

Oasis Villa

1925 S. Park Ave., Titusville , FL 32920



PRESENTED BY:
Blake Wilson & Jeff Robison, CCIM

PROPERTY OVERVIEW

Summary

Oasis Villa is a proposed 196-unit Multifamily Development on ~17.3 acres in Titusville, FL. This entitled project consists of 196 apartments on roughly 11 buildable acres with ~6 acres of existing retention. The site plan also includes 7 townhomes the Seller plans to build. The acreage needed for the townhomes will not be included in this disposition. This project has strong support from the City of Titusville and its Community, and successfully obtained a Small Scale Comprehensive Plan Amendment and Rezoning with Preliminary Site Plan approval.

Property Info

Parcel IDs 22-35-09-00-509; 22-35-09-00-503;

..... 22-35-09-00-520

Condition Cleared Land, Site Plan Approved

Zoning R-3 (15 D.U. / Acre)

Market Brevard County

Sale Terms

Sale Price **\$5,000,000**

Price Per Unit \$25,510

Price Per Acre \$289,184

PROPERTY OVERVIEW



1 BR Count	2 BR Count	3 BR Count	Parking Stalls	Parking/Unit Ratio
68	112	16	360	1.84

PROPERTY OVERVIEW

Amenities

- Clubhouse
- Pool
- Playground
- 2 Pickleball Courts
- Electric Vehicle Chargers
- Mail/Package Center
- Dog Park/Washing Station



Features

- Gated Community
- Low Impact Development
- Discounted Units set aside for first responders (2-4)
- Villa Style Buildings
- 340 bedrooms with 360 Parking spots



PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW

APARTMENT MATRIX - NORTH AREA				
BUILDING TYPE A		NO. OF UNITS 1		
BUILDING LEVEL	1 Bedroom	2 BEDROOM	3 BEDROOM	UNIT TOTALS
LEVEL 1	2	1	4	7
LEVEL 2	4	2	4	10
LEVEL 3	8	2		10
UNITS PER BUILDING	14	5	8	27
TOTAL UNITS PER TYPE	14	5	8	27
BUILDING TYPE B		NO. OF UNITS 1		
BUILDING LEVEL	1 Bedroom	2 BEDROOM	3 BEDROOM	UNIT TOTALS
LEVEL 1	2	5		7
LEVEL 2	4	6		10
LEVEL 3	4	6		10
UNITS PER BUILDING	10	17	0	27
TOTAL UNITS PER TYPE	10	17	0	27
BUILDING TYPE C		NO. OF UNITS 2		
BUILDING LEVEL	1 Bedroom	2 BEDROOM	3 BEDROOM	UNIT TOTALS
LEVEL 1	1	5		6
LEVEL 2	2	6		8
LEVEL 3	2	6		8
UNITS PER BUILDING	5	17	0	22
TOTAL UNITS PER TYPE	10	34	0	44
NORTH UNIT TOTALS				
	1 Bedroom	2 BEDROOM	3 BEDROOM	
TOTAL OF UNIT TYPE	34	56	8	98
UNIT % BYTYPE	34.7%	57.1%	8.2%	100.0%
NORTH BEDROOM TOTALS				
	1 Bedroom	2 BEDROOM	3 BEDROOM	
TOTAL BEDS PER TYPE	34	112	24	170
BEDROOM % BYTYPE	20.0%	65.9%	14.1%	100.0%
APARTMENT PARKING MATRIX - NORTH AREA				
PARKING STALL TYPE	SIZE	COJUNT		
REGULAR STALLS	9 x 20	94		
REDUCED LENGTH STALLS	9 x 18	8		
PARALELL STALLS	10 x 22	9		
ADA STALLS	12 x 20	10		
APARTMENT GARAGES & FRONT STALLS	See Arch Plan	48		
TOTAL PARKING STALLS		169		
UNIT RATIO (Parking Space/ Unit)		1.72		
BEDROOM RATIO (Parking Space/Bedroom)		0.99		
BKE RACKS REQUIRED (5%)	8	Provided		

