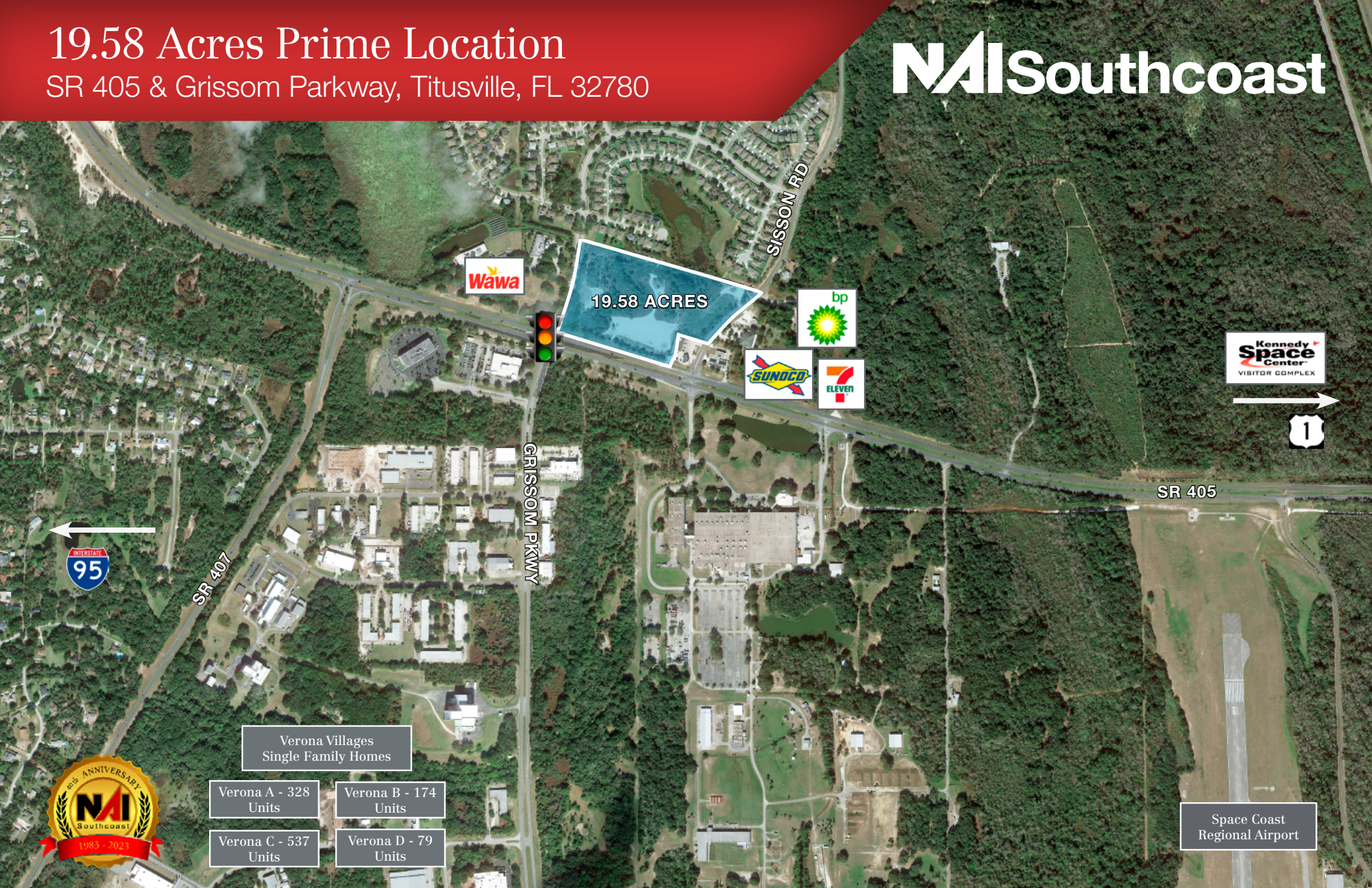


19.58 Acres Prime Location

SR 405 & Grissom Parkway, Titusville, FL 32780

NAI Southcoast



19.58 ACRES



Verona Villages
Single Family Homes

Verona A - 328
Units

Verona B - 174
Units

Verona C - 537
Units

Verona D - 79
Units

Space Coast
Regional Airport



Boyd G. Bradfield, CCIM, SIOR
Founder
+1 772 286 6292 direct
boyd@naisouthcoast.com

