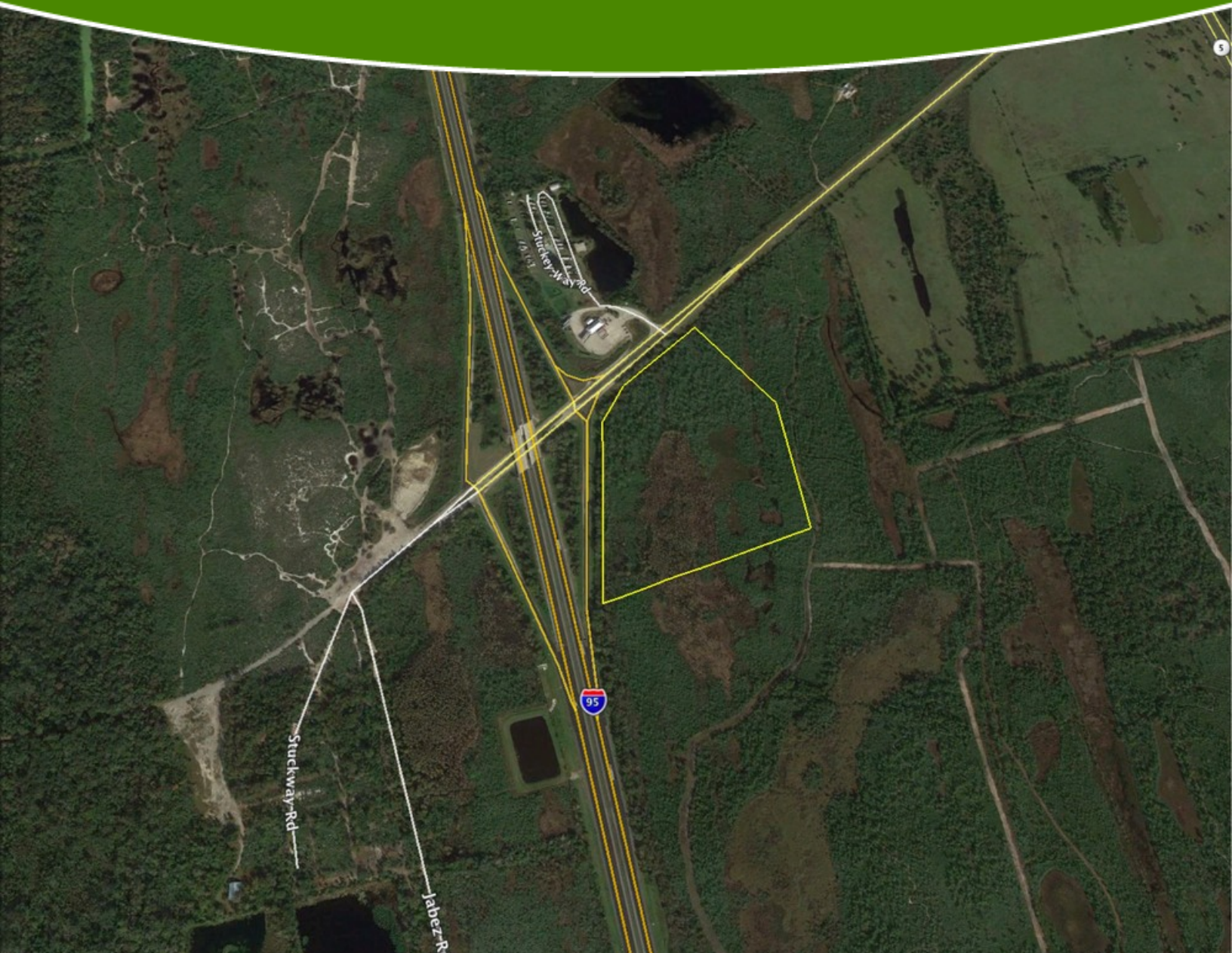


FOR SALE > LAND

\$1,350,000

24.47 ACRES HIGH TRAFFIC RETAIL DEVELOPMENT SITE

STUCKWAY RD, SCOTTS MOOR, FL 32775



"THE LAND SPECIALISTS"

