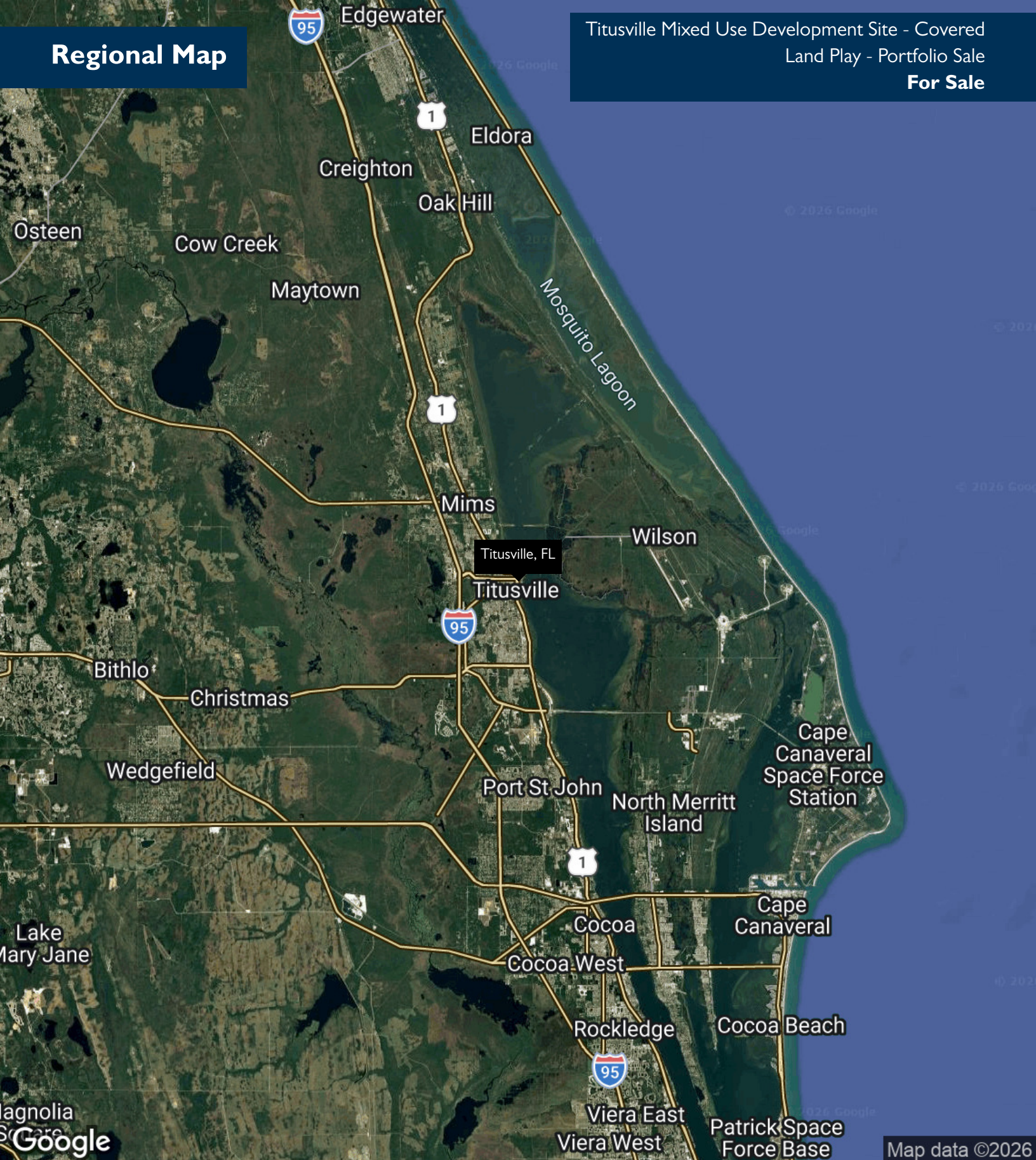
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Regional Map

