

Commercial Land For Sale

SR 405



Dreyer & Associates Real Estate Group - Commercial Division

4000 South Street , Titusville, FL 32780

Land for Sale



Contact:



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Dreyer & Associates
1920 Highway A1A
Indian Harbor Beach, FL 32937
www.dreyercommercial.com

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FOR SALE



OFFERING SUMMARY

Sale Price: \$600,000

Price / Acre: \$67,189

Lot Size: 8.93 Acres

Zoning: IU-1 & IU - Heavy
and Light Industrial

PROPERTY OVERVIEW

The subject property is located just outside the city of Titusville, FL, consisting of approximately 8.93 acres with 324' of Hwy 405 frontage
ZONING: Industrial IU & IU -1 Light and Heavy Industrial
UTILITIES: Water lines on the west side of St. Road 405 and sewer lines on the west side of St. Road 405, adjacent to the property. Please open attachments for exciting new business developments in the City of Titusville ,i.e., the Port Canaveral Distribution Center, Titusville Logistics Center, and Embraer new 80,000 SF aero seating facility at Spaceport Commerce Park and Blue Origin's Orbital Launch Vehicle (OLV) will be designed, manufactured, launched & returned to Brevard County, Florida. Blue Origin plans to create 330 jobs with an average wage of \$89,000/year and will make a significant capital investment \$205 million over 5 years through their selection of a site just north of Kennedy Space Center.

Subject property is located on the west side State Road 405 approximately 1.2 miles from SR 50 and 5.3 miles N/W of the intersection of Nasa Parkway (SR 405) and HWY US 1 Titusville, Brevard County, FL. Nasa Parkway is the causeway access to Kennedy Space Center, beach communities, the Atlantic Ocean, & natural habitats including Merritt Island National Wildlife Refuge & the Canaveral National Seashore. Site is approximately 20 miles from Port Canaveral. Interstate Highway 95 Exit 215 is approximately 5 miles west and Orlando and Orlando International Airport is 27 miles west of the site

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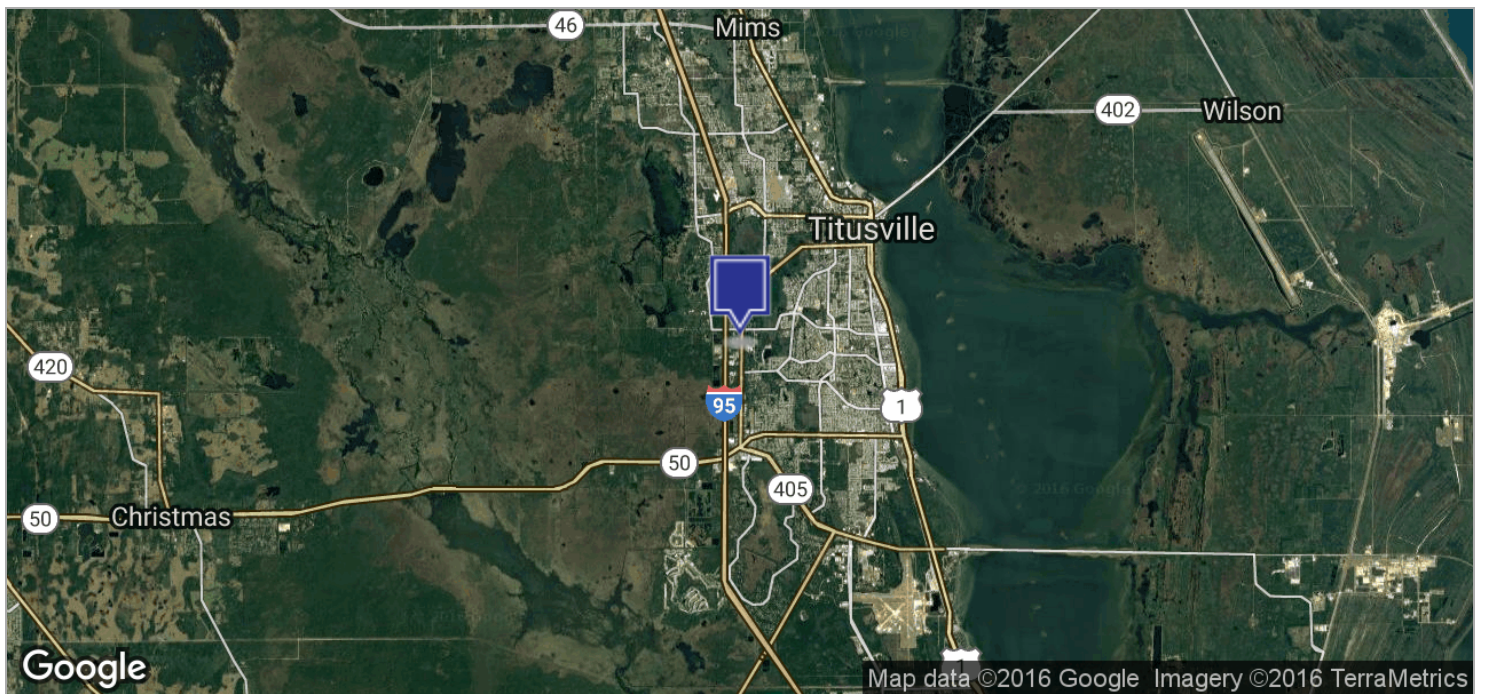


