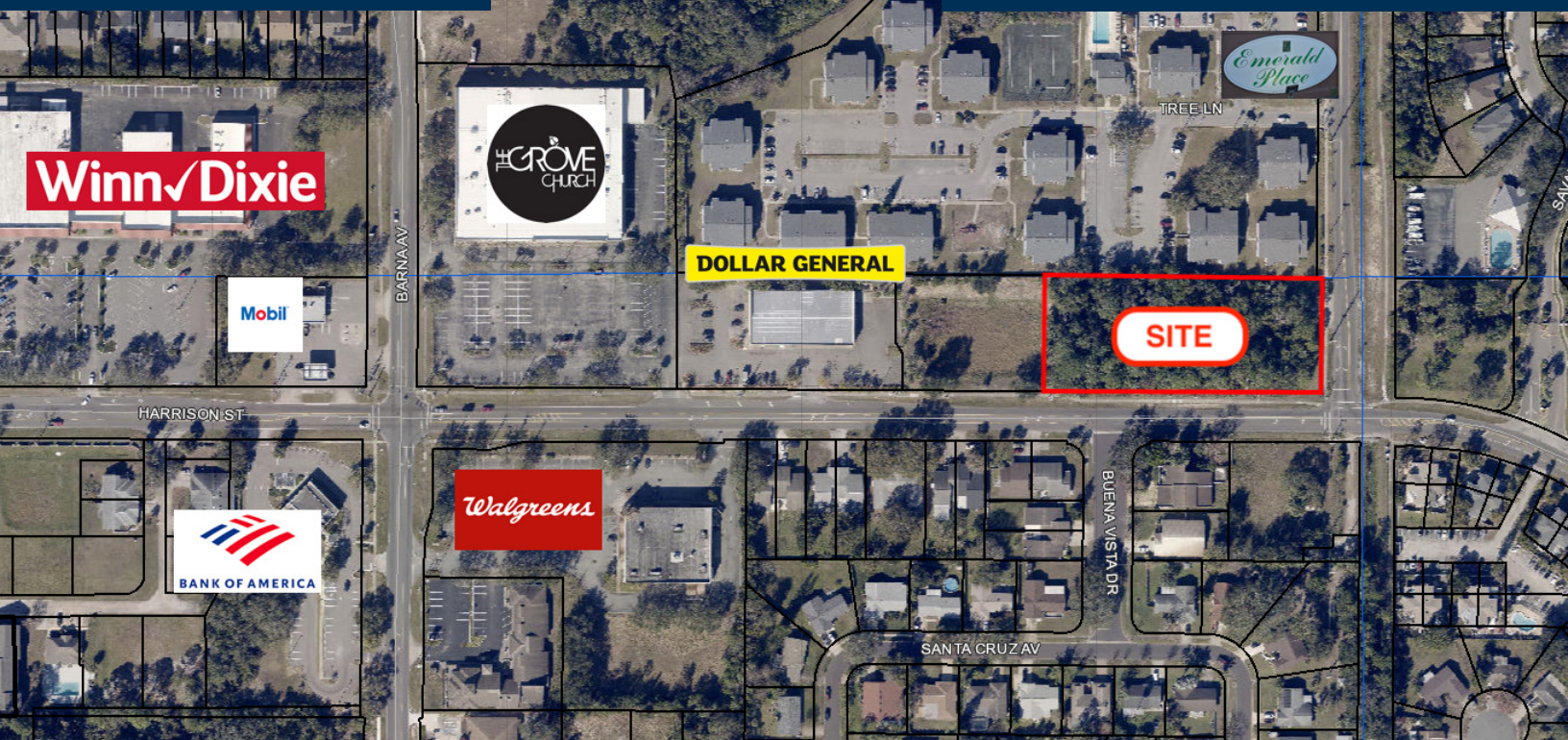


Property Summary

NW Corner of S De Leon and Harrison St
For Sale



PROPERTY DESCRIPTION

Excellent Multifamily Development Opportunity

Discover 1.63 acres of prime residential development land at the northwest corner of Harrison Street and DeLeon Avenue in Titusville, FL. Zoned R-3 High Density Multifamily, the property allows for the development of up to 24 residential units, making it an ideal site for apartments, townhomes, or other residential projects. With utilities available to the site and no known wetlands, development is streamlined and cost-efficient. Positioned near U.S. 1, downtown Titusville, and surrounding residential neighborhoods, this site is perfectly situated to capitalize on the city's steady growth and demand for housing and services.