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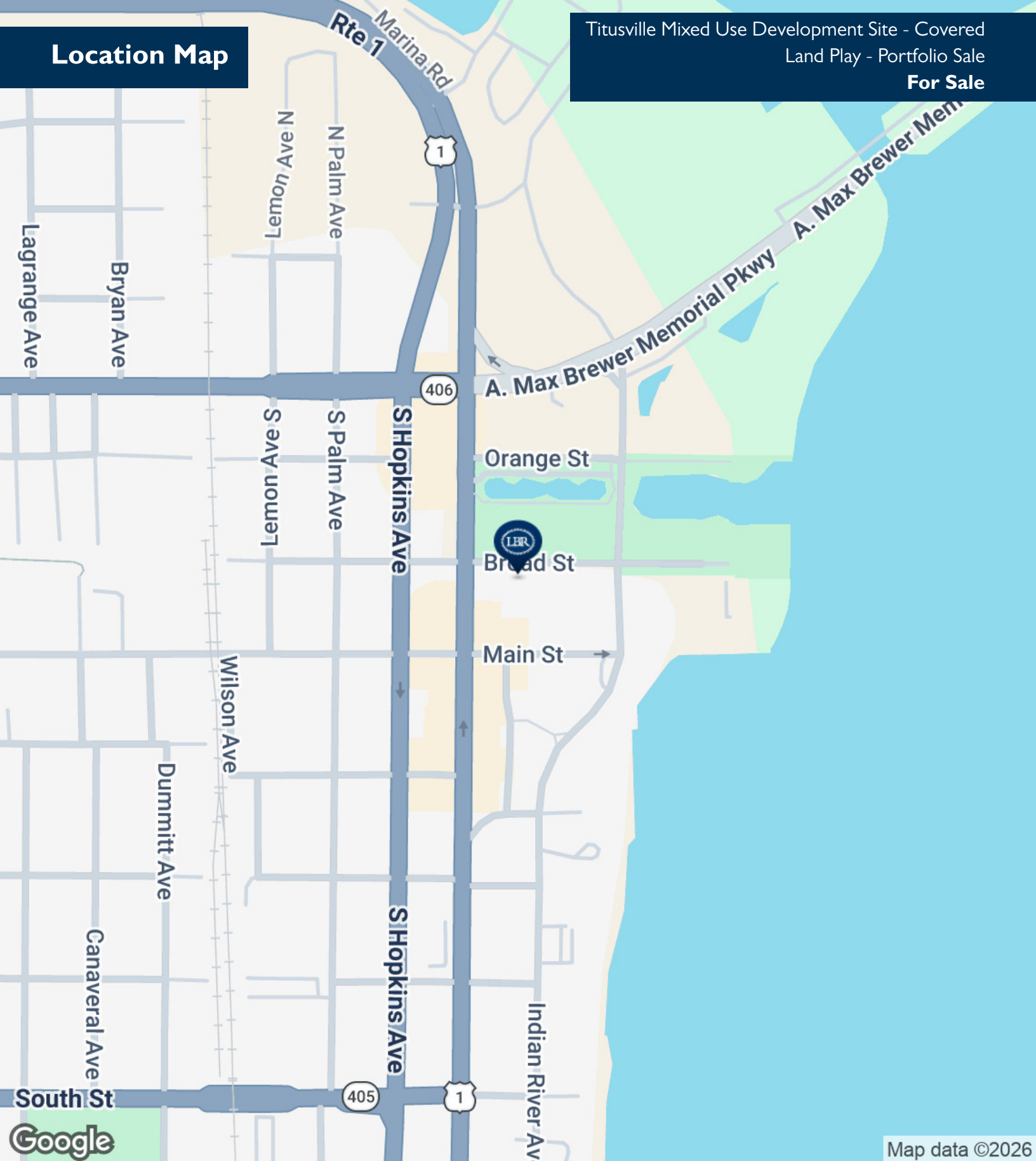
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Location Map