**CROSBY &
ASSOCIATES, INC.**

AGRICULTURAL & COMMERCIAL REAL ESTATE



Ben Crosby ALC, CCIM

ben@crosbydirt.com

863.293.5600

crosbydirt.com

Corporate Address: 141 5th St. NW, Suite 202, Winter Haven, FL 33881

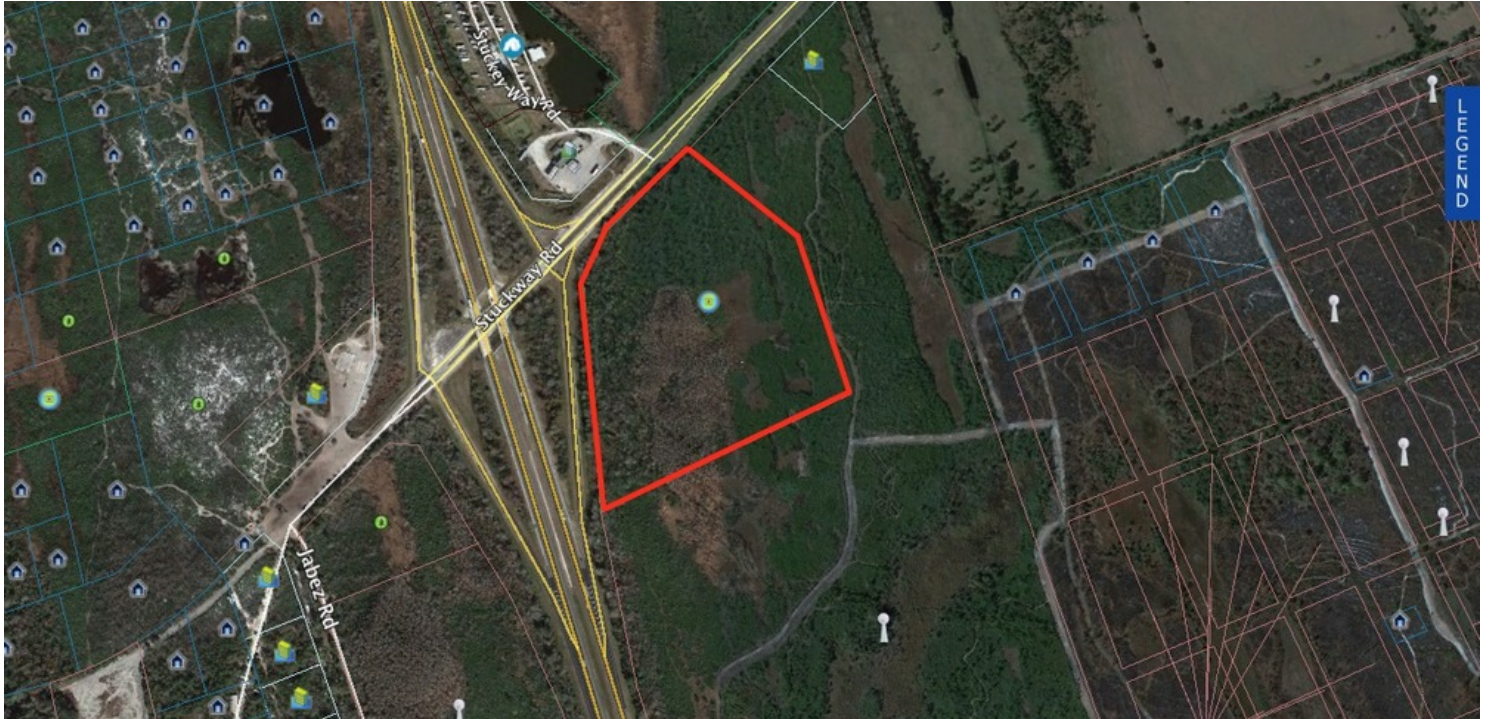
225 West Main St, Tavares, FL 32778

52 Commerce Street, Hawkinsville, GA 31036

24.47 ACRES HIGH TRAFFIC RETAIL DEVELOPMENT SITE Stuckway Rd, Scottsmoor, FL 32775

Executive Summary

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OFFERING SUMMARY

Listing Price	\$1,350,000
Acres	24.47 Acres
Price Per Acre	\$55,170
County	Brevard
Zoning	Tourist Commercial
Taxes	\$3,632
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

