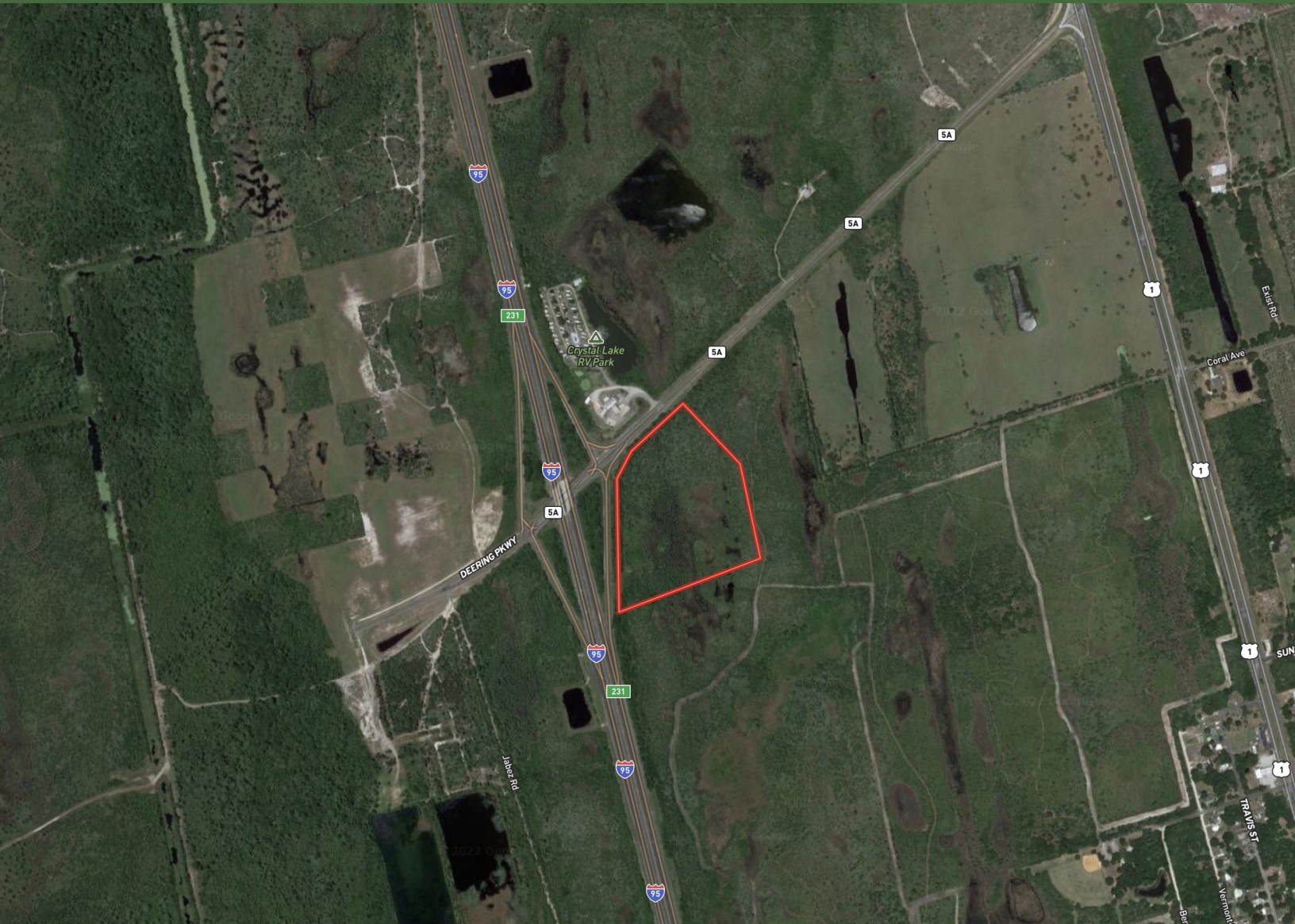


FOR SALE > VACANT LAND HOSPITALITY

\$1,650,000

24.47 ACRES IN HIGH TRAFFIC RETAIL DEVELOPMENT SITE IN BREVARD COUNTY

DEERING PARKWAY, SCOTTSMOOR, FL 32775



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crosbydirt.com



OFFERING SUMMARY

Listing Price	\$1,650,000
Acres	24.47 Acres
Price Per Acre	\$67,430
County	Brevard
Zoning	TCU [Tourist Commercial]
Parcel IDs	20G-34-41-00-384
Coordinates	28.7741713, -80.89155233

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, a hotel and possible RV Resort, and Mixed Use Commercial space.

