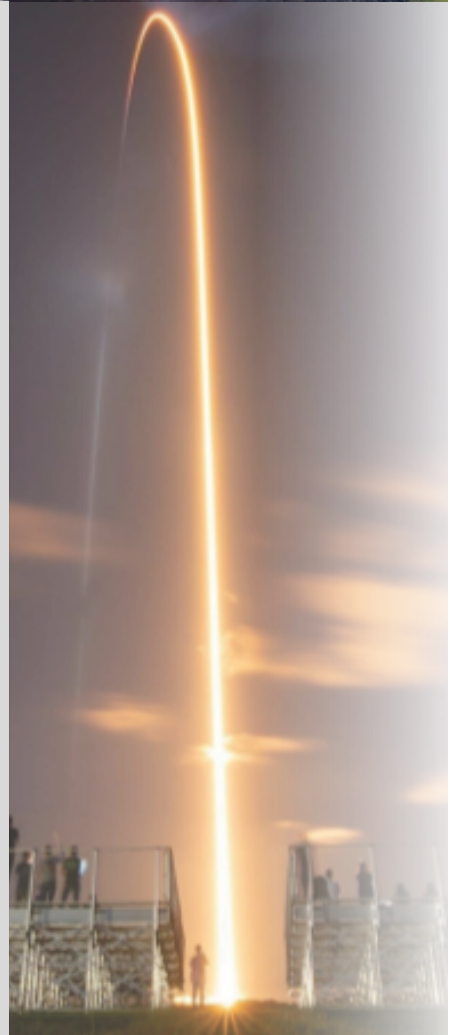




**COMMERCIAL LAND FOR SALE
TITUSVILLE, FL**

HIGHLIGHTS

- +/- 7.61 Acres | Titusville, FL
- Zoning: Community Commercial
- FLU: Commercial-High Intensity
- 13 minute drive to Kennedy Space Center Visitor Complex, averaging 1.5 Million tourists per year
- Excellent Titusville Location with 1,200 feet fronting Highway US-1
- Southwest quadrant at SR-405 and HWY US-1
- Located just east of Space Coast Regional Airport (TIX)





PROPERTY SUMMARY

PROPERTY OVERVIEW

Lightle Beckner Robison, Inc. is pleased to offer for sale +/- 7.61 Acres of prime commercial land strategically positioned in the heart of Titusville, Florida. With direct frontage on US-1, the site offers close proximity to some of the Space Coast's most esteemed employers: Lockheed Martin, Blue Origin, Boeing, and SpaceX.

The property benefits from its location near major transportation routes, greatly improving accessibility and visibility. Convenient access to I-95 accessible via Nasa Causeway which acts as the primary point of transportation connecting Titusville to Kennedy Space Center. The Kennedy Space Center Visitor Complex averages 1.5 Million visitors annually. Benefit from this highly trafficked corridor connecting to one of the Space Coast's biggest attractions.

Titusville continues to grow with over 70 commercial and residential developments in progress. Capitalize on the wave of growth happening on the Space Coast and with this strategically positioned land.

PROPERTY DETAILS

Size: +/- 7.61 Acres

Price: \$2,000,000

Price/Acre: \$262,812/Acre

Parcel ID: 23-35-02-00-7

Zoning: Community Commercial

Dimensions: ~250' Depth, ~1600' Width

Frontage: ~1200' on HWY US-1

Access: Median at T-Intersection (Riverfront Center Blvd and HWY US-1)

Utilities: City Water, City Sewer, Electric Nearby

Potential Acceptable Uses:

- Office / Professional
- C-Store / Gas
- Medical
- Church / School / Community Center

**ASKING PRICE:
\$2,000,000**



Less than ten miles from Kennedy Space Center, and just fifteen miles from Port Canaveral



The property offers convenient access to US-1 & SR 405 (Nasa Causeway)



Notable surrounding developments

**ROB BECKNER, SIOR
CHARLES DUVALL
BLAKE WILSON**

321-722-0707