PRIME TITUSVILLE LOCATION

IDEALLY POSITIONED AT THE NORTHWEST CORNER OF HARRISON STREET AND DELEON AVENUE, THIS 1.63-ACRE SITE OFFERS EXCELLENT VISIBILITY AND ACCESSIBILITY IN THE HEART OF TITUSVILLE. THE PROPERTY BENEFITS FROM CLOSE PROXIMITY TO U.S. 1, DOWNTOWN TITUSVILLE, AND KEY COMMUNITY AMENITIES INCLUDING SCHOOLS, PARKS, AND SHOPPING CENTERS. ITS CONVENIENT LOCATION AND STRONG SURROUNDING GROWTH MAKE IT WELL-SUITED FOR A VARIETY OF COMMERCIAL OR RESIDENTIAL USES.

OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	1.63 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	1,163	4,434
Total Population	537	2,721	10,244
Average HH Income	\$91,012	\$88,600	\$85,328

BLAKE WILSON

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Bwilson@teamlbr.com

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

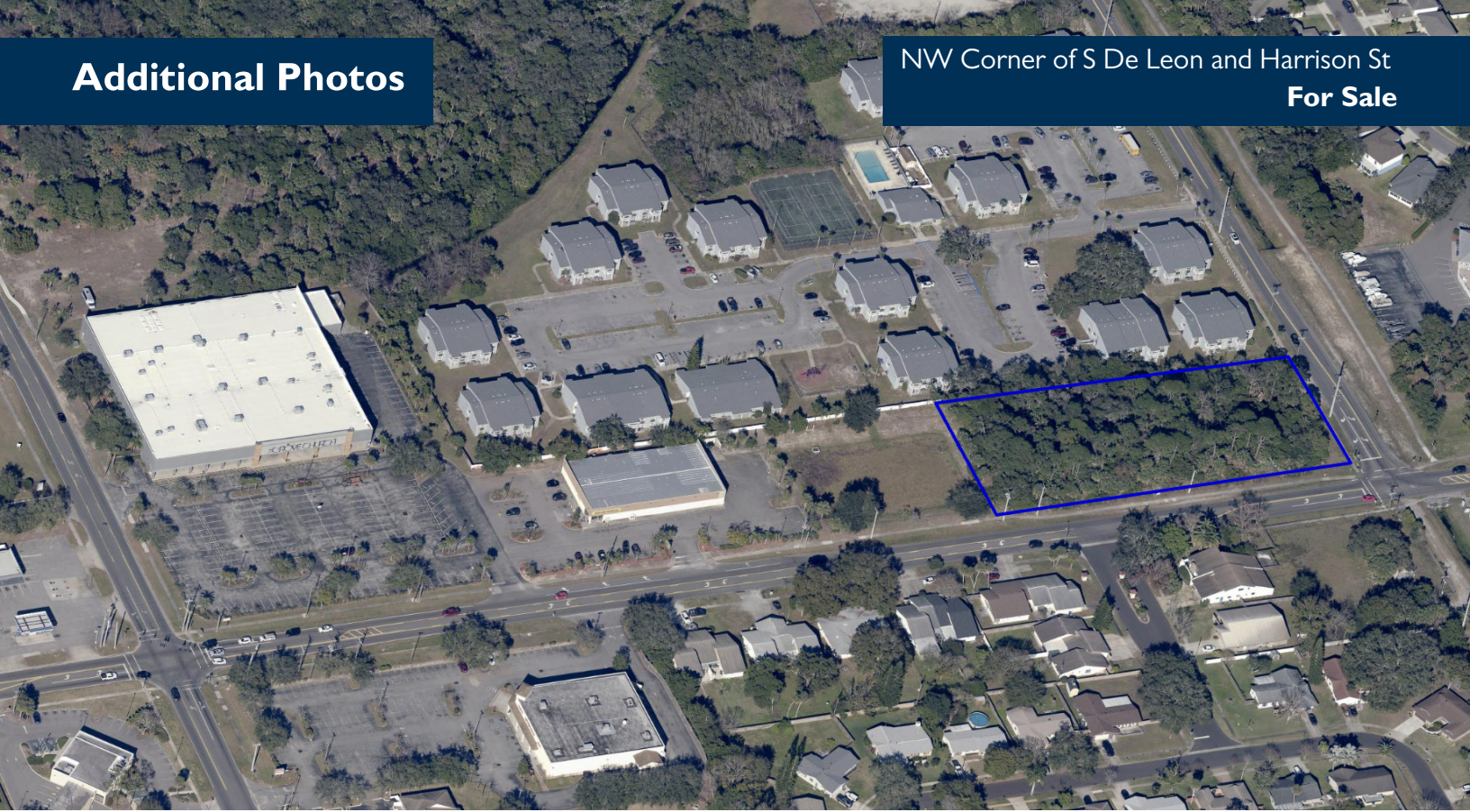
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos

NW Corner of S De Leon and Harrison St
For Sale



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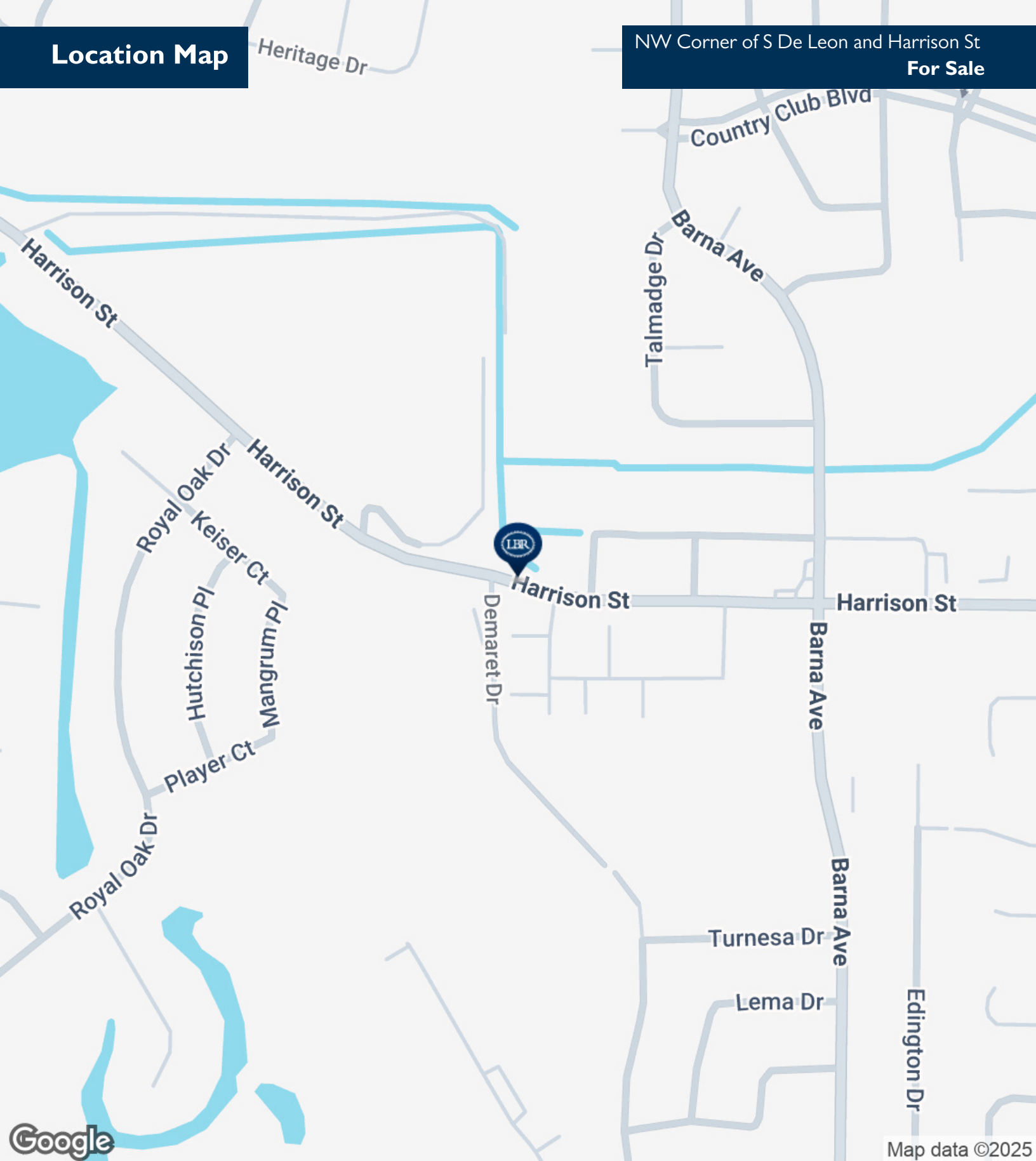
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Location Map