FOR SALE:
\$8,500,000

19.58 Acres Prime Location

SR 405 & Grissom Parkway, Titusville, FL 32780

Property Details

Location: Northeast Corner of Columbia Blvd. (SR 405) & Grissom Pkwy.
Titusville, Brevard County, Florida 32780

Great location at a signalized intersection on SR 405 connecting I-95 to US 1. Close to area employers, including Port Canaveral, Kennedy Space Center, SpaceX and Harris Communications. Convenient to Space Coast beaches, Banana River Aquatic Preserve, Pine Island Conservation Area and more. Convenient to shopping, restaurants, etc. just minutes to the west including Walmart Super Center, Target, ALDI, The Home Depot and Lowe's Home Improvement, etc. High growth area including KB Homes Verona Village just to the south with 1,118 homes planned and under construction.

Zoning: Community Commercial with High Intensity Commercial
Future Land Use

The Community Commercial (CC) district is established for general commercial activity. This district is designed to provide for a wide range of permitted uses and conditional uses that offer goods and services of both a convenience and desirable nature to shoppers. This district will serve a group of neighborhoods and larger trade areas. Development within this district requires larger land areas and is primarily located along arterial thoroughfares and major street intersections. It is not the intent of this district that it shall be used to encourage the extension of strip commercial areas and the development of intersections is preferable to linear development.

Multi-Family – This site qualifies under The Live Local Act - Senate Bill 102
<https://www.flsenate.gov/Session/Bill/2023/102>.

Density: Up to 15 units per acre and three stories based on SB 102

Price: \$8,500,000.00

Traffic: FDOT count of 23,000 Trips.

Utilities: City of Titusville

Parcel ID: 22-35-34-00-515 & 22-35-34-00-515.1

The Live Local Act Senate Bill 102:

It contains \$771 million in funding for affordable housing programs through the Florida

Housing Finance Corp. (FHFC). That breaks down to \$259 million for the SAIL programs with low-interest loans for developers; \$252 million for the SHIP program with loans to developers in partnership with local government funding; \$100 million to alleviate inflation-related costs for affordable housing projects; \$100 million for Hometown Heroes to provide down payment and closing cost assistance to first-time home buyers who work in law enforcement, firefighting, education, health care, child care or military/veterans.

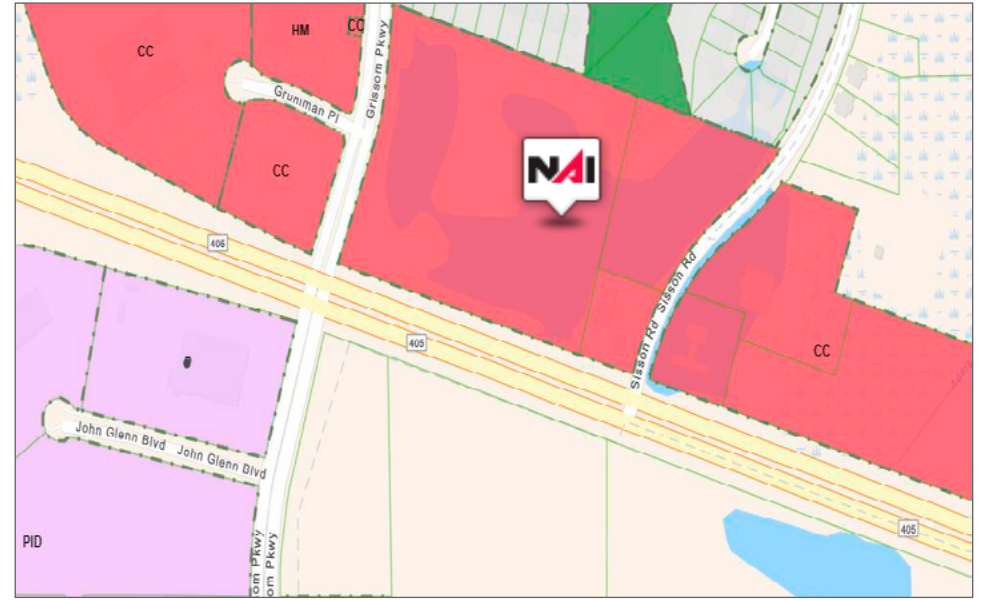
It also created a sales tax refund of up to \$5,000 on building materials for affordable housing projects funded by FHFC.

Under the act, a municipality must authorize a multifamily or mixed-use project in an area that's already zoned for commercial, industrial, or mixed-use if the developer agrees to make at least 40% of the residential units affordable housing or workforce housing for 30 years. That means the rentals would be for people earning up to 120% of the area median income. This project would be approved by the city administration without a zoning, land use change, special exception or comprehensive plan amendment, so the City Commission wouldn't need to vote. If this is a mixed-use project, at least 65% of the building must be for residential.

