

Winn-Dixie

DOLLAR GENERAL

EMERALD PLACE
APARTMENTS

INTERSTATE
95

Bank of America

Wingreens

SITE
8.6 Acres

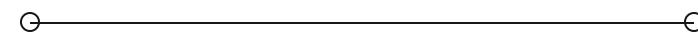


SALE

8.6 Acres Multi-Family or Townhouse Development

2800 BARN A AVENUE

Titusville, FL 32780



PRESENTED BY:

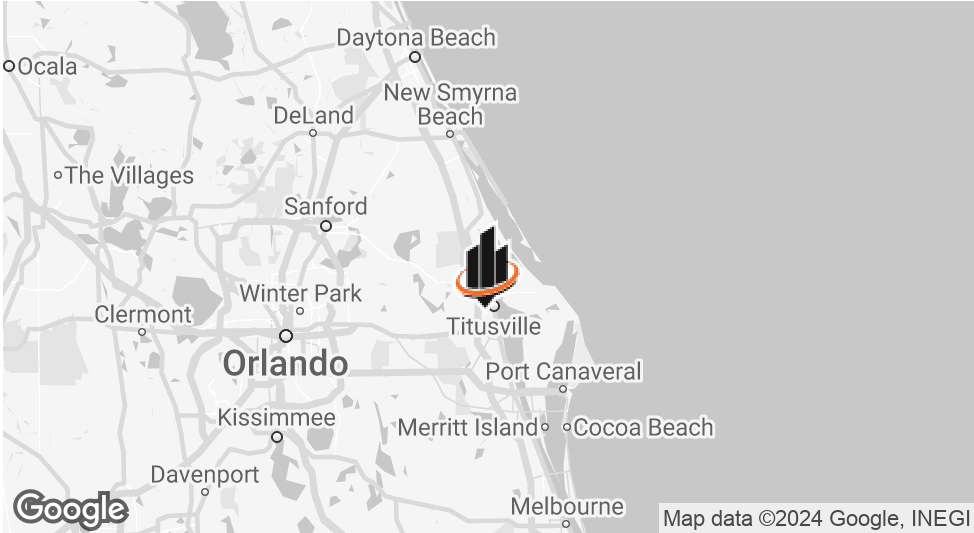
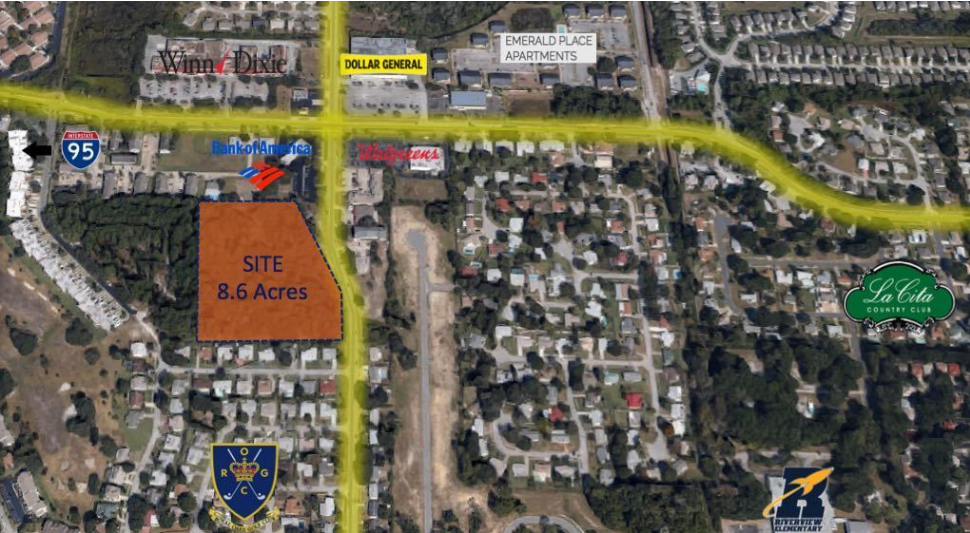
CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,400,000
LOT SIZE:	8.6 Acres
PRICE / ACRE:	\$162,791
ZONING:	R-3 City of Titusville- Multi-Family/Townhouse
MARKET:	Titusville
APN:	22-35-16-00-21 22-35-16- 00-5

PROPERTY OVERVIEW

Zoned R-3 with a future land use of high density residential, this +/- 8.6 acre site can be used to develop up to 120 multi-family or townhouse units. Allowable density is currently 15 units per acre. The current site plan for the 8.6 acre parcel has six buildings with 20 units each. Available documents include a site plan, Phase 1 environmental, Topos and habitat surveys. The property is just West of the La Cita Golf & Country Club and East of the Royal Oak Golf Course.

