

PRIME RV/MOBILE HOME PARK SITE | ±35 ACRES

**CALL FOR
DETAILS**

850.218.1902

±35 ACRES

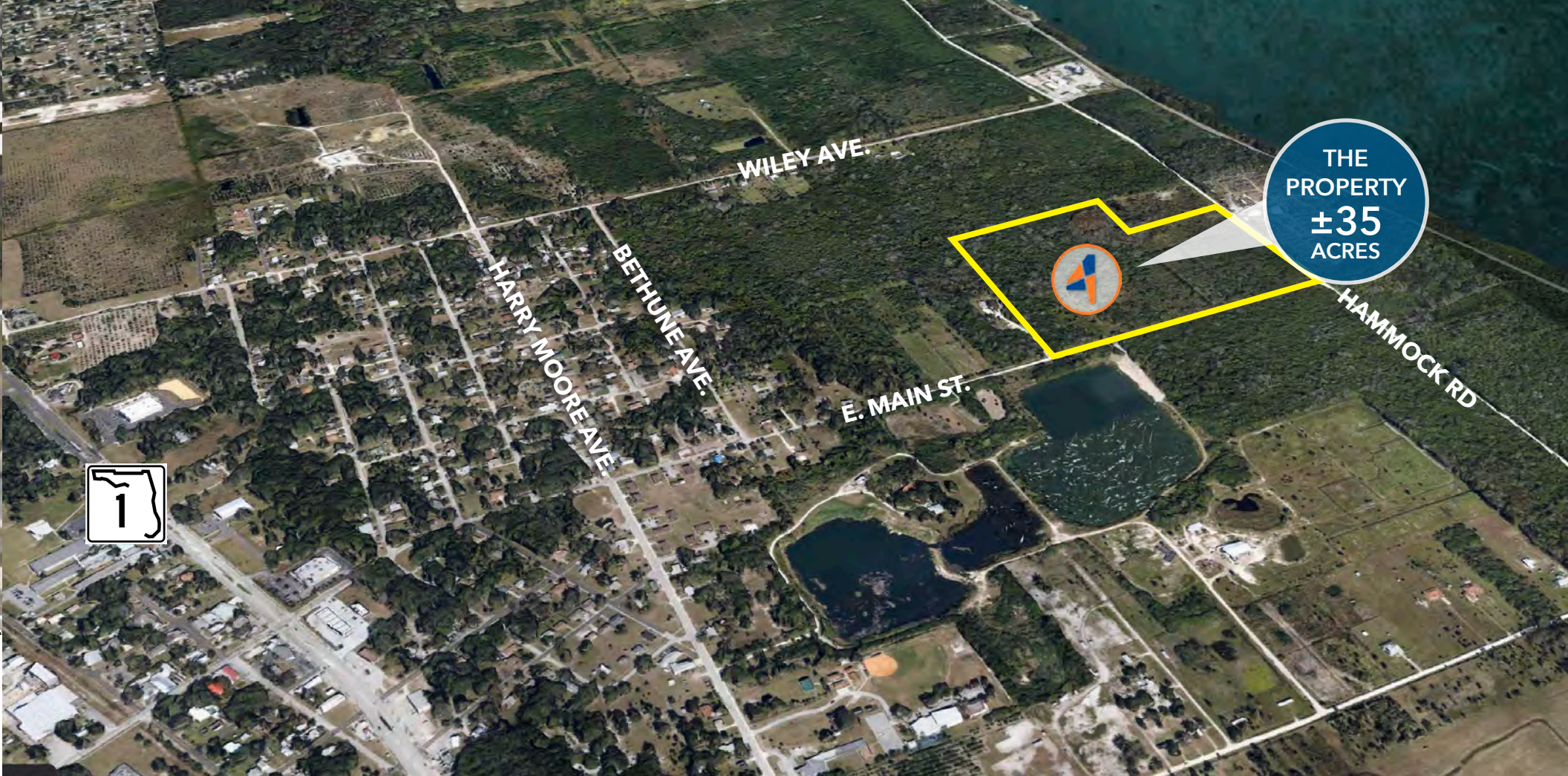
MIMS

2 5 5 0 H A M M O C K R D , M I M S F L 3 2 7 5 4

COLIN CHOU

COLIN@4ACRE.COM | 850.218.1902





AN OUTSTANDING LOCATION TO DEVELOP AN RV PARK OR MOBILE HOME COMMUNITY

This 35 Acre property fronts along Hwy 46 within minutes of Hwy 1 and I-95. Located in the growing community of Mims just north of Titusville, the property is situated perfectly for an RV or Mobile home park.