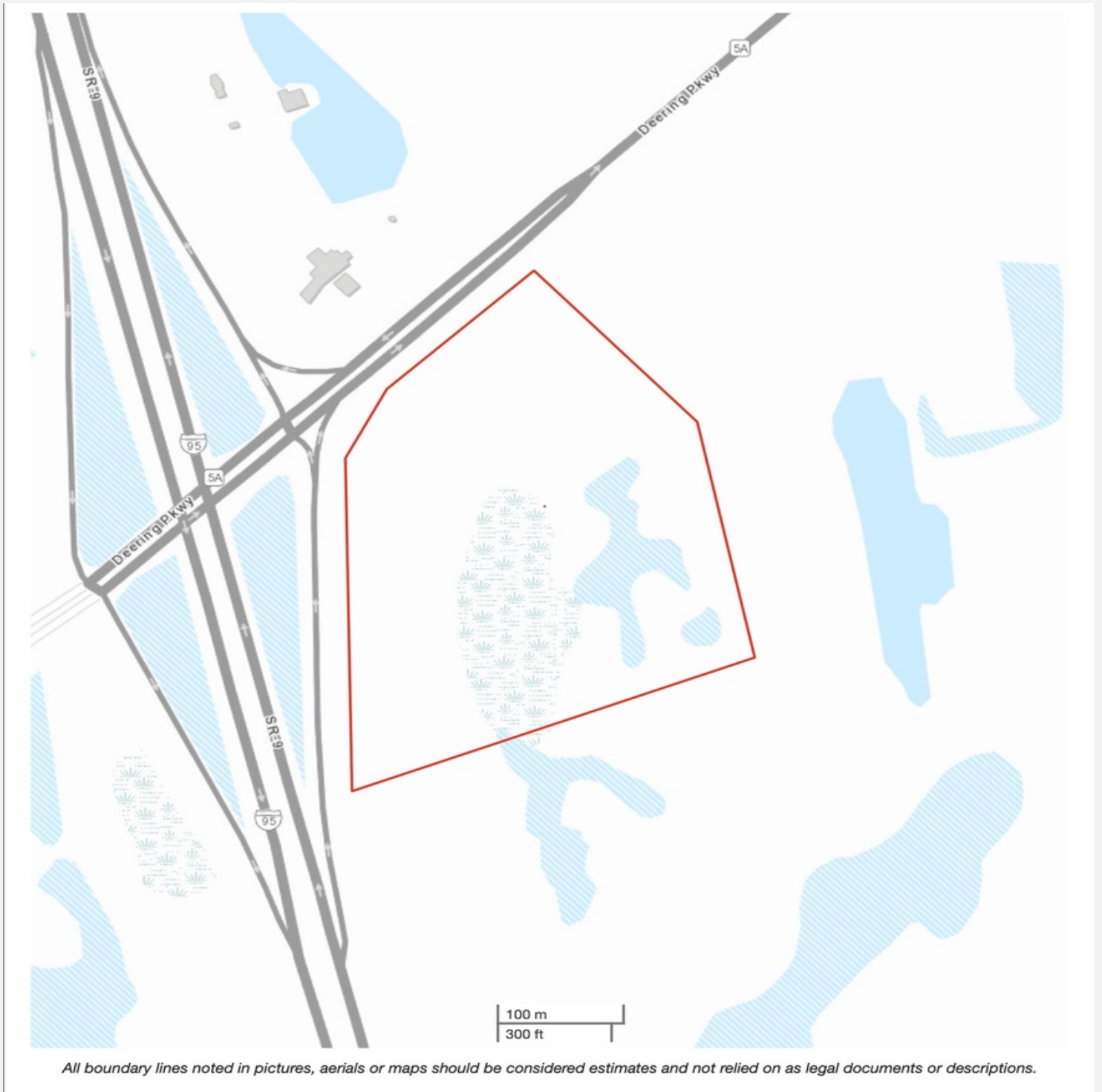
PROPERTY HIGHLIGHTS

- 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)
- Mixed use
- Ingress/Egress