PROPERTY HIGHLIGHTS

- Multi-Family/Townhouse Development Land- 15 Units Per Acre
- Engineering Completed For Up to 120 Units
- Zoned R-3 in the City of Titusville
- Located Between Two Golf Courses

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8.6 ACRES MULTI-FAMILY OR TOWNHOUSE DEVELOPMENT | 2800 Barna Avenue Titusville, FL 32780

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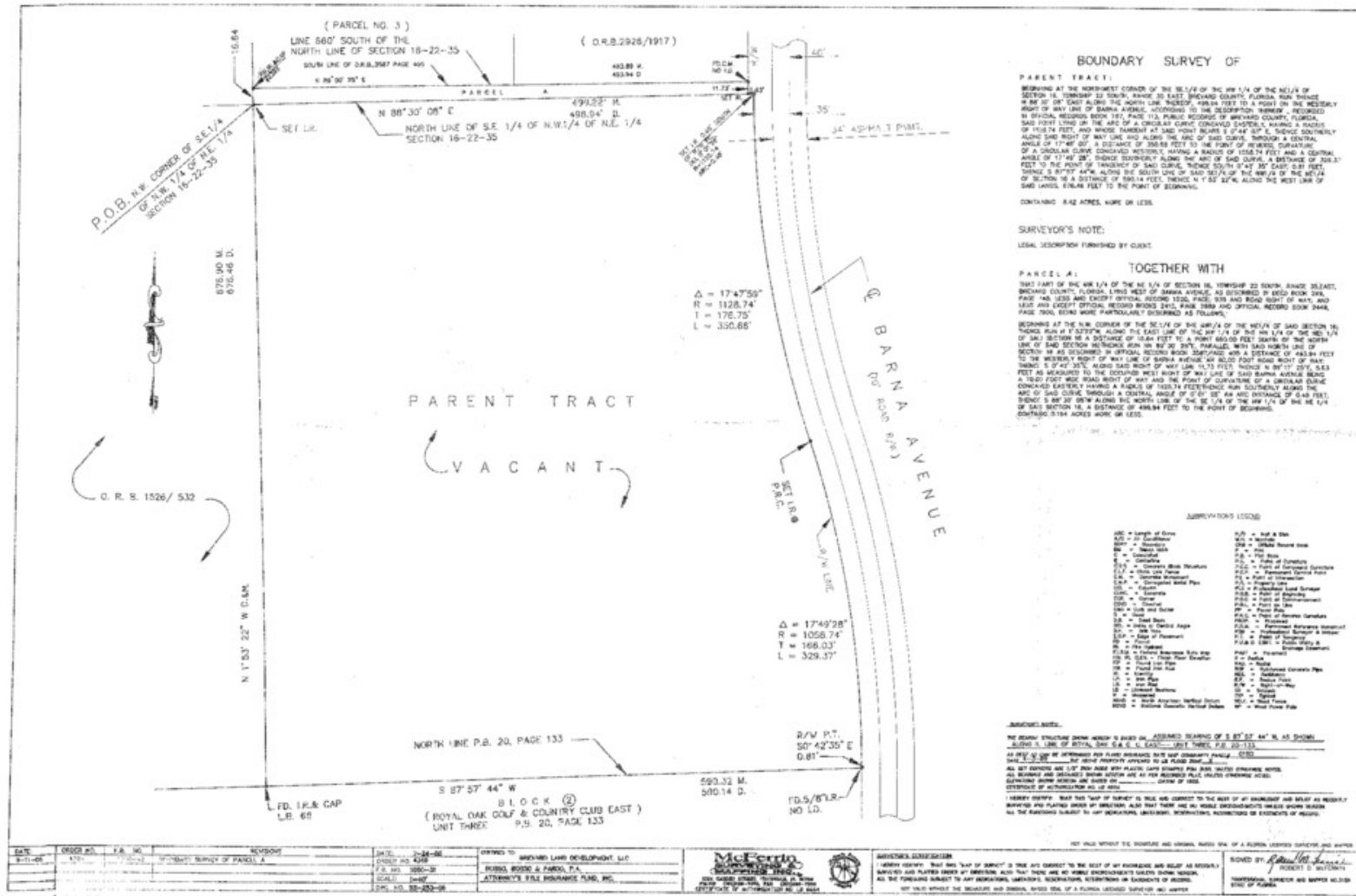
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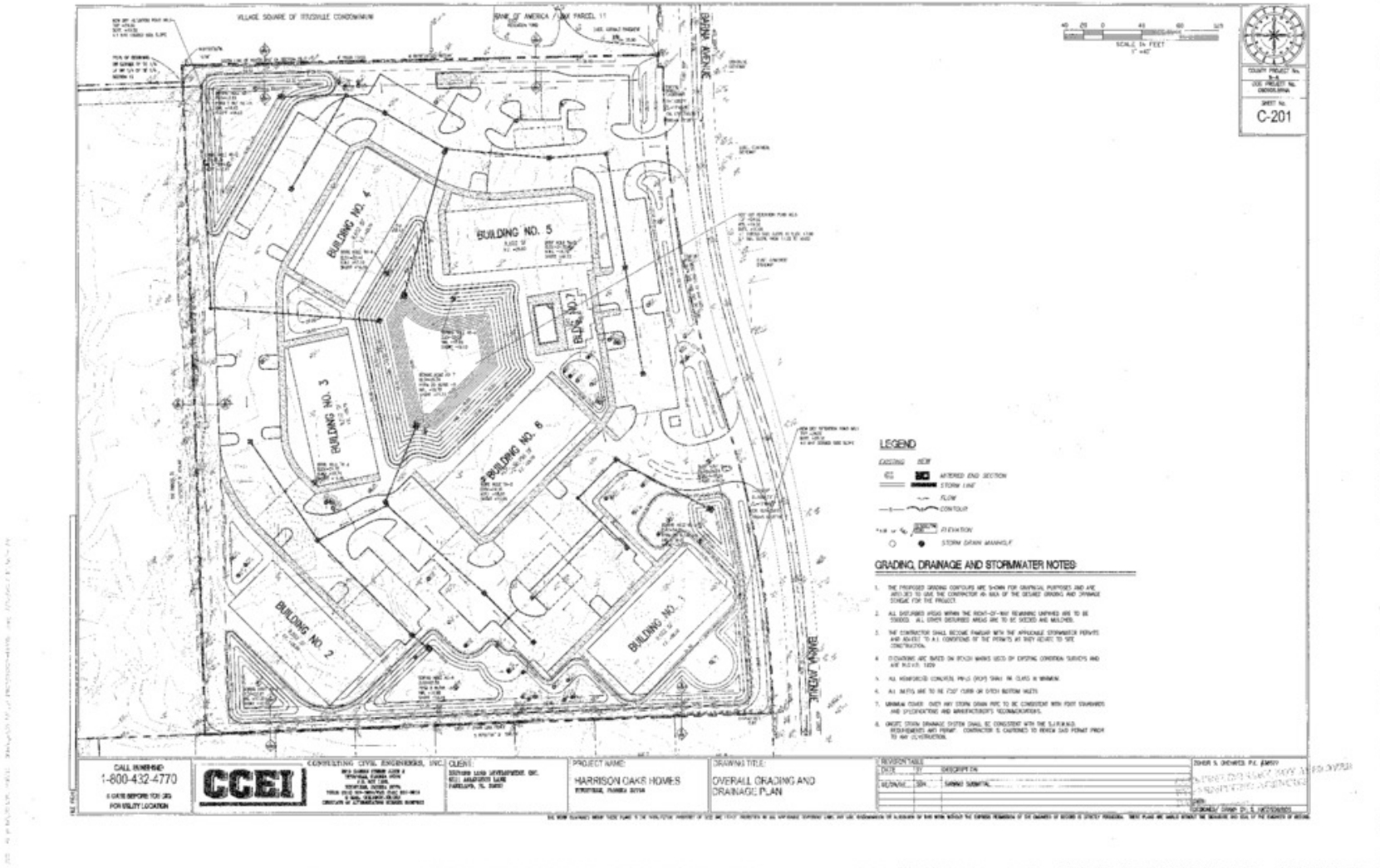
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PROPOSED SITE PLAN