The density allowed at such a project could be equal to the highest density allowed anywhere in the municipality where residential is permitted. As for height, the project could be as tall as any building within a one-mile radius in the same city, or three stories, whichever is taller. The developer could also reduce the number of parking spaces if the site is near a public transit stop.

19.58 Acres Prime Location



SR 405 & Grissom Parkway, Titusville, FL 32780



Location Details

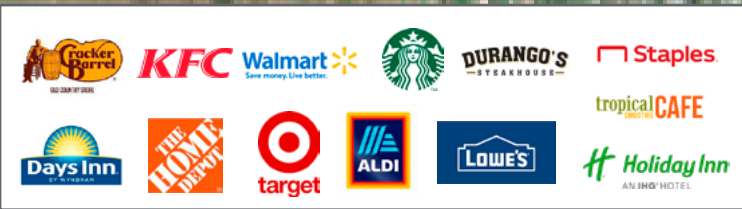
One of the centerpieces of Florida's Space Coast, Titusville is the only place on the planet where rockets launch, sea turtles' nest and soothing sunrises give way to inviting surf. Titusville is a perfect, down-to-earth launching pad for tours of the Kennedy Space Center Visitor Complex, Merritt Island National Wildlife Refuge and Canaveral National Seashore. In Titusville, you will find accommodations for every budget, a full range of dining options, including plenty of opportunities to taste the local delicacy known as rock shrimp, a nostalgic downtown filled with quirky shops, and rich, unspoiled natural landscapes that beckon explorers of all ages.

Future Land Use

-  Commercial-High Intensity
-  Commercial-Low Intensity

19.58 Acres Prime Location

SR 405 & Grissom Parkway, Titusville, FL 32780



Riverwalk Apartments



SR 405

SR 407

SR 405

GRISSOM PKWY



NASA PKWY

Riverfront Center Tract



Verona Villages
Single Family Homes

Verona A - 328
Units

Verona B - 174
Units

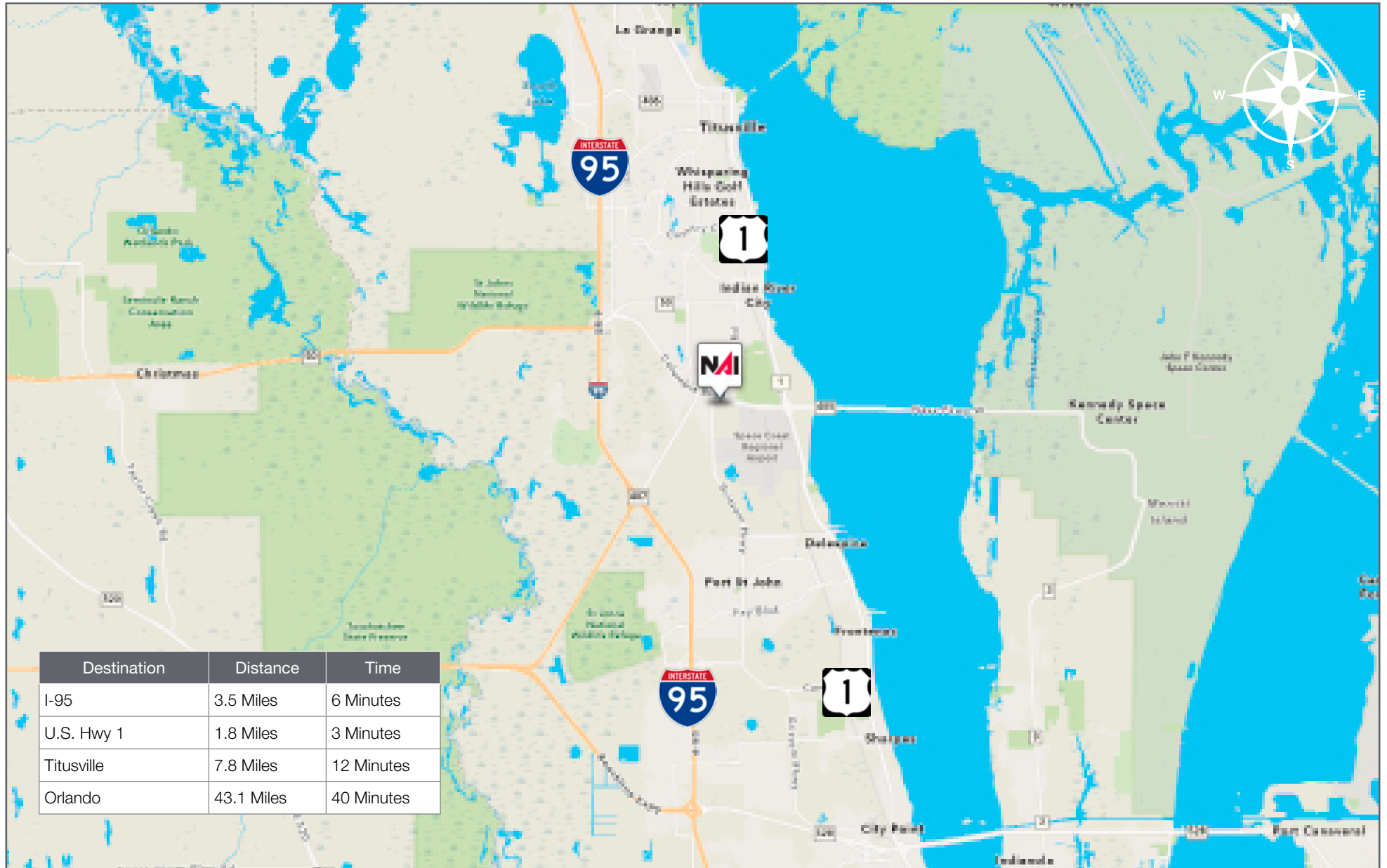
Verona C - 537
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Units