- PRICE Reduced!
- Zoning TCU [Tourist Commercial]
- 72,000 cars per day on I-95
- 10,008 trucks per day on I-95
- Property is located on Exit 231 on I-95
- 1,200' of frontage on Interstate 95
- 520' on SR 5A (Stuckway)
- Survey & Phase I Environmental Audit
- Ingress/Egress

ID#: 157344



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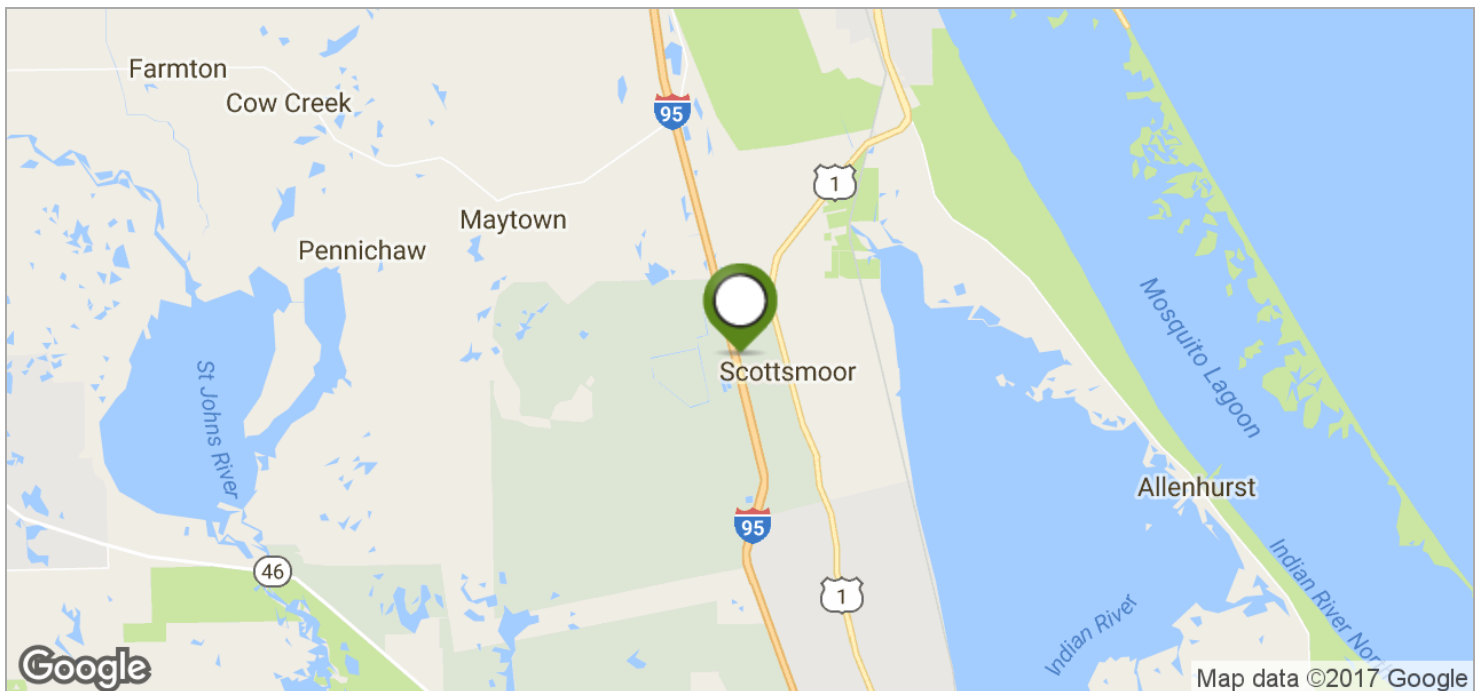
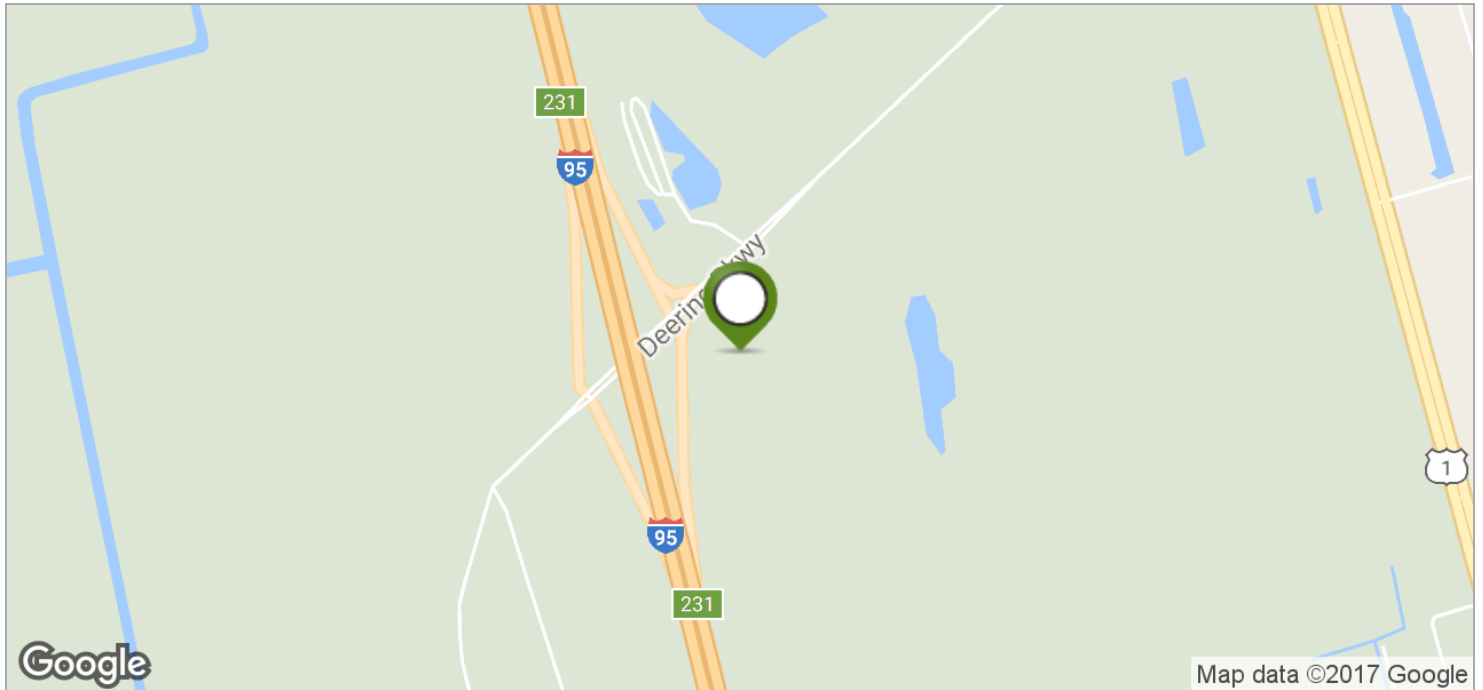
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Location Maps

