

FOR SALE > LAND

\$1,650,000

24.47 ACRES HIGH TRAFFIC RETAIL DEVELOPMENT SITE
DEERING PARKWAY, SCOTTSMOOR, FL 32775



Ben Crosby, CCIM, ALC
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Executive Summary

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OFFERING SUMMARY

Listing Price	\$1,650,000
Acres	24.47 Acres
Price Per Acre	\$67,430
County	Brevard
Zoning	Tourist Commercial
Taxes	\$3,516
Parcel IDs	20G-34-41-00-00384.0-0000.00
Coordinates	28.7714505, -80.8918429
Frontage	1,200 ft

PROPERTY OVERVIEW

This is a very highly visible and high traffic retail development site just outside of Titusville, Florida. This is the last exit north-bound in Brevard County before entering Volusia County. This would be the ideal location for a truck stop, gas station, fast food or a hotel.

PROPERTY HIGHLIGHTS

- Zoning TCU [Tourist Commercial]
- 29000 cars per day on N- I-95
- 34752 cars per day on S- I-95
- Property is located on Exit 231 on I-95
- 1,200' of frontage on Interstate 95
- 520' on SR 5A (Deering Parkway)
- Survey & Phase I Environmental Audit
- Ingress/Egress
- Mixed Use

ID#: 157344



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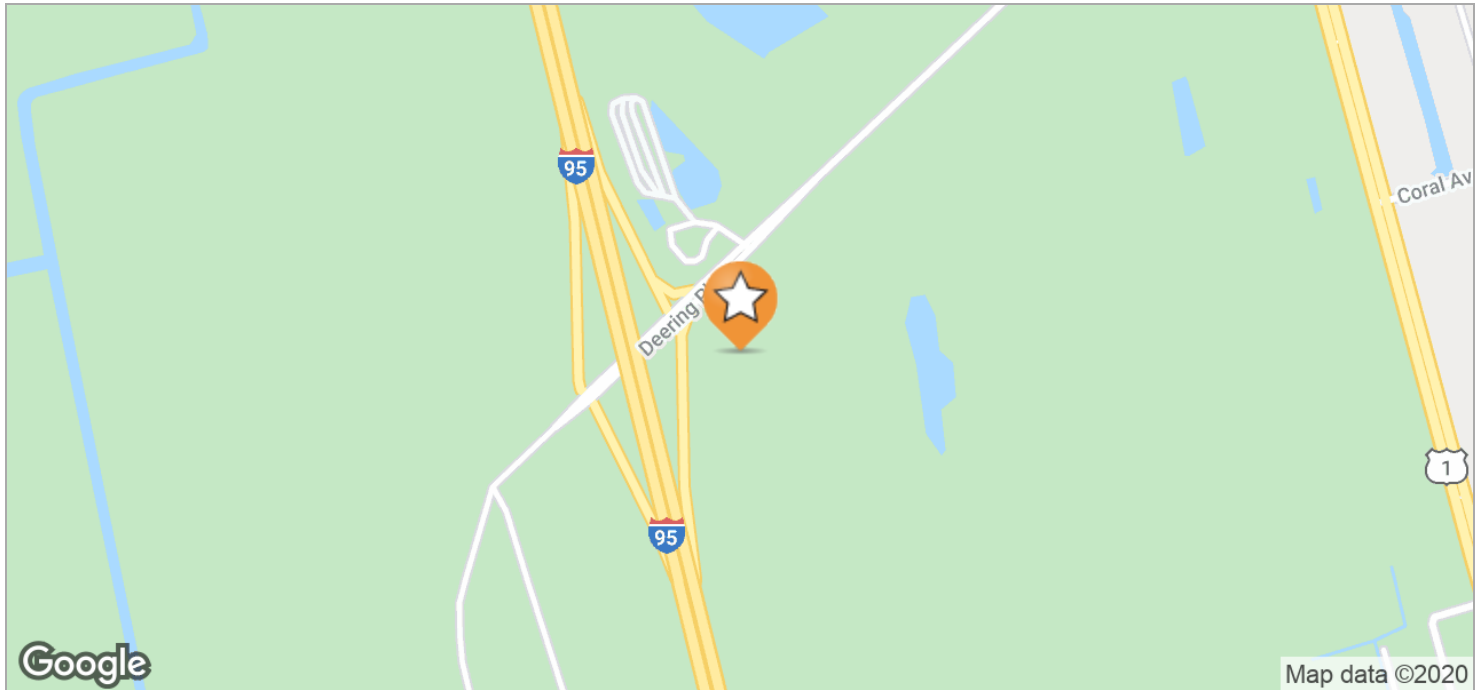
141 5th St. NW
Winter Haven, FL 33881
863.293.5600