PROPERTY DETAILS

| | |
|-------------|------------------------------------|
| Sale Price: | Call For Details |
| Land Size: | ±35 Acres |
| Zoning: | AU - Agricultural Residential |
| Parcel IDs: | 21-35-16-25-*8.02, 21-35-16-26-*10 |

HIGHLIGHTS

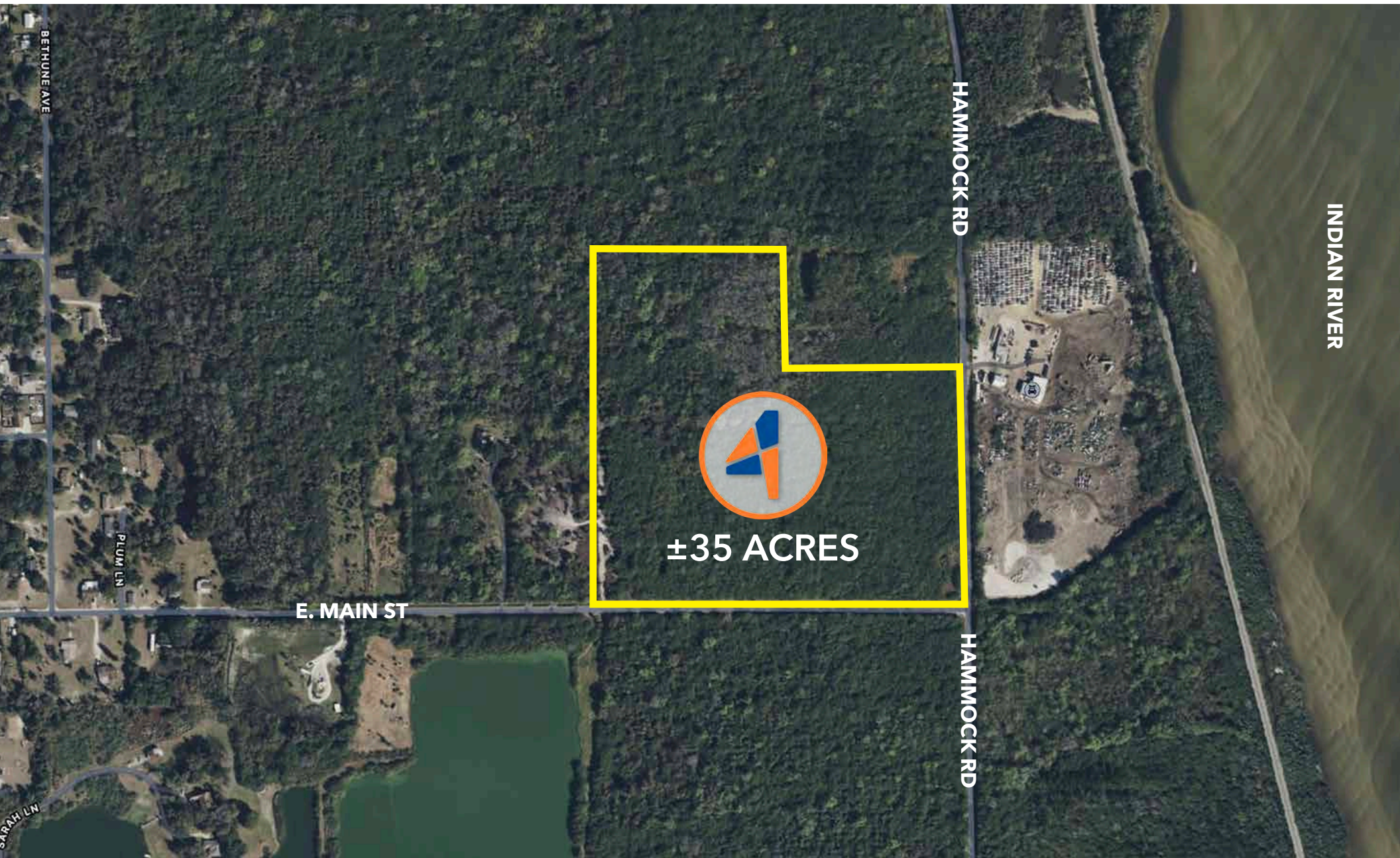
- Located on the main ingress/egress road for Mims
- Less than 10 minutes form I-95
- Less than 10 minutes to Titusville

