

100± NET ACRES FOR SALE

S. Singleton Ave, Titusville, Florida 32796

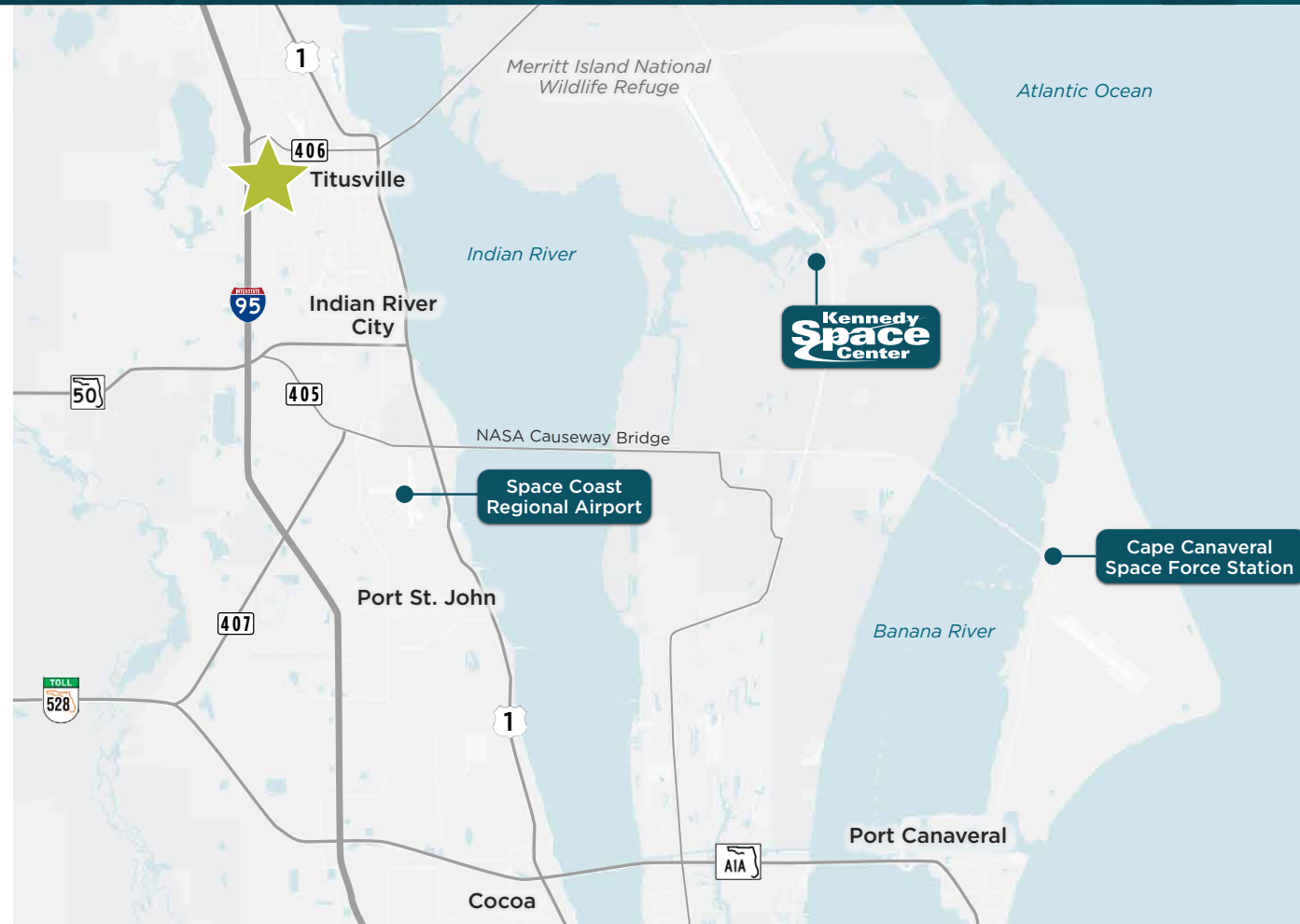
SINGLE FAMILY DEVELOPMENT SITE

Located near
Garden Street/I-95

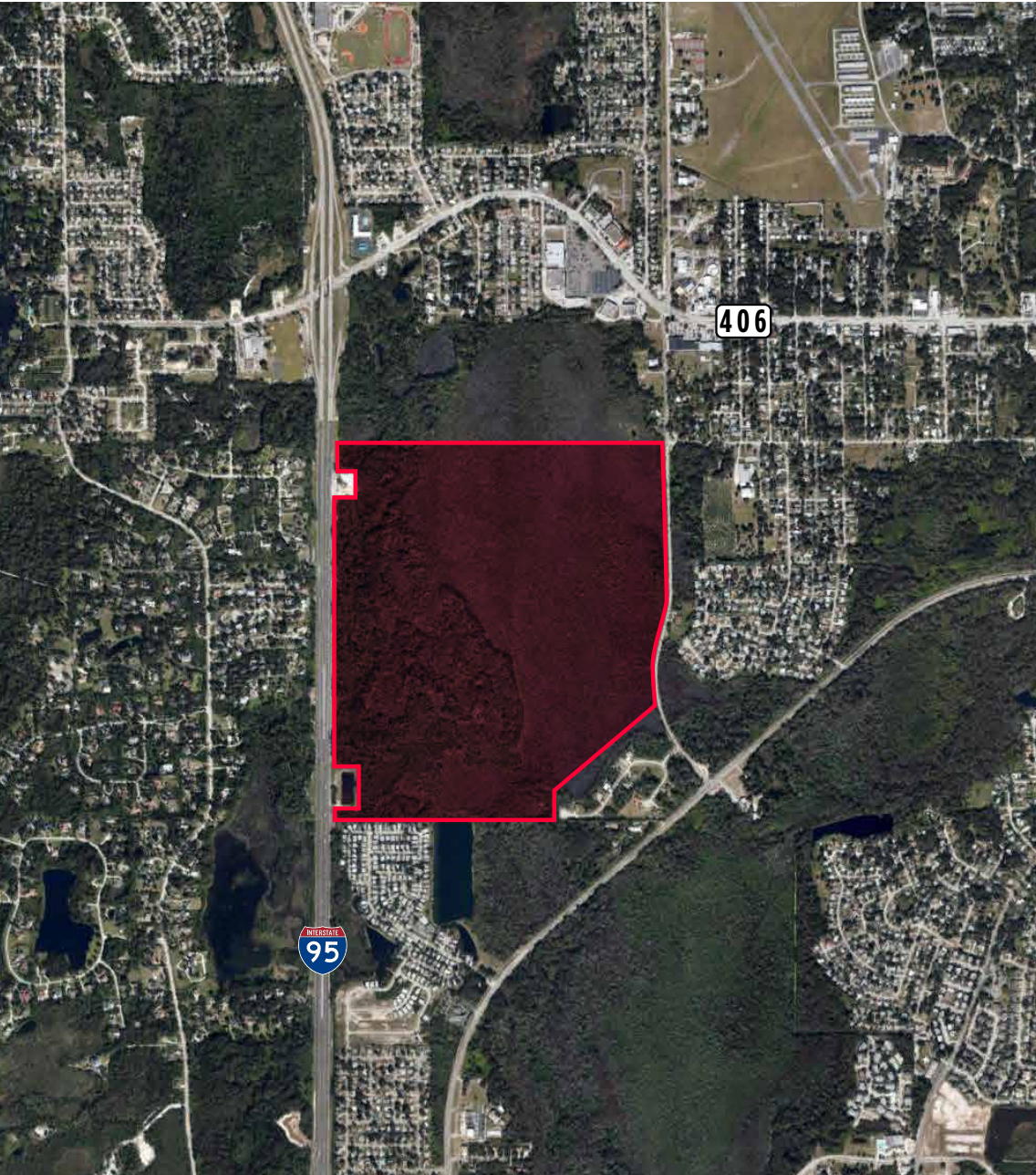
Close to Publix -
anchored shopping

SF Inventory -
constrained area

High volume of
new jobs



PROPERTY HIGHLIGHTS



LOCATION

S. Singleton Ave, Titusville, Florida 32796
Close to Garden St. (SR 406) and SR 405 (South St.)

SIZE

316± gross acres; 100± net acres

FUTURE LAND USE

Conservation and Neighborhood (minimal uses and single family with a maximum FAR of 0.2)

ZONING

OR & R-1A

MUNICIPALITY

City of Titusville

PARCEL ID

22-35-05-00-00262.0-0000.0, 22-35-05-00-002650-0000.00

COMMENTS

The property is in the City's "Area of Critical Concern" (ACC). ACC has special requirements for development:

- Max 40% impermeious area excluding right of way & wetlands
- Minimum lot size of 10,000 SF
- More stringent stormwater requirements

Code may also allow exceptions to ACC requirements by creating a "conservation Subdivision."

City of Titusville allows up to 100 units prior to a secondary access point.

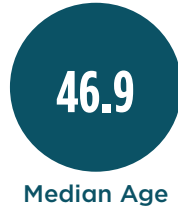
TITUSVILLE KEY FACTS

KEY FACTS