APARTMENT MATRIX - SOUTH AREA				
BUILDING TYPE A		NO. OF UNITS 1		
BUILDING LEVEL	1 BEDROOM	2 BEDROOM	3 BEDROOM	UNIT TOTALS
LEVEL 1	2	1	4	7
LEVEL 2	4	2	4	10
LEVEL 3	8	2		10
UNITS PER BUILDING	14	5	8	27
TOTAL UNITS PER TYPE	14	5	8	27
BUILDING TYPE B		NO. OF UNITS 1		
BUILDING LEVEL	1 BEDROOM	2 BEDROOM	3 BEDROOM	UNIT TOTALS
LEVEL 1	2	5		7
LEVEL 2	4	6		10
LEVEL 3	4	6		10
UNITS PER BUILDING	10	17	0	27
TOTAL UNITS PER TYPE	10	17	0	27
BUILDING TYPE C		NO. OF UNITS 2		
BUILDING LEVEL	1 BEDROOM	2 BEDROOM	3 BEDROOM	UNIT TOTALS
LEVEL 1	1	5		6
LEVEL 2	2	6		8
LEVEL 3	2	6		8
UNITS PER BUILDING	5	17	0	22
TOTAL UNITS PER TYPE	10	34	0	44
NORTH UNIT TOTALS				
	1 BEDROOM	2 BEDROOM	3 BEDROOM	
TOTAL OF UNIT TYPE	34	56	8	98
UNIT % BYTYPE	34.7%	57.1%	8.2%	100.0%
NORTH BEDROOM TOTALS				
	1 BEDROOM	2 BEDROOM	3 BEDROOM	
TOTAL BEDS PER TYPE	34	112	24	170
BEDROOM % BYTYPE	20.0%	65.9%	14.1%	100.0%
APARTMENT PARKING MATRIX - NORTH AREA				
PARKING STALL TYPE	SIZE	COJUNT		
REGULAR STALLS	9 x 20	83		
REDUCED LENGTH STALLS	9 x 18	48		
PARALELL STALLS	10 x 22	2		
ADA STALLS	12 x 20	10		
APARTMENT GARAGES & FRONT STALLS	See Arch Plan	48		
TOTAL PARKING STALLS		191		
UNIT RATIO (Parking Space/ Unit)		1.95		
BEDROOM RATIO (Parking Space/Bedroom)		1.12		
BKE RACKS REQUIRED (5%)	10	Provided		

TITUSVILLE ECONOMIC OUTLOOK

North Brevard which encompasses the city of Titusville as well as surrounding areas, is seeing significant economic growth not only in the aerospace sector but in other sections as well. Some of the largest satellite and rocket factories in the world are building around the Space Coast, along with more aerospace factories and supply-chain businesses with thousands of new employees commuting from across Brevard County and much of the Orlando metro area. In anticipation of the demand, the Florida Department of Transportation will be replacing the 67-year-old draw bridge that connects Kennedy Space Center and the NASA Causeway to State Road 405 and Titusville. Preliminary work for the \$165 million project has begun, including traffic-shifting detours on the bridge.



Terran Orbital announced plans for a 660,000-square-foot satellite factory that would employ 2,100, inside the Kennedy Space Center's secured property. It joins several new facilities set up in the region by Space X, Blue Origin, Firefly Aerospace, OneWeb Satellites and smaller firms. They're all in addition to the traditional aerospace companies like Lockheed Martin, Boeing and their partnership United Launch Alliance, which will get even more active as NASA and the U.S. Space Force ramp up their new missions



GenH2, a premier provider of hydrogen infrastructure, announced that the company will receive a financial incentive from the North Brevard Economic Development Zone to induce the build-out of its new global headquarters campus located at 5120 S. Washington Avenue, Titusville, Florida. The finished facility will be approximately 100,000 square-feet. Per the agreement, GenH2 has also committed to creating 100-200 new full-time jobs by the end of 2025.

TITUSVILLE ECONOMIC OUTLOOK



Key Group Holdings LLC has filed plans to develop 50 acres on Grissom Parkway and Perimeter Road near the Space Coast Regional Airport in Titusville. Plans for the project's first phase will include three large buildings for industrial manufacturing with six other buildings totaling 917,099 square feet. Kevin Daugherty, Director of Airports for the Titusville Cocoa Airport Authority, said the demand for manufacturing space for space and aerospace is outpacing the supply, meaning the massive industrial park is sorely needed.



Amazon is building a \$120M facility for Project Kuiper satellites. Construction is already underway on the new facility. It will be strategically located near the launch operators that will eventually send Kuiper satellites to orbit. Blue Origin, which operates a massive campus at KSC and a launch complex at Cape Canaveral Space Force Base, and United Launch Alliance. The 100,000-square-foot processing facility will be located at KSC's historic Launch and Landing Facility, which was formerly known as the Shuttle Landing Facility.