19.58 Acres Prime Location

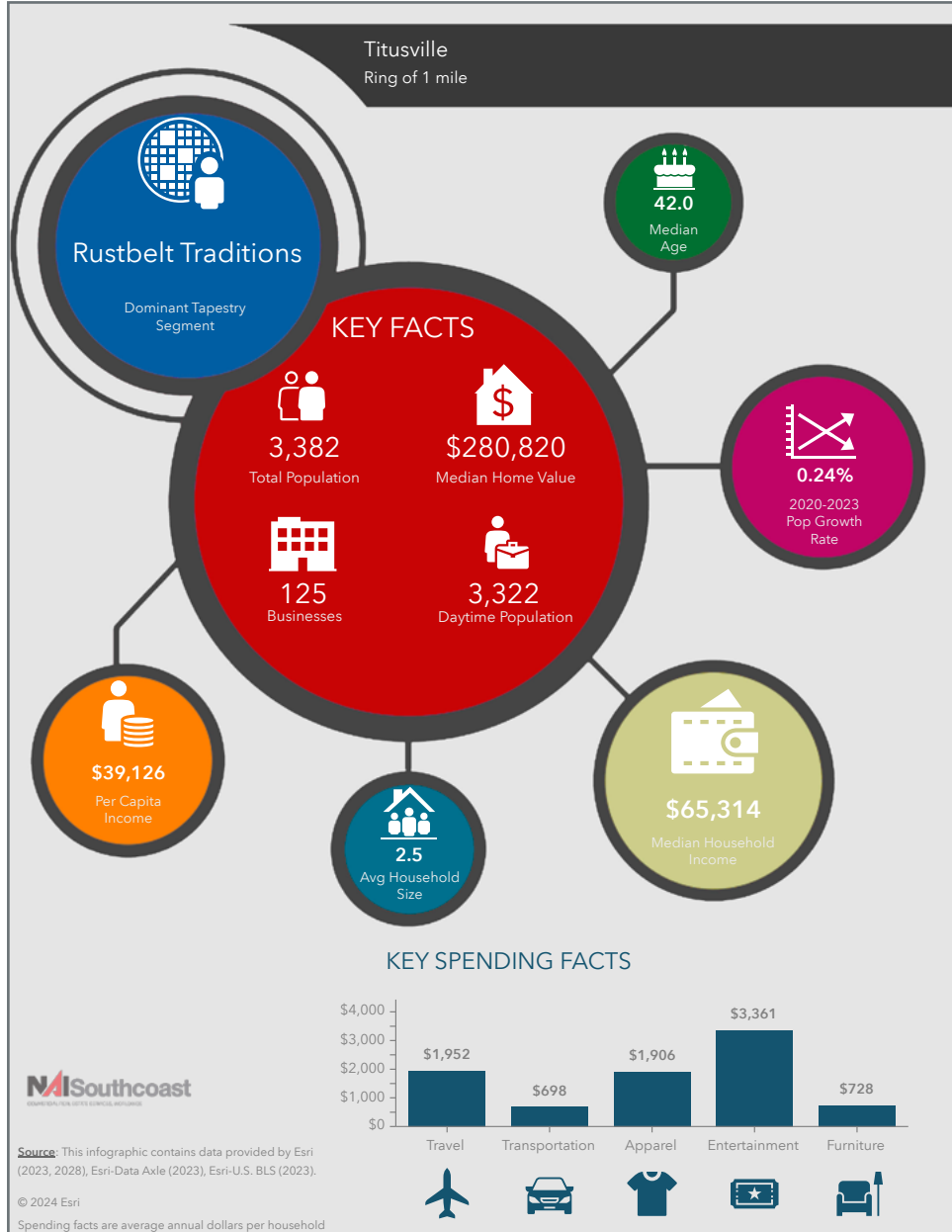
SR 405 & Grissom Parkway, Titusville, FL 32780