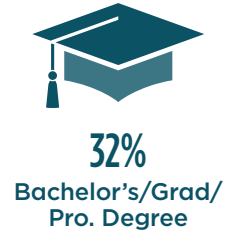
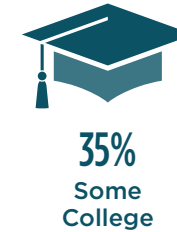
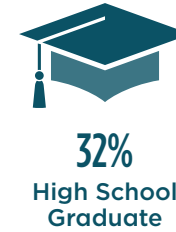


\$52,618
Median Household Income

48,685
Population



EDUCATION



BUSINESS



2,166
Total Businesses



21,274
Total Employees

EMPLOYMENT



Unemployment Rate

INCOME



\$52,618
Median Household Income



\$31,530
Per Capita Income



\$154,866
Median Net Worth

HOUSEHOLDS BY INCOME

The largest group: **\$50,000 - \$74,999 (21.4%)**

The smallest group: **\$200,000+ (3.0%)**

INDICATOR	VALUE	DIFFERENCE
<\$15,000	8.8%	+2.3%
\$15,000 - \$24,999	8.9%	+1.4%
\$25,000 - \$34,999	13.0%	+4.2%
\$35,000 - \$49,999	15.9%	+0.9%
\$50,000 - \$74,999	21.4%	+2.8%
\$75,000 - \$99,999	12.1%	-1.7%
\$100,000 - \$149,999	11.9%	-3.8%
\$150,000 - \$199,999	4.9%	-2.8%
\$200,000+	3.0%	-3.5%

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The Florida Land Advisory Team, representing owners and buyers, has sold more than 38,000 acres of Florida Land. With over 65 years of combined experience, the team recognizes trends, monitors new development, and takes pride in their data-driven, systematic approach that brings their clients top results.

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