OFFERED BY:



Colin Chou
Advisor
colin@4acre.com
850.218.1902

THE PROPERTY

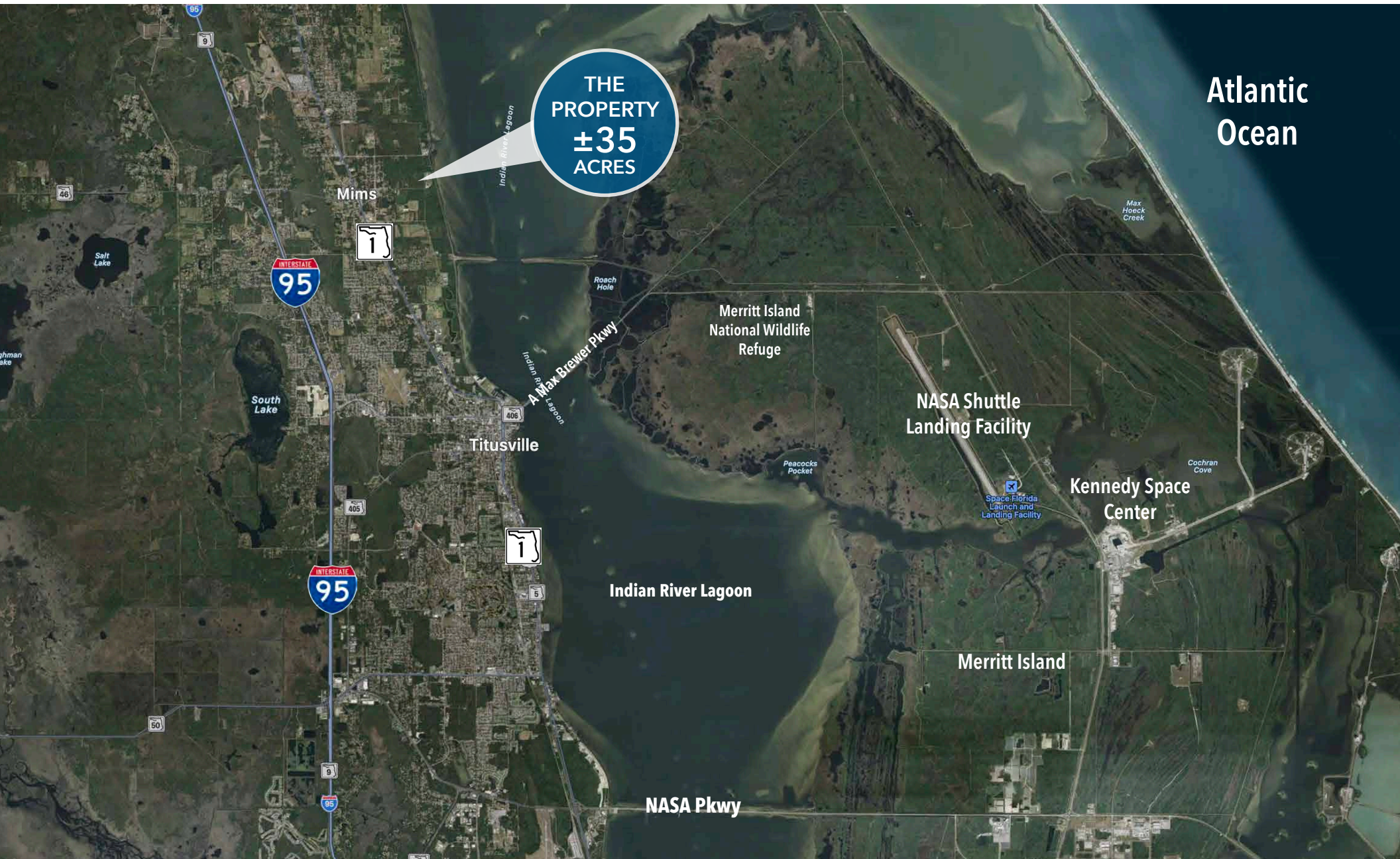


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PROPERTY LOCATION MAP