19.58 Acres Prime Location

SR 405 & Grissom Pkwy Titusville, Brevard County, Florida 32780

2023 Demographics



Population

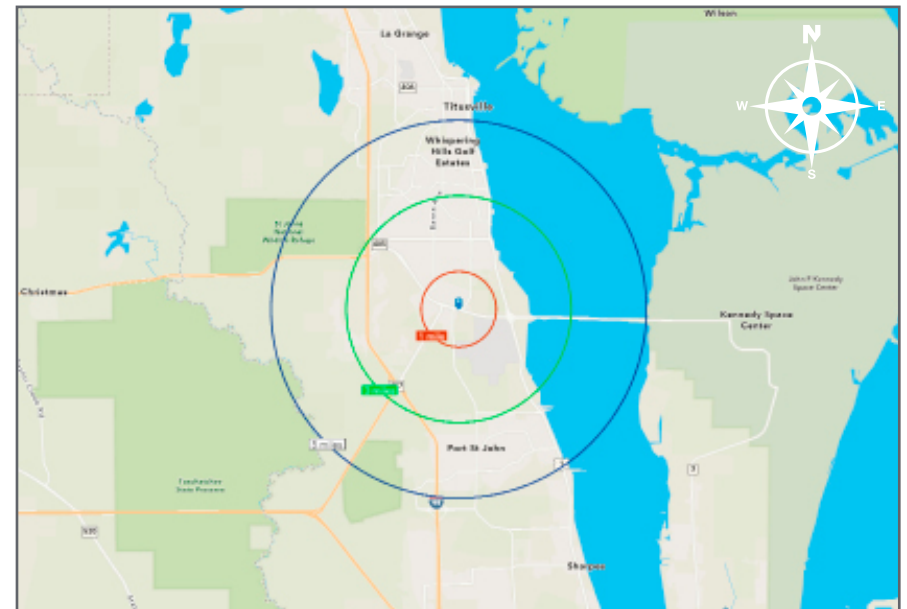
- 1 Mile: 3,382
- 3 Mile: 22,139
- 5 Mile: 62,911

Average Household Income

- 1 Mile: \$93,042
- 3 Mile: \$87,594
- 5 Mile: \$87,237

Median Age

- 1 Mile: 41.2
- 3 Mile: 48.4
- 5 Mile: 46.8



About NAI Southcoast



Southcoast brings industry leading resources to its brokerage services and property management services. Speed, agility, and keen insight are hallmarks of our services. The result is connecting properties with our exclusive list of investors. NAI Southcoast services rely upon the skills and insights of our experienced team of brokerage, marketing and data resource management professionals. Our process begins with an internal launch meeting that unifies client's objectives with marketing and sales strategies. This launch begins a process that involves the following phases:

- Comprehensive Property Profile - competitive review and capital market summary
- Marketing Promotional Strategy Development - advertising, direct mail, email, html flyers, web listings, and a public relations tactical outline
- Sales Planning & Execution - database profile analysis, identification of network connections, and direct contact with an exclusive list of buyers
- Client Communication - communication of progress through regularly scheduled activity reports and updates
- Maximum Price - the result is the capitalization of market dynamics to achieve a competitive bid environment in order to maximum sale price

NAI Southcoast's key point of differentiation in our services is the volume of strong relationships we have established with institutional, local, regional and national private equity firms, life companies, and owner/investors. We created and maintain a database of property and investor profiles that encompasses portfolio details and acquisition criteria of these nationwide firms.

The information gathered and analyzed by the NAI Southcoast's team allows us to utilize the speed and the efficiency of technology to promptly connect our investors and institutional partners with properties that correspond to their acquisition requirements. Our clients have access to more opportunities and can make faster and better decisions armed with targeted information.



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