

# EXECUTIVE SUMMARY

Vacant Land - Titusville • Florida 405 & Windover Way Titusville, FL 32780



## OFFERING SUMMARY

**Sale Price:** \$425,000

## PROPERTY OVERVIEW

3.22 Acres of Titusville Vacant Land zoned for Commercial Development with easy access to US-1 & I-95.  
Zoning Community Commercial

**Lot Size:** 3.22 Acres

## LOCATION OVERVIEW

Great opportunity to acquire land in the heart of Titusville, Florida.  
This parcel is ideally situated amidst a surge of new projects, including the new Culver's restaurant and the expansive Space Coast Innovation Park, supporting Private Space ventures.

**Zoning:** Community  
Commercial

Titusville is home to major employers such as Knight's Armament Company, one of Florida's leading small arms manufacturers, and Parrish Medical Center, the city's largest employer. Located just off 405 with direct access to Nasa Causeway and US 1.

Community Commercial will provide for:

- General Retail
- Professional Office
- Restaurants and Bars
- Auto Repair
- Emergency Services

## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

## Lightle Beckner Robison, Inc.

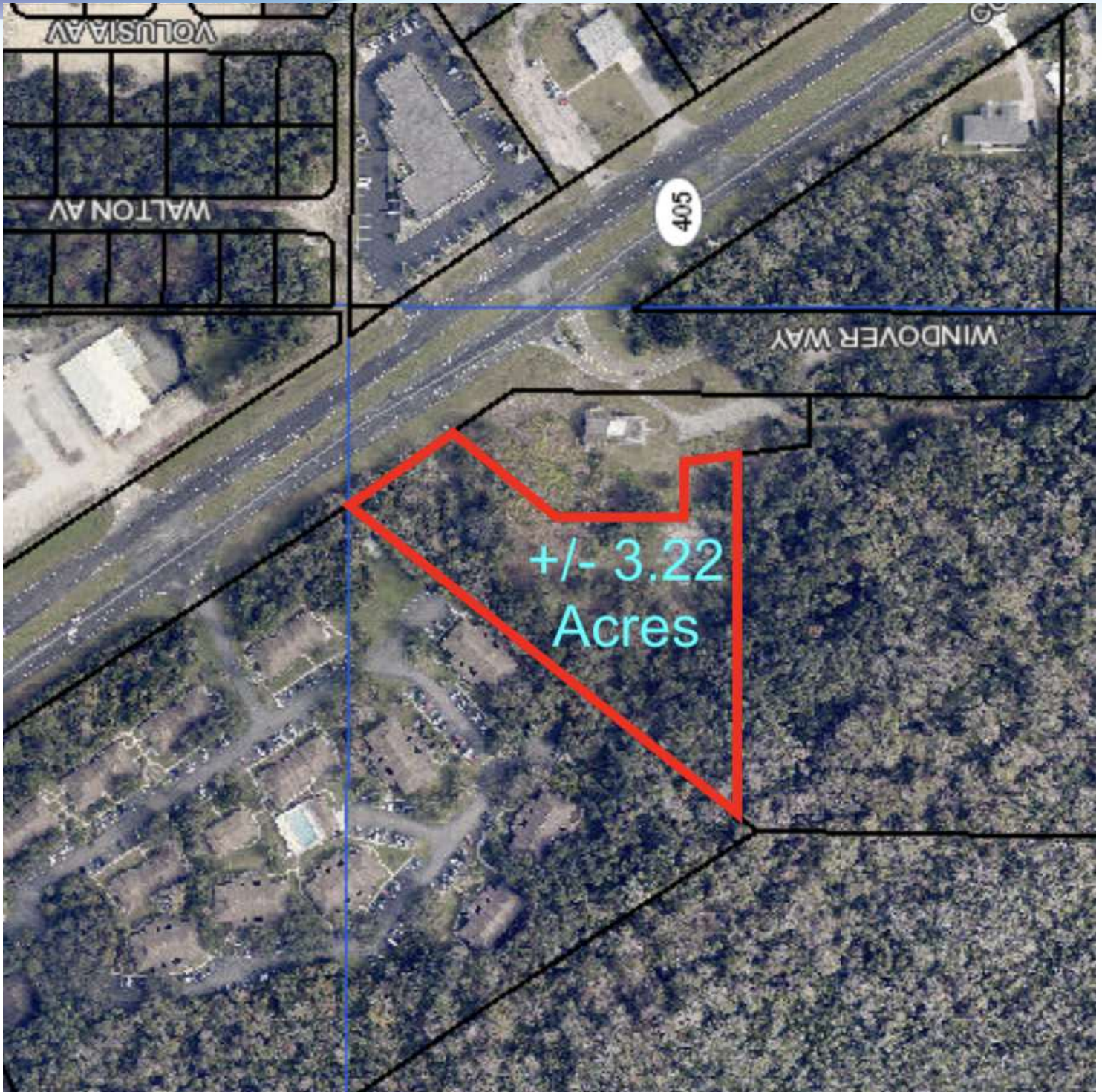
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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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# BOUNDARY SURVEY

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## LEGAL DESCRIPTION:

A PORTION OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9171, PAGE 0921, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 32 TOWNSHIP 22 SOUTH, RANGE 35 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE N89°50'17"W ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 276.66 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROAD 405, A 200.00 FOOT WIDE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 70001-2502 AND THE POINT OF BEGINNING; THENCE RUN S34°03'32"E, ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 176.61 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8016, PAGE 2131 OF SAID PUBLIC RECORDS; THENCE RUN S00°22'37"W ALONG SAID WESTERLY LINE, A DISTANCE OF 190.11 FEET; THENCE S00°22'37"W, A DISTANCE OF 200.00 FEET; THENCE S89°37'23"E, A DISTANCE OF 80.00 FEET; THENCE S07°16'42"E, A DISTANCE OF 68.94 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN N89°37'23"W, A DISTANCE OF 518.81 FEET TO THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2892, PAGE 2661 OF SAID PUBLIC RECORDS; THENCE RUN N38°55'04"E ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 719.38 FEET TO THE POINT OF BEGINNING, CONTAINING .322 ACRES MORE OR LESS.

## SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT DERIVING A BEARING OF SOUTH 34°03'32" EAST ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 405.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12060C0215G, COMMUNITY 125152, BREVARD COUNTY, FLORIDA, EFFECTIVE DATE OF MARCH 12, 2014, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X", (AREAS OF 0.2% ANNUAL CHANCE FLOOD).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THUS, ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED AS A PART OF THIS SURVEY.
- UNDERGROUND UTILITIES WERE LOCATED BY ABOVE GROUND EVIDENCE. OTHER FACILITIES MAY EXIST THAT WERE NOT LOCATED AS PART OF THIS SURVEY.
- THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.06(2).
- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 03/13/2023 PER FAC 5J-17.06(2).

CERTIFIED TO:  
JASON & MEGAN WRIGHT

## ABBREVIATIONS/LEGEND:

FND FOUND  
CM PLAT BOOK  
OHL OVERHEAD UTILITY LINES  
OR OFFICIAL RECORDS  
PLAT BOOK  
PAGE(S)  
R/W RIGHT-OF-WAY  
LINE BREAK  
ROAD SIGN  
WOOD UTILITY POLE  
GUY ANCHOR



BOUNDARY SURVEY

REVISION

DATE

FIELD BOOK/PAGE

BY

PROJECT  
MILBRED

THIS SURVEY NOT VALID UNLESS EMBOSSED WITH THE SIGNATURE AND SEAL OF A LICENSED SURVEYOR

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# LOCATION MAP

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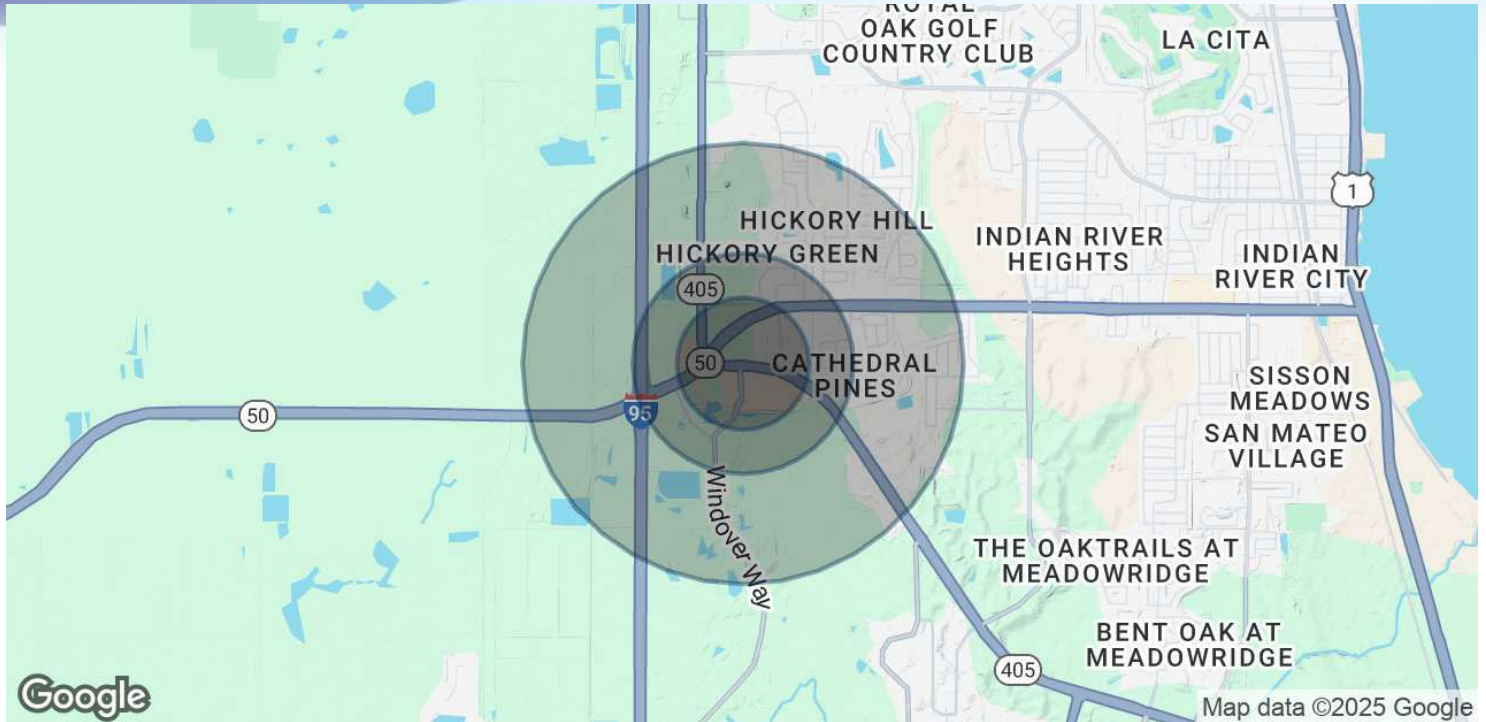
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	196	788	3,591
Average Age	46	47	48
Average Age (Male)	46	46	47
Average Age (Female)	47	48	49

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	83	329	1,531
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$103,808	\$108,122	\$103,035
Average House Value	\$281,047	\$309,126	\$311,031

Demographics data derived from AlphaMap

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