Atlantic
Ocean

THE
PROPERTY
±35
ACRES

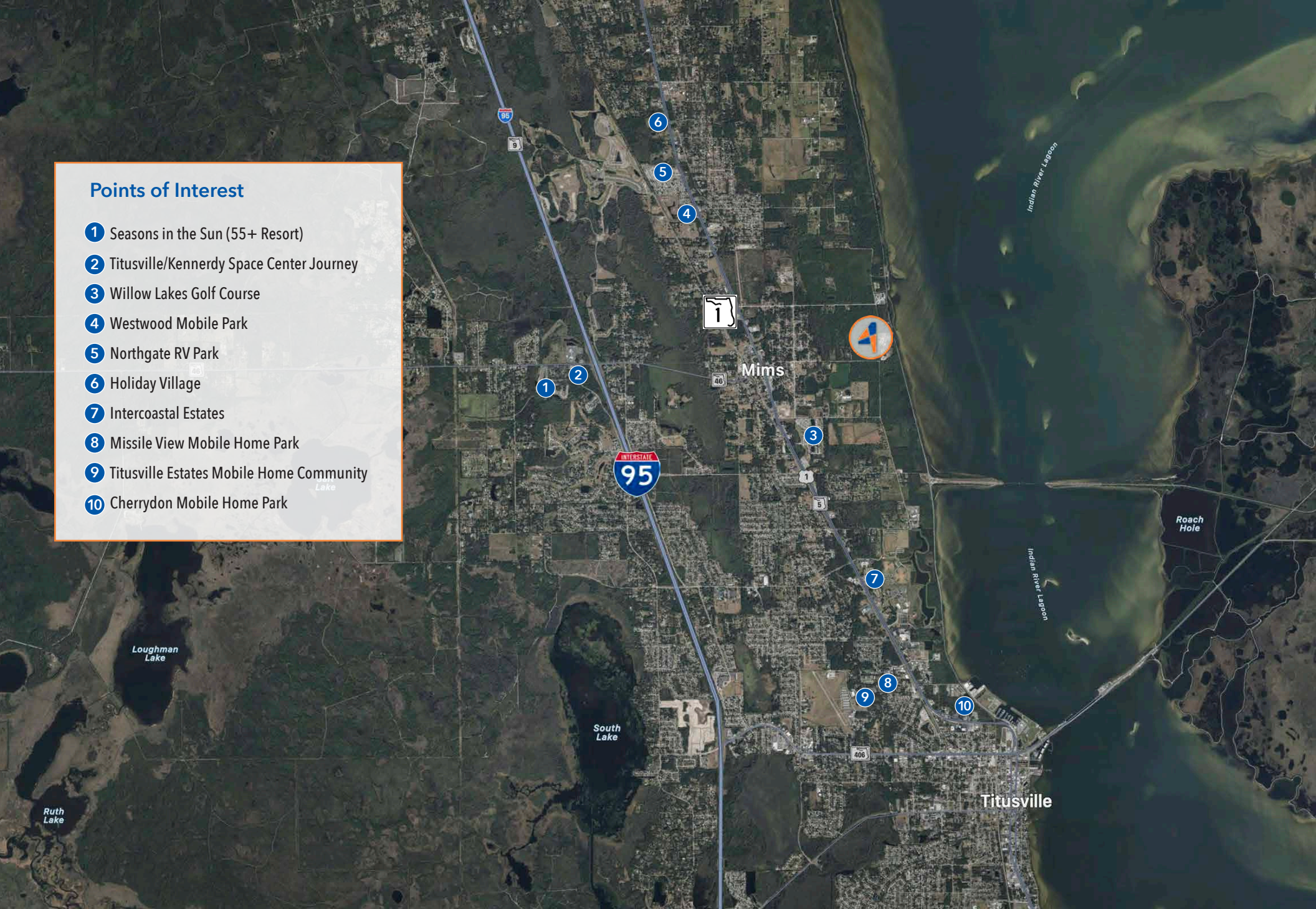
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Points of Interest