3



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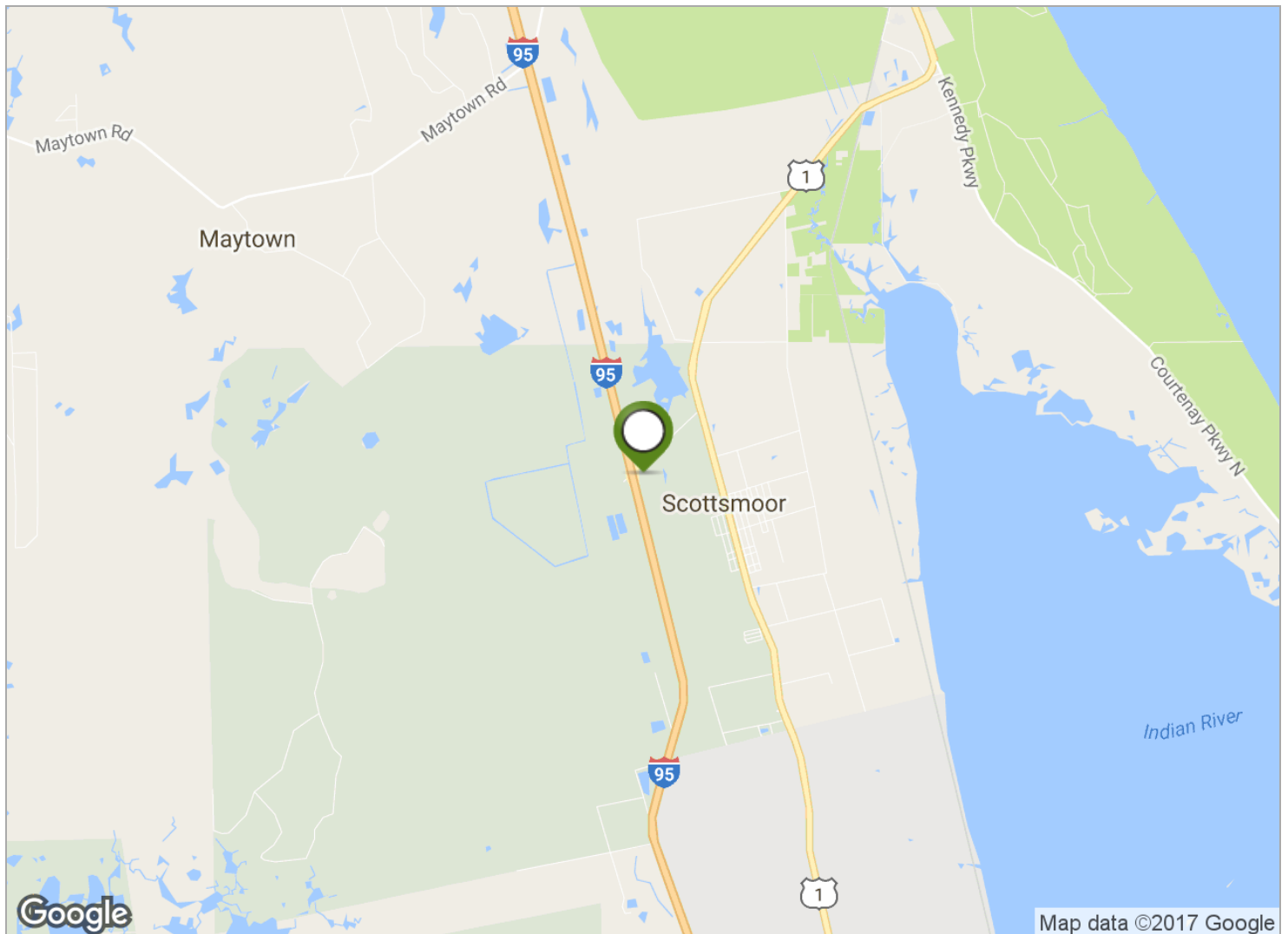
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24.47 ACRES HIGH TRAFFIC RETAIL DEVELOPMENT SITE

Stuckway Rd, Scottsmoor, FL 32775

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 (Stuckway Rd.), exit 231 just north of Titusville.