ID#: 1047552



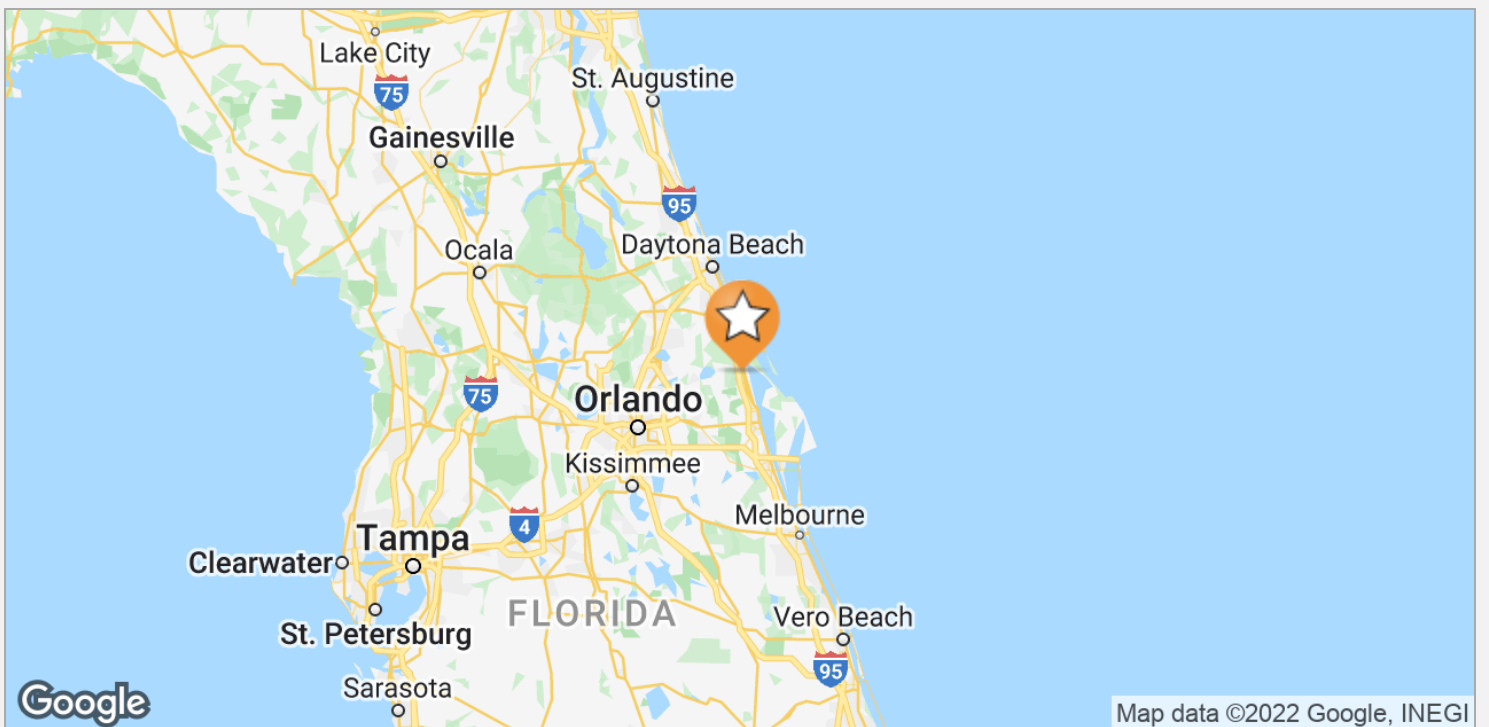
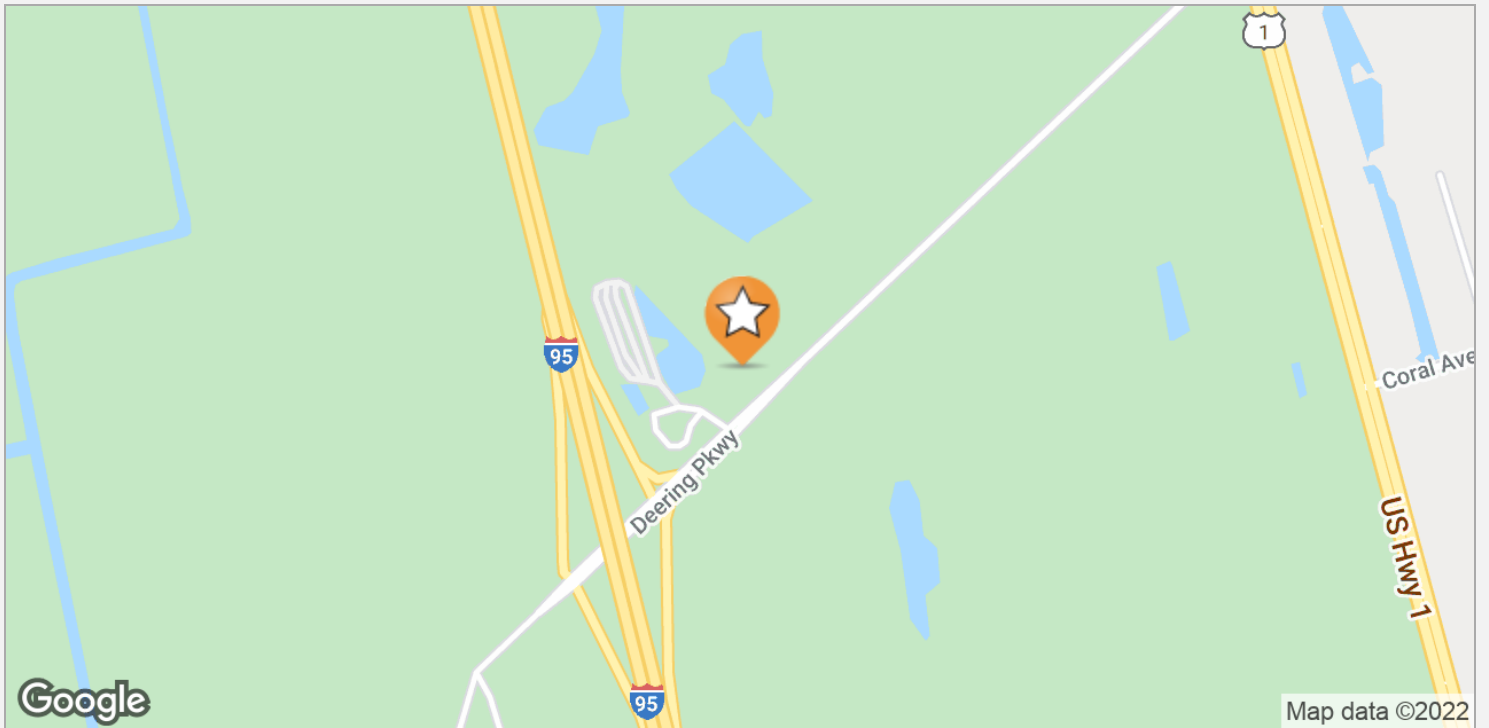
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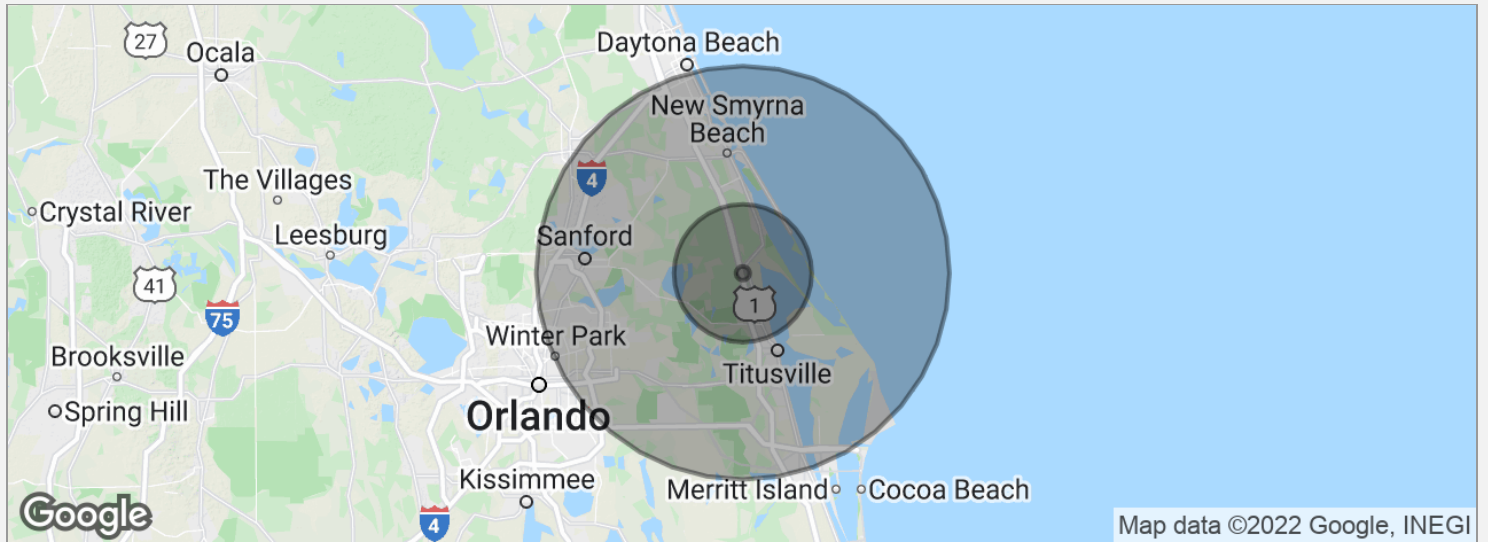
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	66	48,627	328,138
Median age	43.9	47.4	43.1
Median age (male)	38.7	46.4	41.7
Median age (Female)	51.1	48.6	44.5
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	19	17,809	125,338
# of persons per HH	3.5	2.7	2.6
Average HH income	\$54,441	\$45,580	\$50,983
Average house value		\$146,224	\$164,903

* Demographic data derived from 2010 US Census

ID#: 1047552