- 1 Seasons in the Sun (55+ Resort)
- 2 Titusville/Kennerdy Space Center Journey
- 3 Willow Lakes Golf Course
- 4 Westwood Mobile Park
- 5 Northgate RV Park
- 6 Holiday Village
- 7 Intercoastal Estates
- 8 Missile View Mobile Home Park
- 9 Titusville Estates Mobile Home Community
- 10 Cherrydon Mobile Home Park



DEMOGRAPHICS

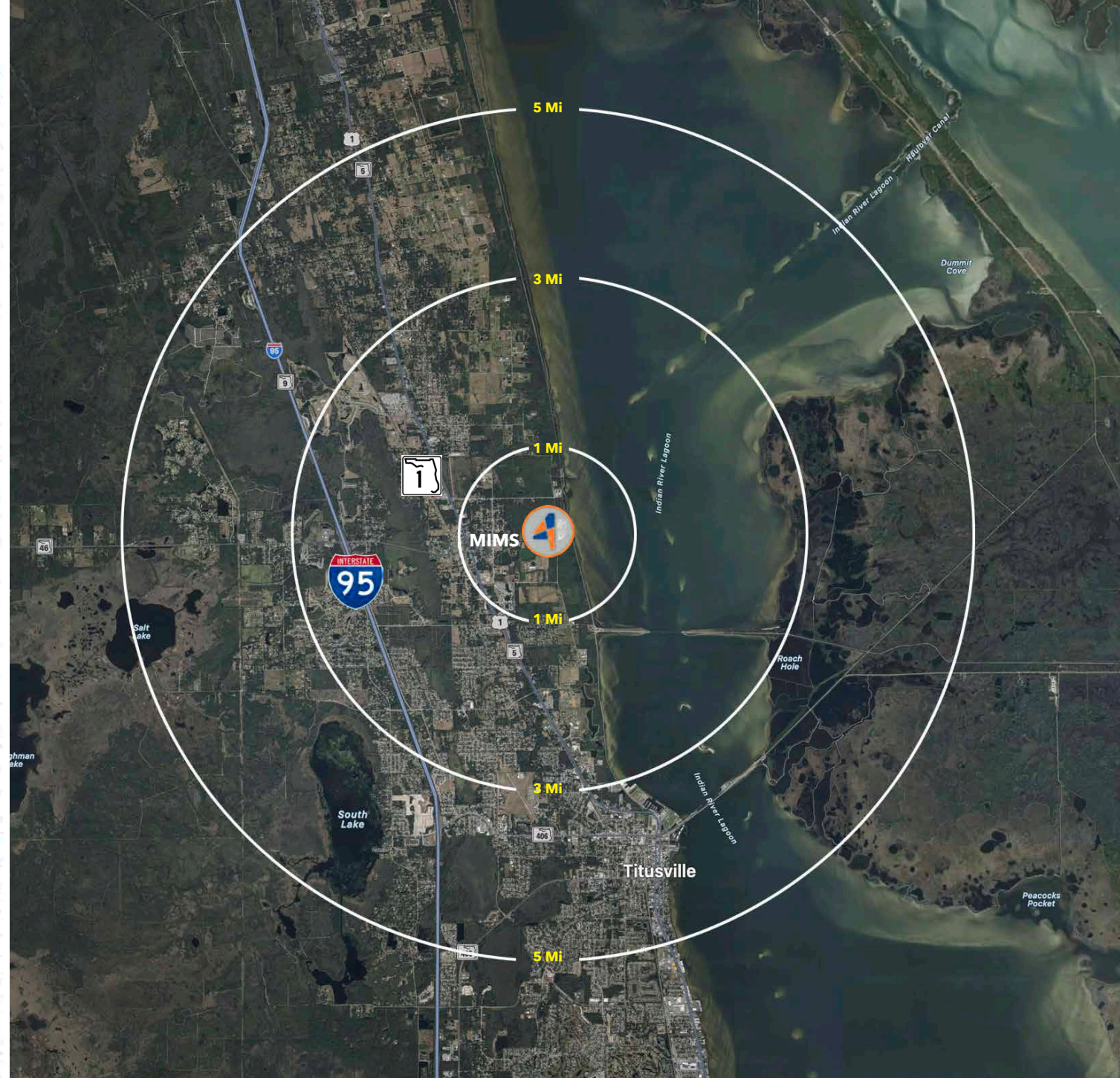
| Population | 1 mile | 3 mile | 5 mile |
|-----------------------------|--------|--------|--------|
| 2010 Population | 514 | 11,788 | 28,888 |
| 2022 Population | 571 | 12,733 | 30,951 |
| 2027 Population Projection | 612 | 13,595 | 33,005 |
| Annual Growth 2010-2022 | 0.9% | 0.7% | 0.6% |
| Annual Growth 2022-2027 | 1.4% | 1.4% | 1.3% |
| Median Age | 38.6 | 48.8 | 47.3 |
| Bachelor's Degree or Higher | 2% | 15% | 17% |
| U.S. Armed Forces | 0 | 3 | 10 |