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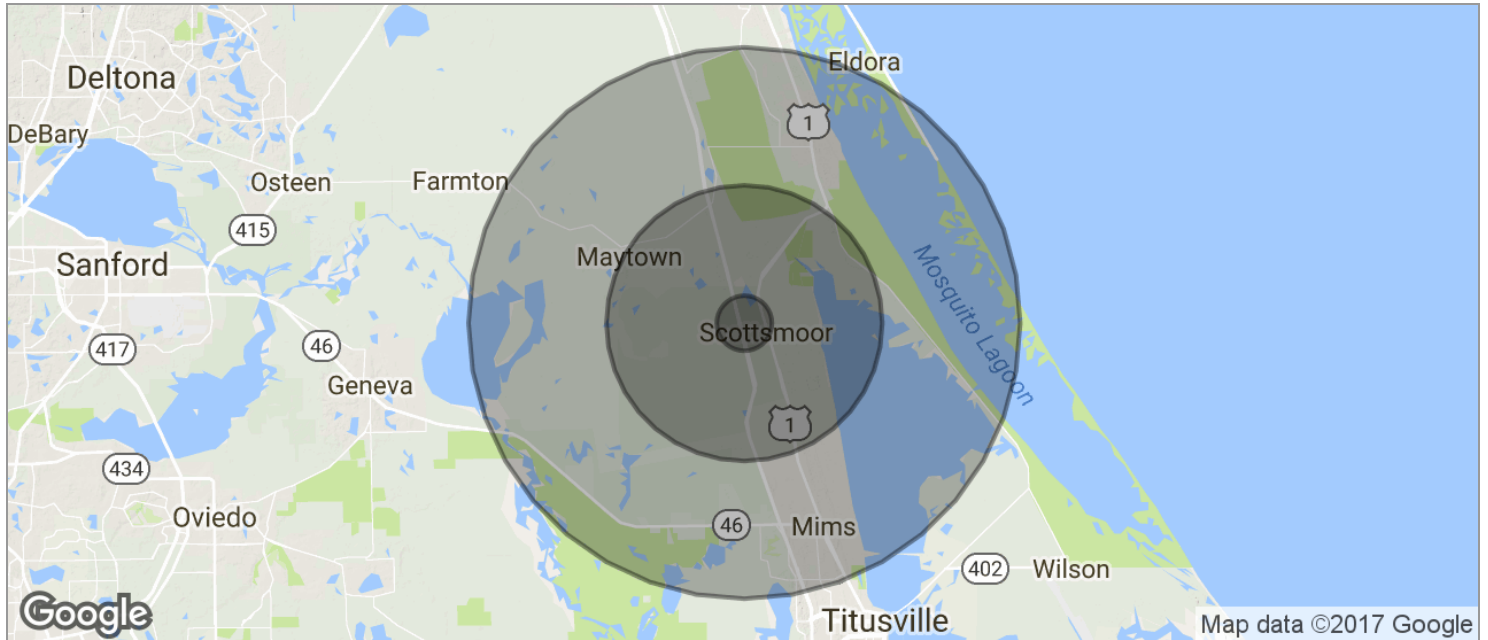
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24.47 ACRES HIGH TRAFFIC RETAIL DEVELOPMENT SITE

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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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BEN CROSBY ALC, CCIM

Broker, Owner



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Winter Haven, FL 33881

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FL #BK3203837



Professional Background

Mr. Crosby believes in earning your trust and respect. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property you are seeking to buy or sell. Born in Tampa, Florida his experience spans more than 34 years in real estate, agricultural investments, commercial and land management. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 36 years and has three grown daughters and 14 grandchildren.

PROFESSIONAL EXPERIENCE:

- 2014 Vice President Certified Commercial Investment Member (CCIM) Institute Region 8 (Florida & Puerto Rico)
- 2013 President Florida CCIM Chapter
- 2009-2014 Trustee, Florida REALTORS® Political Action Committee
- REALTORS® Land Institute (RLI) Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course, Site Selection Course and Land Investment Analysis Course
- 34 years in the Florida Real Estate Market
- Citrus & other Agricultural Investments
- Commercial Property Sales & Management
- Land Sales, including Recreational & Environmentally-sensitive property
- Held Licenses in Florida, Georgia, California, Colorado, Arkansas, Texas, Alabama, Mississippi & Nevada

Memberships & Affiliations

REALTORS® Land Institute (RLI)
Land Realtor of America 2014
Excellence in Instruction Award 2014
Florida Land Realtor of the Year 2010
Excellence in Instruction Award 2010
National Networking Award for Mississippi land transaction 2009

Florida Chapter Certified Commercial Investment Member (CCIM)
Hank Thompson Award 2014

Florida Gulfcoast Commercial Association of REALTORS® (FGCAR)
Pinnacle Award(s):
Regional #2 Land Producer 2009
All Category Deal of the Year 2007
Land Deal of the Year 2007

Central Florida Commercial Association of REALTORS® (CFCAR)
Hallmark Award(s):
Overall Top Ten Producer 2009
Overall Top Polk Co. Producer 2009
Top Investment Producer 2009
Land Top 10 Producer 2007

Education

B.A./Business Administration from the University of South Florida

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