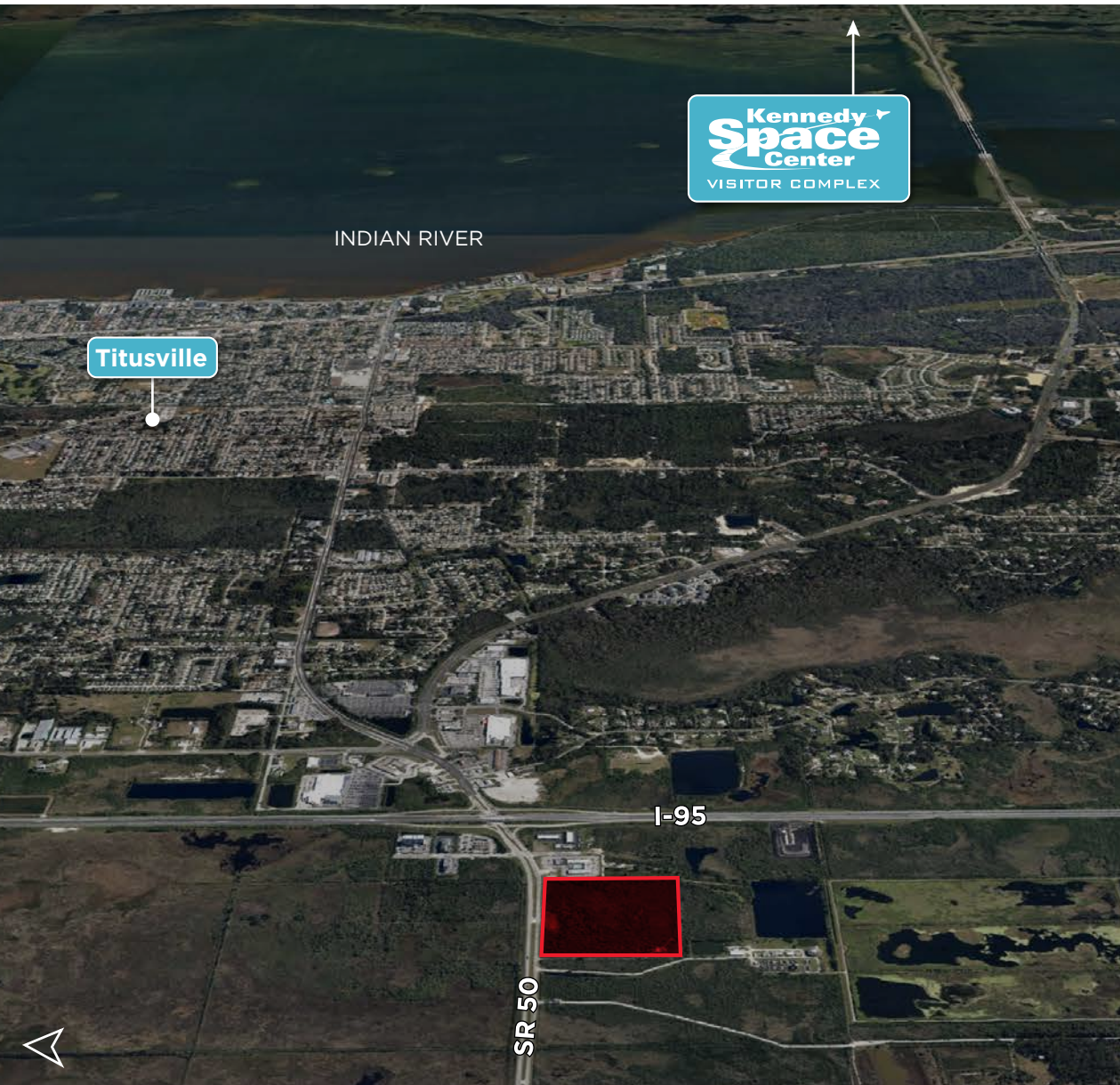


Land For Sale

Titusville, Florida 32780



SPACE COAST DEVELOPMENT SITE



30± SPACE LAUNCHES YEARLY!

Property Location

Southwest Quadrant of SR 50 and Interstate 95, on the south side of SR 50, Titusville, Florida. Site is between Days Inn and Great Outdoors RV/Golf park, across from Cracker Barrel restaurant, and several hotels.

Size

26± gross acres with 990± front feet on SR 50. Potential for up to 10-13 acres net. Will divide.

