

16.71 Acres In The Heart Of Titusville/Mims/Scottsmoor

6720 Highway 1, Mims, FL 32754

FOR SALE: Agricultural / Residential Zoned Property with Frontage on US1



OFFERING SUMMARY

Sale Price: \$410,000

Acres: 16.71 Acres

Zoning: Brevard County
Agricultural Residential
(AU)

PROPERTY OVERVIEW

16.71 Acres Total. Est. 2.96 Acres Wetlands per April 2021 Wetlands Report. Est. 13.75 Acres Dry Land. Approximately 150' Frontage on US1.

AU Zoning: Single Family, Plant Nurseries, Raising & Grazing of Animals, Packing/Processing/Sales of Commodities Raised on the Premises & More!

FLU is Residential on Eastern Portion & Agricultural on Western Portion.

Potential to use site for Borrow Material for Embankment Construction & Structural Fill per 2017 Geotechnical Report.

2021 Property Taxes were \$1,764.55.

Seller is an Underground Utility Contractor with Land Clearing Capabilities.

LOCATION OVERVIEW

Traffic Count: Est. 3,800 VPD on US1

BCPA Account #: 2003107

Located just north of the Deering Parkway & US1 intersection in the heart of the Titusville/Mims/Scottsmoor community. Subject property is less than 1.5-miles from Interstate 95 and has close proximity to the Kennedy Space Center, the Indian River Lagoon and the Atlantic Ocean. Area is growing quickly but still has the quiet, isolated charm that the community provides. Make this your future home today!

Zachary Ullian

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April 2021 Wetlands Report



thomson
ENVIRONMENTAL CONSULTING

2324 LEU ROAD ORLANDO, FLORIDA 32803
TEL 407.374.3681 CELL 407.405.8725
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Figure 5
Estimated Wetland Extents
6720 US Highway 1
Mims, Brevard County, Florida

Thomson Project No: 21-036
April 2021

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National Wetlands Inventory Map



0 100 200
1" = 200'

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Figure 4
National Wetland Inventory Map
6720 US Highway 1
Mims, Brevard County, Florida

Thomson Project No. 21-936
April 2021

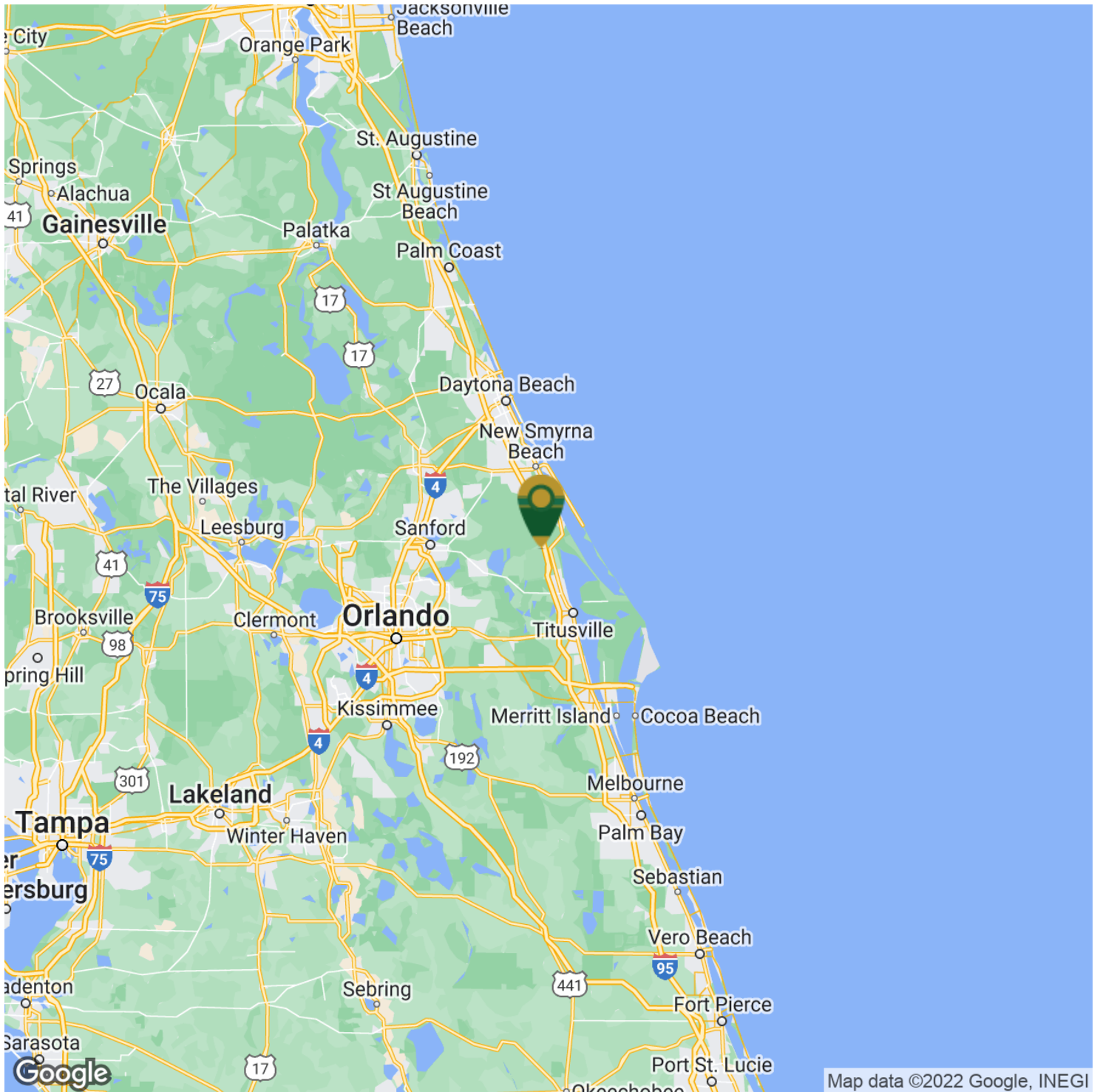
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Location Map