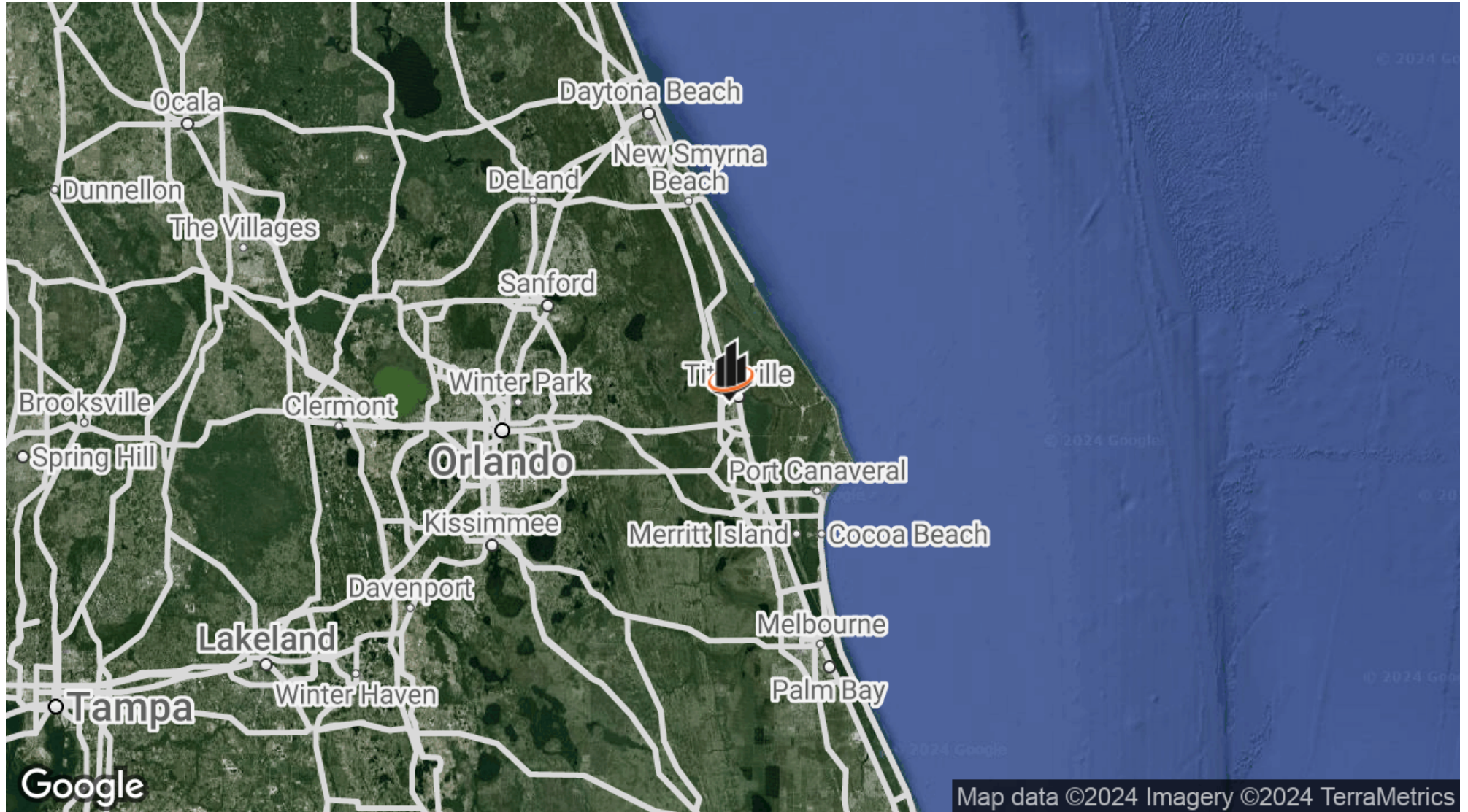
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LOCATION MAP