Zoning

GU, General Use, Brevard County. Future Land use is MUD (Mixed Use District).

Features

Easy access from I-95 and SR 405, route to Kennedy Space Center. Intersection has experienced tremendous growth with the addition of Wal-Mart, Lowe's, Ford dealership, Holiday Inn, Hampton Inn, Fairfield Inn, Extended Stay, America & Towne Place Suites, Cracker Barrel, Pop-eyes and many other retail stores.

Demand Generators

Kennedy Space Center, Visitors Center, Canaveral National Seashore, Playlinda Beach, Merritt Island National Preserve, bird watching (leading US location for "birding"), 3 nearby golf courses, fishing and kayak/canoeing.

Traffic Count

Florida DOT Counts (AADT)

12,300 total on SR 50

41,500 on I-95 Southbound

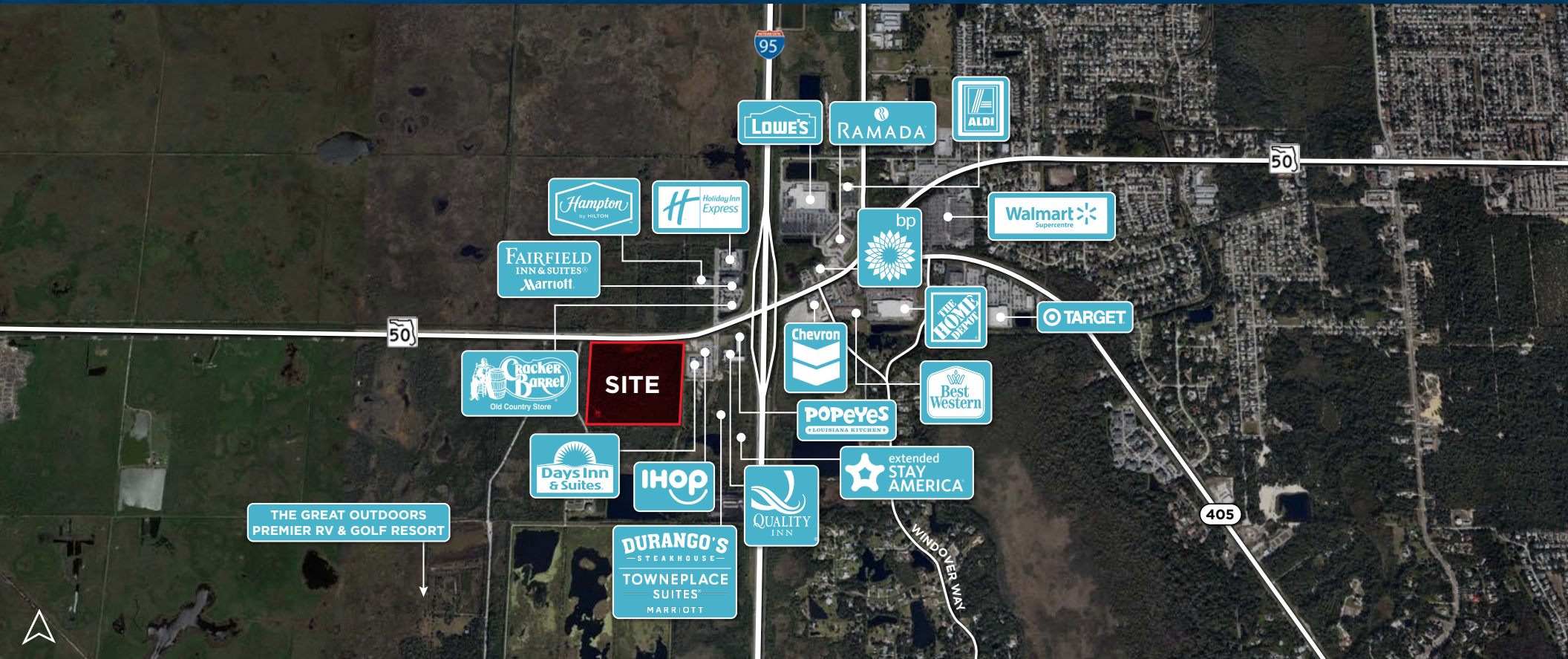
41,000 on I-95 Northbound

31,500 through interchange

Price

Contact margery.johnson@cushwake.com

SPACE COAST DEVELOPMENT SITE



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