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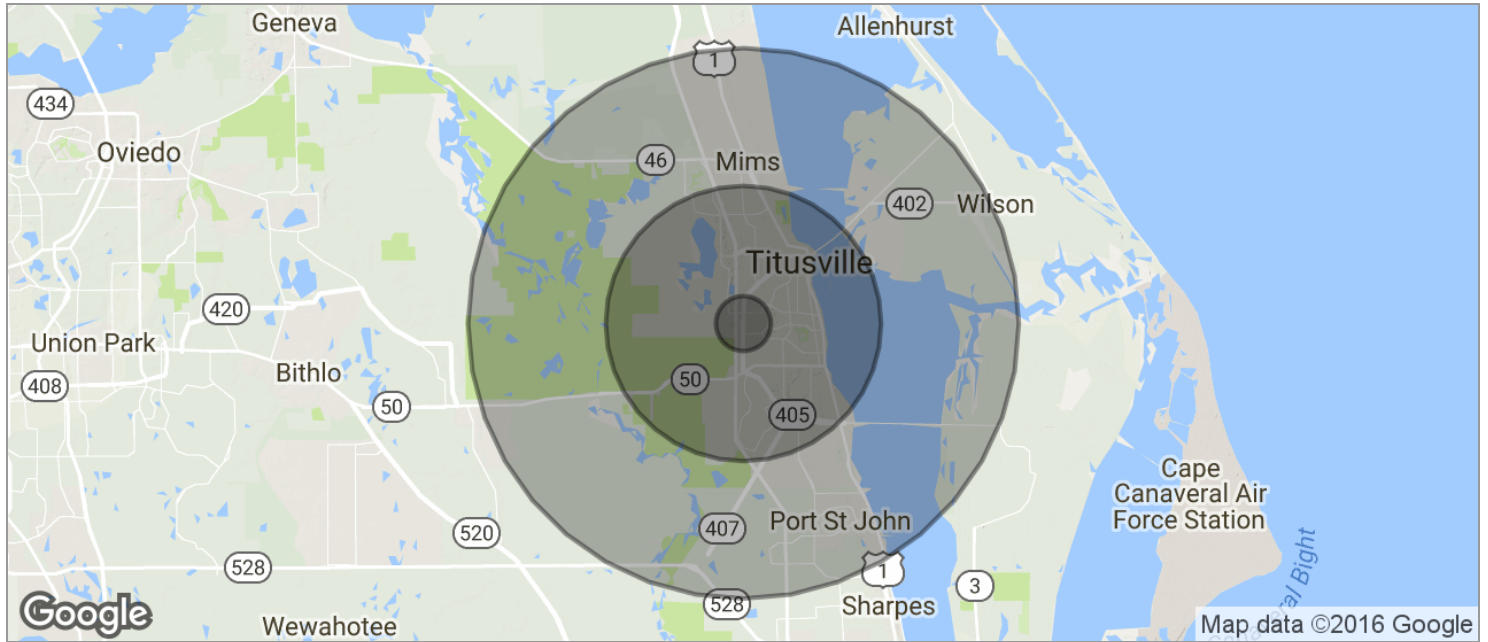


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	1 MILE	5 MILES	10 MILES
POPULATION			
TOTAL POPULATION	4,267	54,173	100,852
MEDIAN AGE	44.8	44.1	42.7
MEDIAN AGE (MALE)	43.2	43.2	41.7
MEDIAN AGE (FEMALE)	46.3	45.1	43.9
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,749	22,365	39,350
# OF PERSONS PER HH	2.4	2.4	2.6
AVERAGE HH INCOME	\$64,771	\$58,608	\$61,859
AVERAGE HOUSE VALUE	\$194,683	\$214,078	\$210,015

* Demographic data derived from 2010 US Census

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