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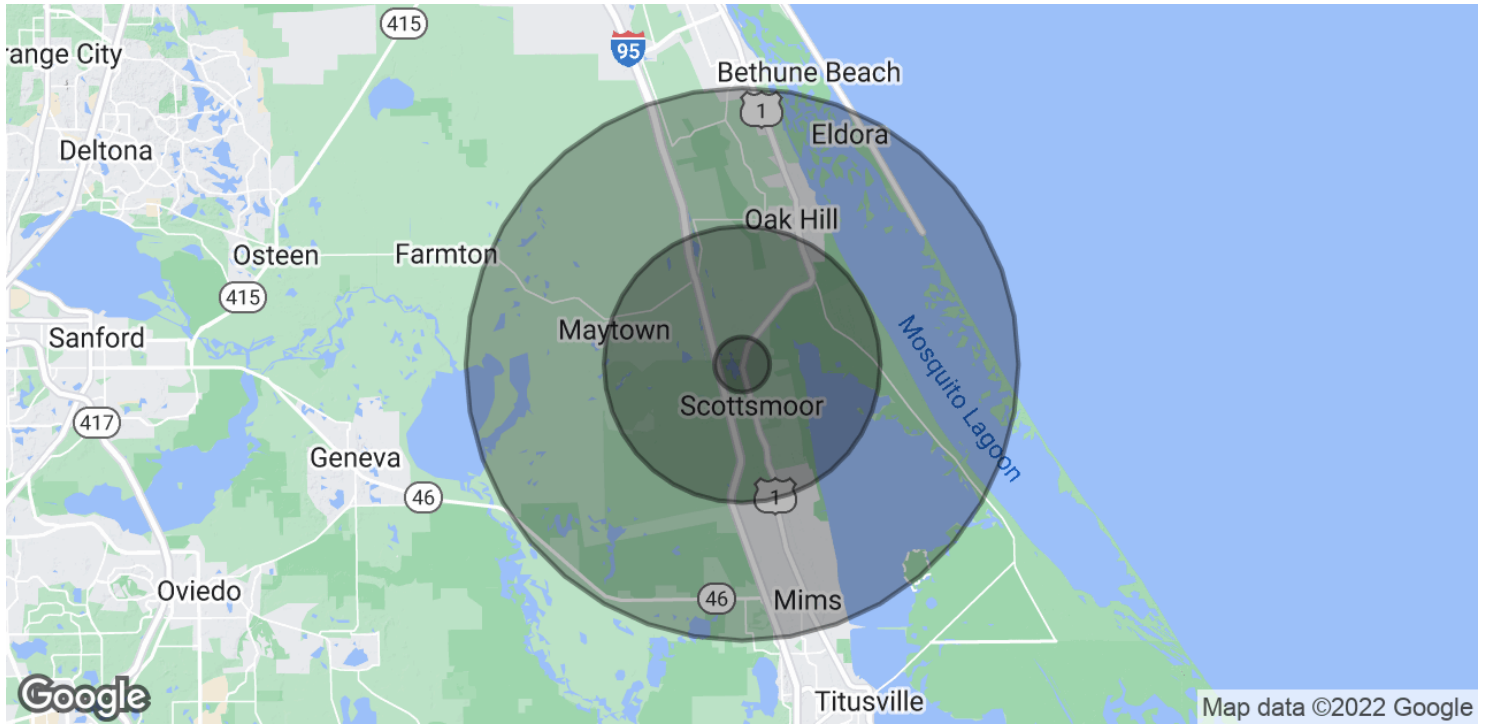
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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	701	8,682	27,432
Average Age	49.6	51.4	50.4
Average Age (Male)	50.1	51.9	50.6
Average Age (Female)	48.6	50.3	49.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	284	3,624	11,358
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$58,515	\$59,541	\$63,264
Average House Value	\$155,343	\$177,309	\$195,096

* Demographic data derived from 2020 ACS - US Census

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