

Pricing to depend on size and location - will deliver pad ready!

Property Location

Southwest Quadrant of SR 50 and Interstate 95, on the south side of SR 50, Titusville, Florida. Site is between Days Inn and Great Outdoors RV/Golf park, across from Cracker Barrel restaurant.

Size

26± gross acres with 990± front feet on SR 50. Potential for up to 10-13 acres net. Owner will divide and deliver pad ready.

Zoning

GU, General Use, Brevard County. Future Land use is MUD (Mixed Use District).

Features

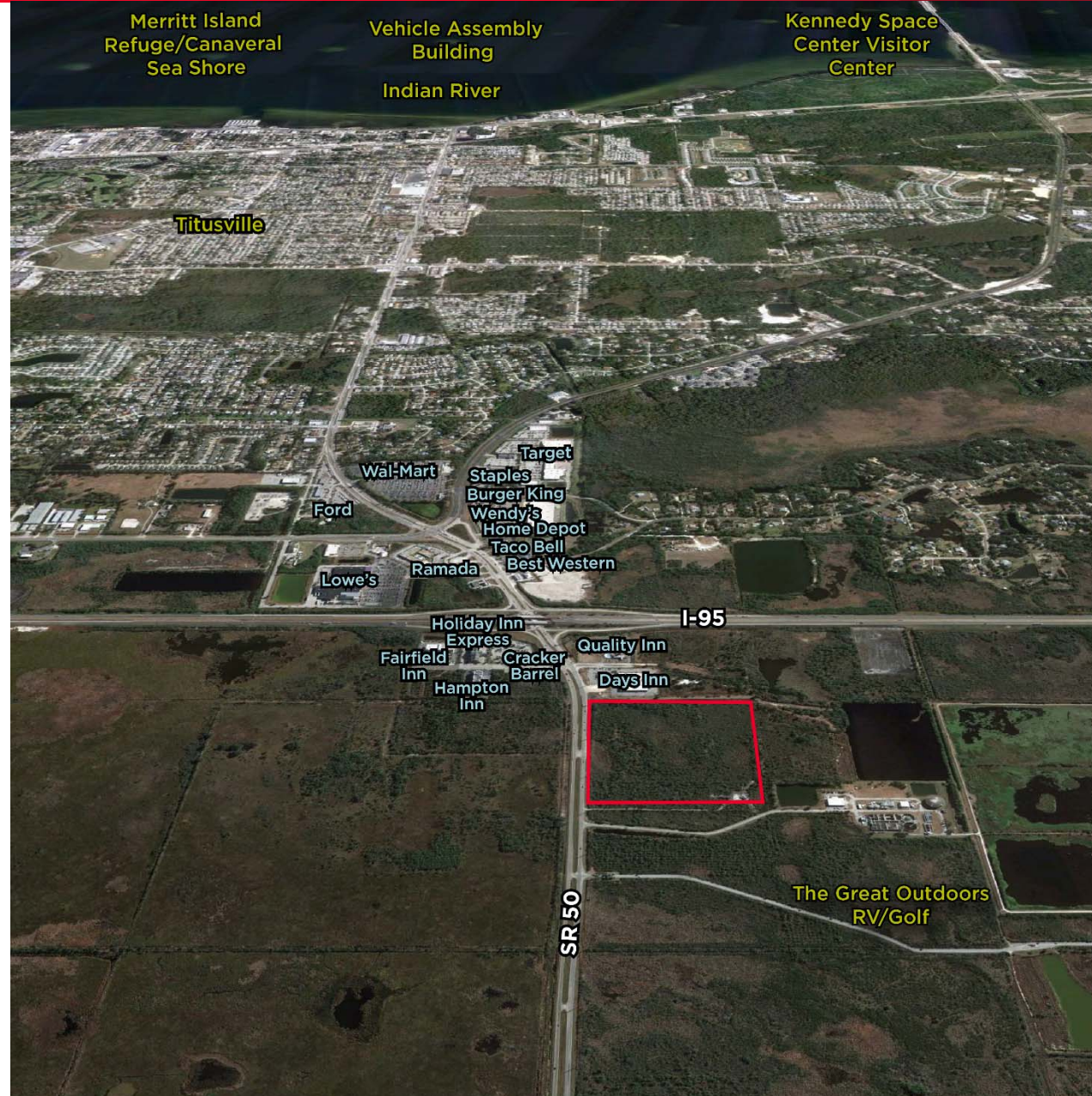
Easy access from I-95 and SR 405, route to Kennedy Space Center. Intersection has experienced tremendous growth with the addition of Wal-Mart, Lowe's, Ford dealership, Cracker Barrel, Wendy's, Burger King, Taco Bell and many other retail stores.

Demand Generators

Kennedy Space Center, Astronaut Hall of Fame, Canaveral National Seashore, Playlinda Beach, Merritt Island National Preserve, bird watching (leading US location for "birding"), 4 nearby golf courses, fishing and kayak/canoeing.

Traffic Count

Florida DOT Counts (AADT)	CoStar Counts (AADT)
10,000 total on SR 50	31,359 total on SR 50
24,200 on I-95 Southbound	34,601 on I-95 Southbound
37,500 on I-95 Northbound	37,920 on I-95 Northbound
26,000 through interchange	31,414 through interchange



CALL FOR PRICING - WILL DIVIDE



For more information, please contact

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