| Population By Race | 1 mile | 3 mile | 5 mile |
|--------------------------------|--------|--------|--------|
| White | 123 | 10,646 | 25,136 |
| Black | 436 | 1,589 | 4,380 |
| American Indian/Alaskan Native | 1 | 77 | 199 |
| Asian | 4 | 118 | 368 |
| Hawaiian & Pacific Islander | 0 | 11 | 25 |
| Two or More Races | 7 | 291 | 842 |
| Hispanic Origin | 35 | 652 | 1,912 |

| Housing | 1 mile | 3 mile | 5 mile |
|-------------------|----------|-----------|-----------|
| Median Home Value | \$71,568 | \$165,177 | \$175,982 |
| Median Year Built | 1966 | 1979 | 1977 |

| Households | 1 mile | 3 mile | 5 mile |
|----------------------------------------|--------|--------|----------|
| 2010 Households | 196 | 4,813 | 11,881 |
| 2022 Households | 214 | 5,141 | 12,603 |
| 2027 Household Projection | 228 | 5,461 | 13,371 |
| Annual Growth 2010-2022 | 0% | 0.2% | 0.1% |
| Annual Growth 2022-2027 | 1.3% | 1.2% | 1.2% |
| Owner Occupied Households | 154 | 4,584 | 10,164 |
| Renter Occupied Households | 73 | 677 | 3,207 |
| Avg Household Size | 2.6 | 2.4 | 2.4 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spending (\$) | \$4.2M | \$143M | \$352.9M |

| Income | 1 mile | 3 mile | 5 mile |
|-------------------------|----------|----------|----------|
| Avg Household Income | \$35,232 | \$61,639 | \$66,158 |
| Median Household Income | \$33,560 | \$48,688 | \$49,713 |
| < \$25,000 | 66 | 1,133 | 2,859 |
| \$25,000 - 50,000 | 122 | 1,555 | 3,692 |
| \$50,000 - 75,000 | 19 | 1,016 | 2,409 |
| \$75,000 - 100,000 | 3 | 608 | 1,421 |
| \$100,000 - 125,000 | 1 | 452 | 1,056 |
| \$125,000 - 150,000 | 0 | 119 | 438 |
| \$150,000 - 200,000 | 1 | 171 | 617 |
| \$200,000+ | 1 | 87 | 311 |





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