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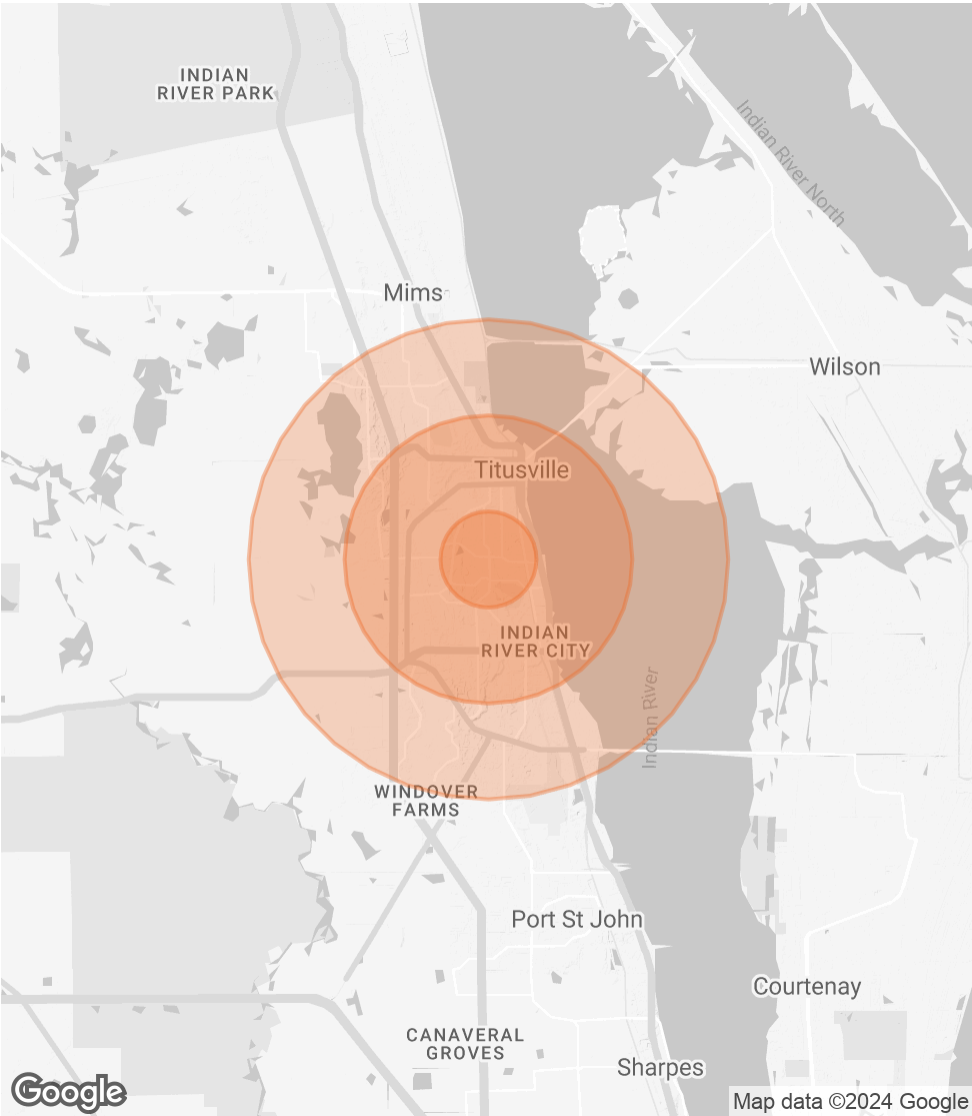
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,975	36,909	55,615
AVERAGE AGE	44.7	43.6	43.9
AVERAGE AGE (MALE)	42.5	42.6	43.0
AVERAGE AGE (FEMALE)	46.7	44.6	44.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,909	15,466	22,976
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$62,996	\$56,577	\$58,256
AVERAGE HOUSE VALUE	\$217,156	\$205,496	\$212,269

* Demographic data derived from 2020 ACS - US Census



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