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Map data ©2026

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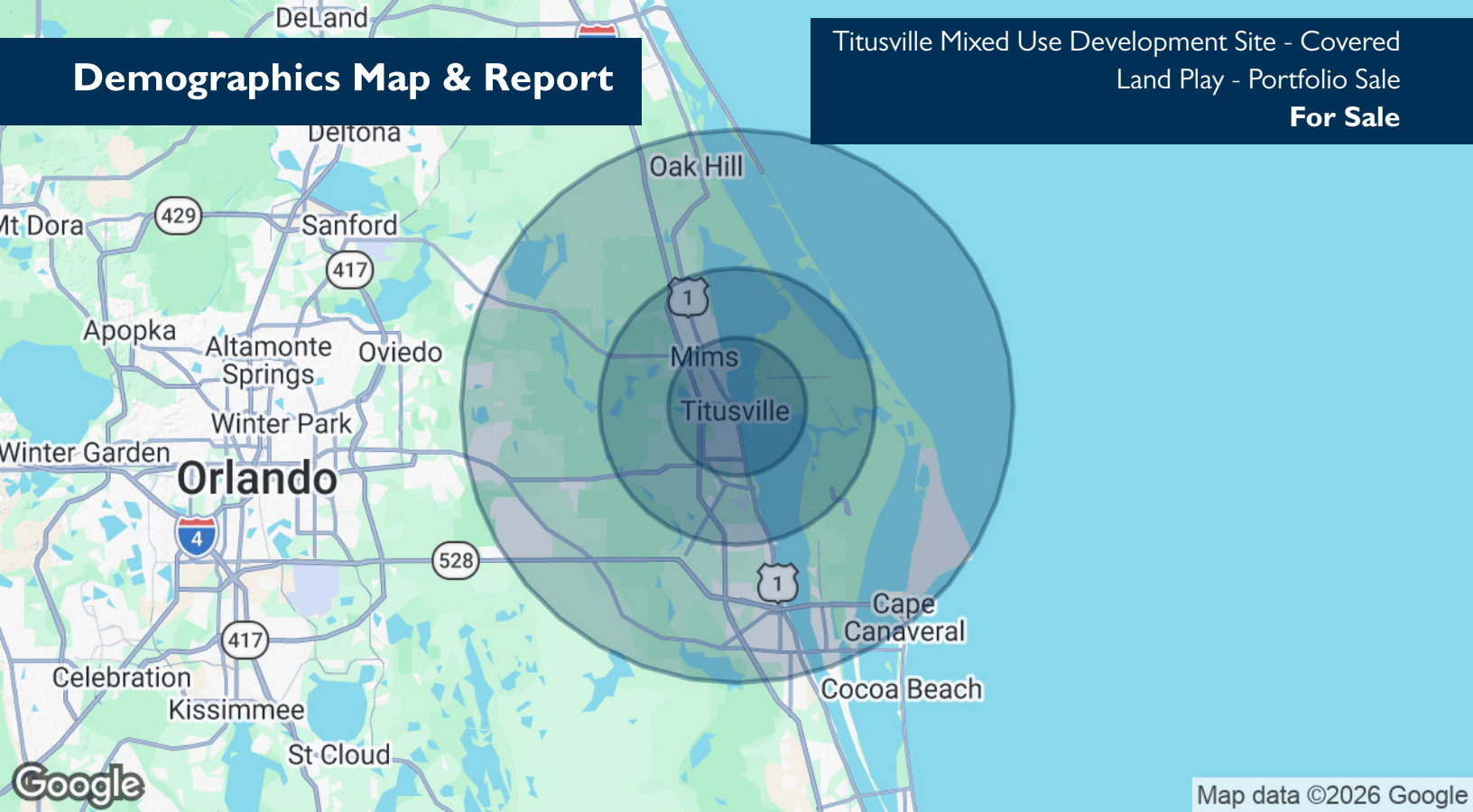
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Demographics Map & Report

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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	52,798	86,582	221,833
Average Age	44.5	45.9	46.6
Average Age (Male)	42.6	44.3	45.2
Average Age (Female)	46.7	47.1	47.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	21,098	34,379	89,316
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$80,640	\$88,463	\$95,793
Average House Value	\$255,918	\$266,606	\$319,762

2023 American Community Survey (ACS)

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