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Location Maps

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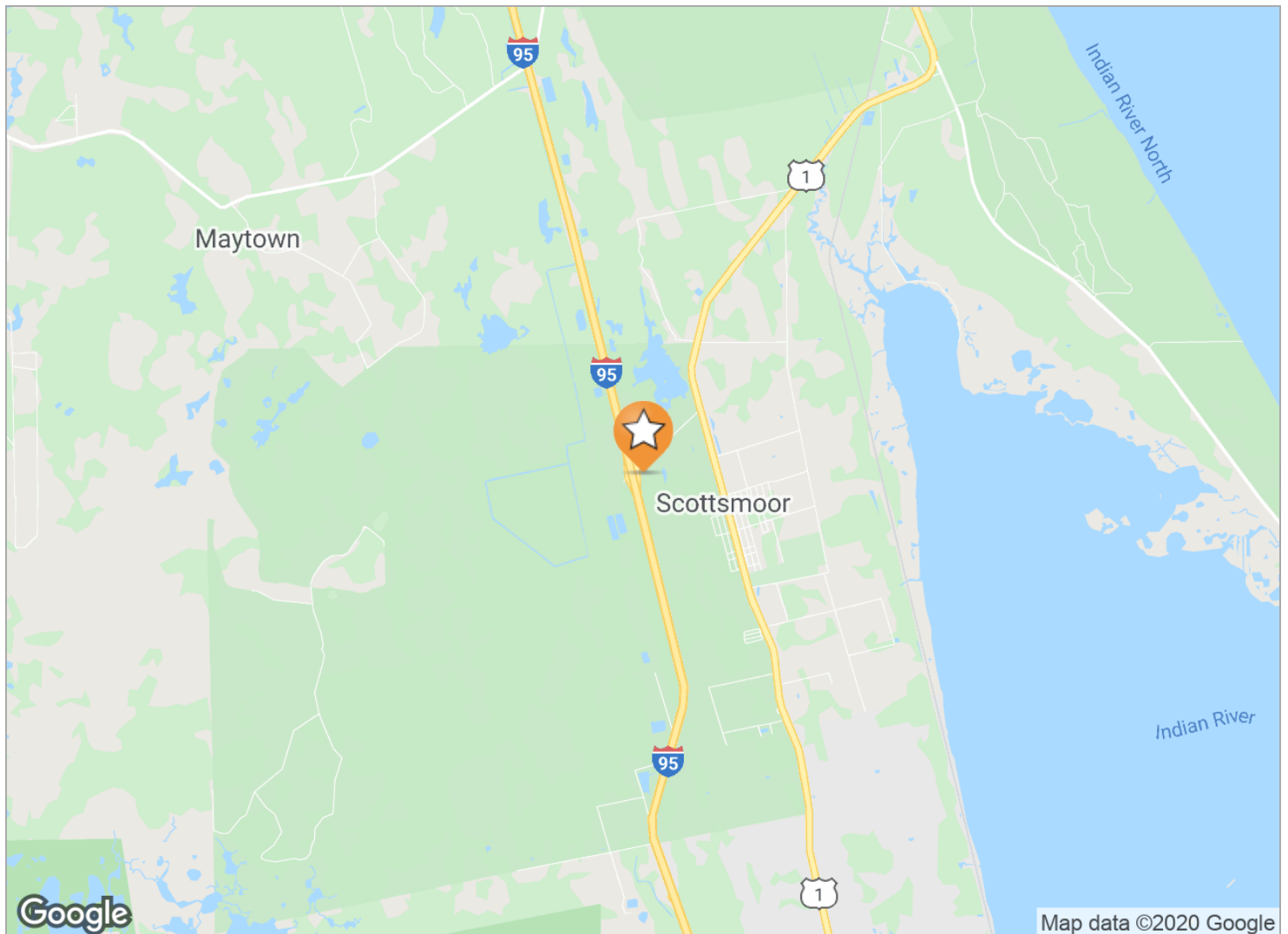
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Location Maps 2

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LOCATION DESCRIPTION

This is the last exit north-bound in Brevard County before entering Volusia County.

