

# VACANT LAND FOR SALE

**21.57 Acres**  
**\$540,000**

**5400 S. Washington Ave.**  
**(US Hwy 1)**  
**Titusville, FL**  
**32780**

**9.24± Acres      \$230,000**  
**12.33± Acres    \$310,000**

## **RC Zoning**

City of Titusville

Regional Commercial – allows for a wide variety of commercial uses including retail, banks, restaurants, professional offices and convenience stores with fuel sales to name a few.

The city of Titusville Future Land Use Plan also allows for residential use.



**LIGHTLE BECKNER ROBISON**  
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Information contained herein has been obtained from others and considered to be reliable; However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

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**9.24± Acre Parcel**

Parcel ID – 22-35-26-00-00518.0-0000.00  
Flood Zone X

This flat and level parcel lies to the rear of a 1.31-acre tract of different ownership. An easement over this tract to Hwy US 1 provides access (62' x 417'). The unimproved easement is located at the southwest corner of the 9.24 acres. Brevard County Natural Resources Map disclosed no wetland on this parcel.

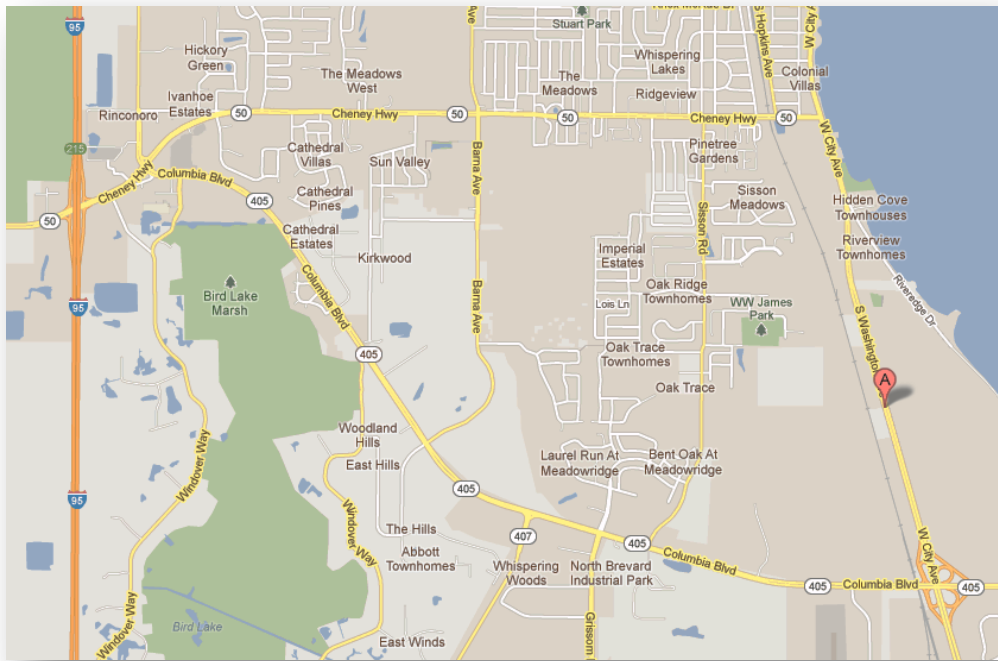
**12.33± Acre Parcel**

Parcel ID – 22-35-26-00-00504.0-0000.00  
Flood Zone X

This flat and level parcel contains approximately 10.78 acres of uplands and 1.55 acres of wetlands. 453' frontage on US Hwy 1.

**LOCATION** - Both properties are located just east of Washington Ave. (US Hwy 1) at the extreme south end of Titusville. Properties lie approximately ½ mile south of Cheney Hwy. (SR 50) and 1 mile north of Columbia Blvd. (SR 405). Both properties are zoned RC – Regional Commercial.

*ALF (Assisted Living Facility) development was planned for these parcels and permits had been obtained.*



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