NW Corner of S De Leon and Harrison St
For Sale



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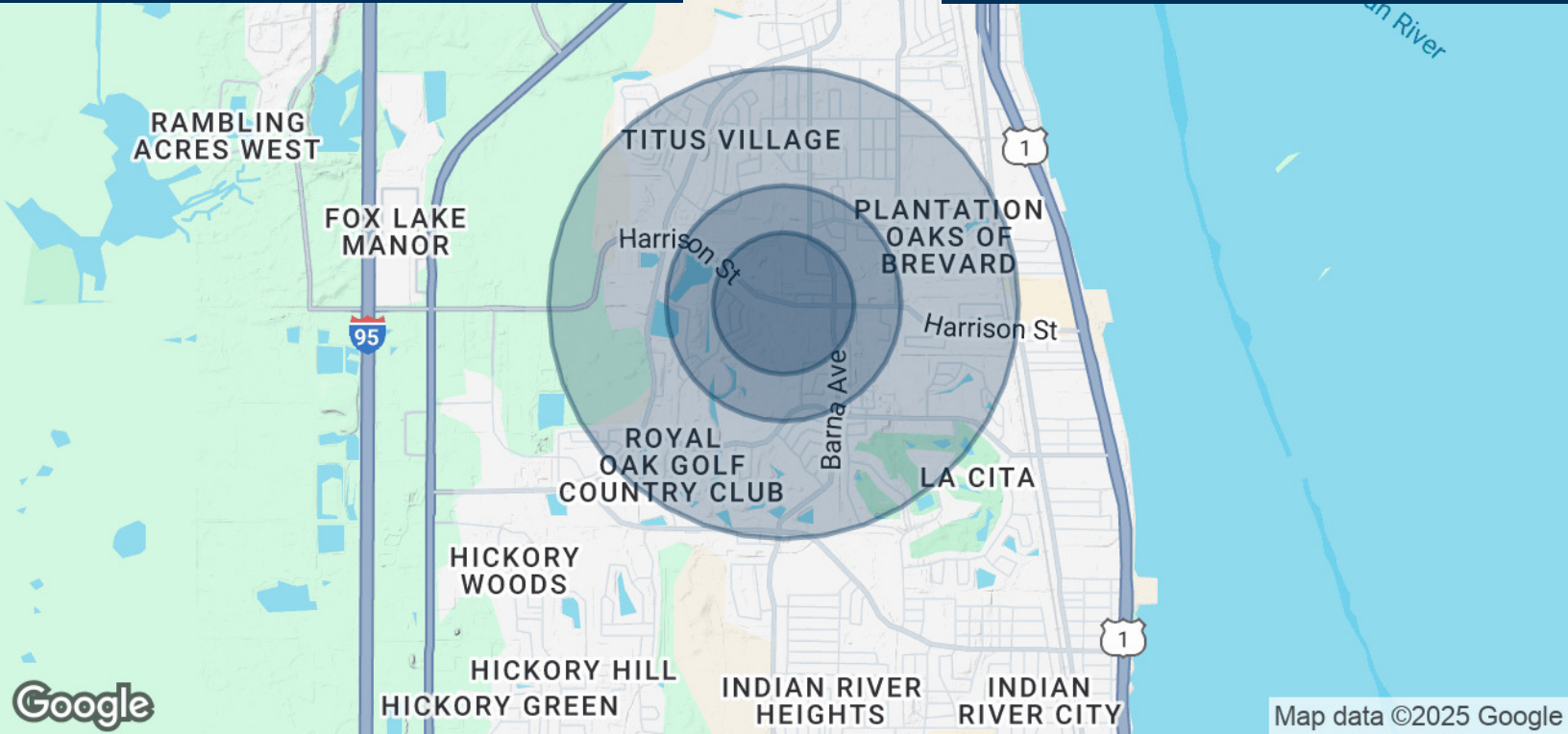
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Demographics Map & Report

NW Corner of S De Leon and Harrison St
For Sale



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	537	2,721	10,244
Average Age	47	46	45
Average Age (Male)	45	43	44
Average Age (Female)	49	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	1,163	4,434
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$91,012	\$88,600	\$85,328
Average House Value	\$284,311	\$280,750	\$283,670

Demographics data derived from AlphaMap

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