DRIVE TIMES

Daytona Beach - 36 minutes

Cape Canaveral - 40 minutes

Orlando International Airport - 50 minutes

Downtown Orlando - 55 minutes

DRIVING DIRECTIONS

Located at the southeast corner of Interstate 95 and State Road 5A (Deering Parkway), exit 231 just north of Titusville.

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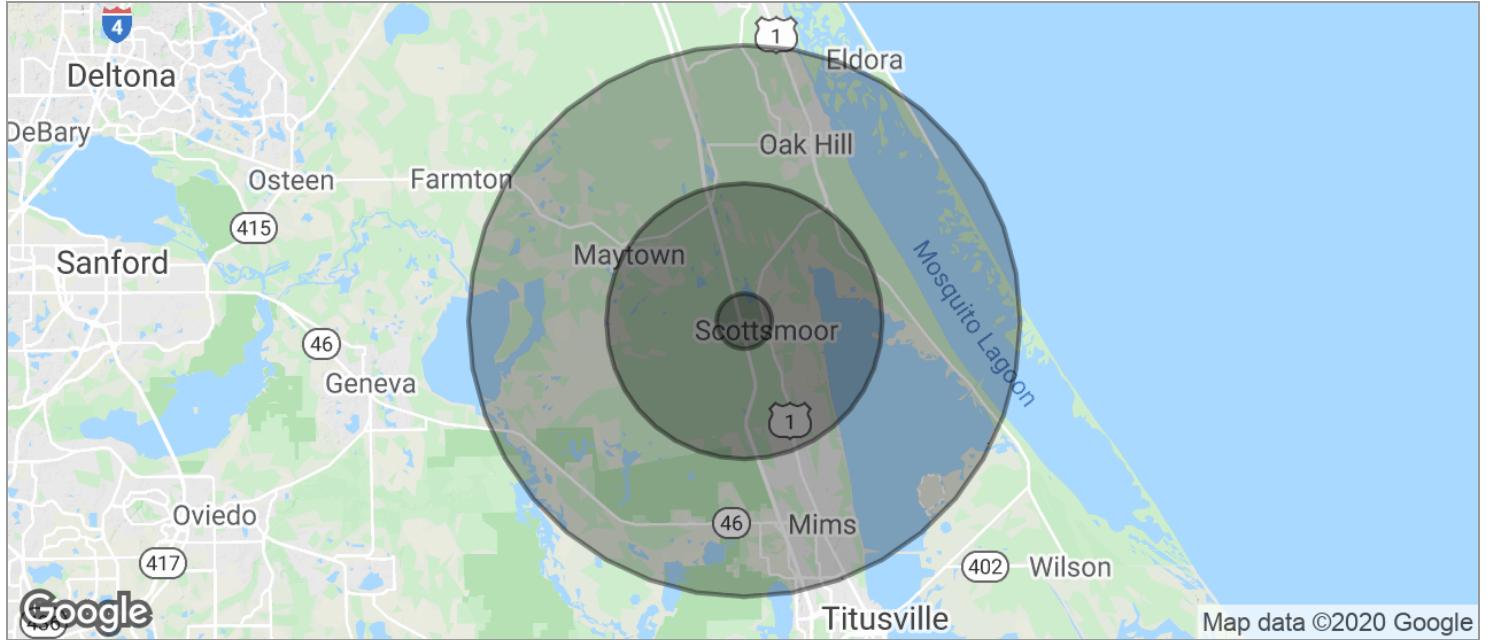
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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	623	8,653	31,262
MEDIAN AGE	48.6	50.5	49.4
MEDIAN AGE (MALE)	49.1	51.0	49.5
MEDIAN AGE (FEMALE)	48.2	49.3	48.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	251	3,578	12,717
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$63,346	\$59,682	\$63,011
AVERAGE HOUSE VALUE	\$160,060	\$180,484	\$196,706

* Demographic data derived from 2010 US Census

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