SpaceX recently debuted its Starship rocket, the world's largest and most powerful rocket ever launched. The company is now working toward more launches of this rocket.

As it currently stands, SpaceX is on track to launch 91 missions if it were to keep the current cadence.

SPACE COAST OVERVIEW

MELBOURNE MSA | SPACE COAST

The Melbourne metro area is an integral part of the region known as Florida's Space Coast, a world-renowned aerospace hub. The region is home to NASA's Kennedy Space Center and Cape Canaveral Air Force Station, in addition to the launch and manufacturing operations of space companies including SpaceX, Boeing Co. , Blue Origin, and Lockheed Martin Corp. The Space Coast is also home to the 45th Space Wing and the 920th Rescue Wing, both at Patrick Air Force Base, and the Naval Ordnance Test Unit at Cape Canaveral Air Force Station. Melbourne reported a 3.2% unemployment rate as of August 2023, with an average household income of \$72,000 with an expected 15% increase by 2026.



Industry along Florida's Space Coast leverages an uncongested transportation network that includes road, rail, air, sea and even space. Our infrastructure is built for business and provides easy and quick access to markets and resources for your people, products, services and ideas. A major highlight is Port Canaveral, it is one of the busiest cruise ports in the world with 4.5 million cruise passengers passing through and over 6 million short tons of bulk cargo moves through each year.

**All information provided by The Economic Development Commission of Florida's Space Coast*

SPACE COAST EMPLOYMENT SECTORS

\$3B

PER YEAR ESTIMATED ON
ECONOMIC IMPACT

246,000

TOTAL EMPLOYMENT

2.13%

CURRENT EMPLOYMENT
GROWTH

2.3%

UNEMPLOYMENT RATE

EMPLOYMENT BY INDUSTRY IN THOUSANDS

INDUSTRY	CURRENT JOBS	CURRENT GROWTH	10-YR HISTORICAL
Manufacturing	31	3.82%	4.35%
Trade, Transportation and Utilities	41	0.43%	1.56%
Retail Trade	30	0.62%	1.54%
Financial Activities	10	1.61%	2.26%
Government	29	0.01%	0.20%
Natural Resources, Mining and Construction	18	1.55%	7.21%
Education and Health Services	38	4.01%	1.39%
Professional and Business Services	40	1.32%	3.65%
Information	2	7.16%	0.47%
Leisure and Hospitality	29	2.88%	2.48%
Other Services	9	5.15%	2.33%
TOTAL	246	2.13%	2.47%

Source: Costar

**#2 FASTEST
GROWING TECH
SECTOR IN U.S.**

BUREAU OF LABOR STATISTICS

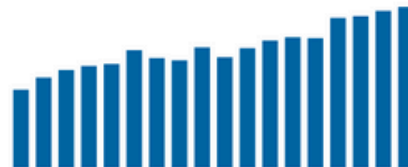
County GDP

\$26.1B



Total Employment

299.98K



Population

630.69K



**#3 PLACE TO
LIVE IN FLORIDA**

#18 PLACE TO LIVE IN THE U.S.

US NEWS & WORLD REPORT

*All information provided by The Economic Development Commission of Florida's Space Coast

MEET OUR TEAM



LIGHTLE BECKNER ROBISON, INC., is headquartered on the Space Coast in Brevard County, Florida, offering comprehensive commercial real estate services across Florida, Georgia, and Alabama. Our professional team specializes in office, retail, industrial, and land-related commercial real estate, collaborating with tenants, owners, and investors. With a track record spanning over 36 years, we have successfully facilitated the sales and/or leasing of over 20 million square feet of office, industrial, and retail properties. Our commitment in every engagement is to deliver "value-added service" and enhance our clients' positions in each transaction.



Jeff Robison, CCIM
President & CEO



Blake Wilson
Sales & Leasing Advisor

EXPERIENCE, EXPERTISE DESIGNATIONS, AND AFFILIATIONS

- Certified Commercial Investment Member (CCIM)
- Member of the International Council of Shopping Centers (ICSC)
- CoStar Power Broker
- NAIOP – Retail Broker of the Year
- CFCAR – Retail, Land, Brevard County and Central Florida Broker of the Year
- Melbourne Regional Chamber of Commerce
 - Chair 2021 – Board of Directors; Board of Governance, Treasurer
- Licensed Florida Real Estate Sales Associate
- One Year of Real Estate Experience
- Various CRE Analysis Certifications
- Disciplined at Canvassing (cold calling, in-person prospecting, etc.)
- Creative Problem Solver