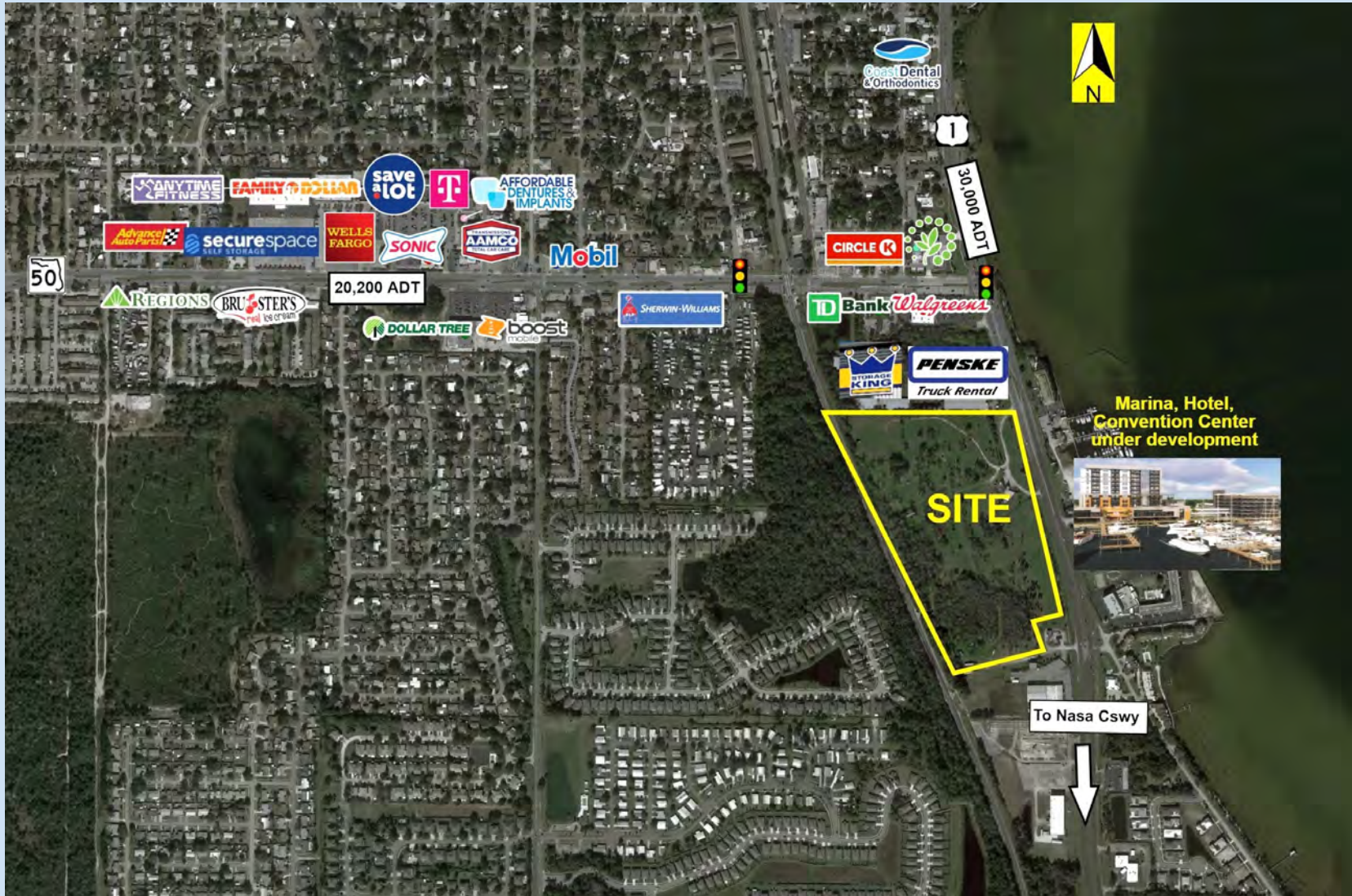


# Multifamily Site | C-Store | Retail | Restaurant Pads Available in Fast Developing Titusville

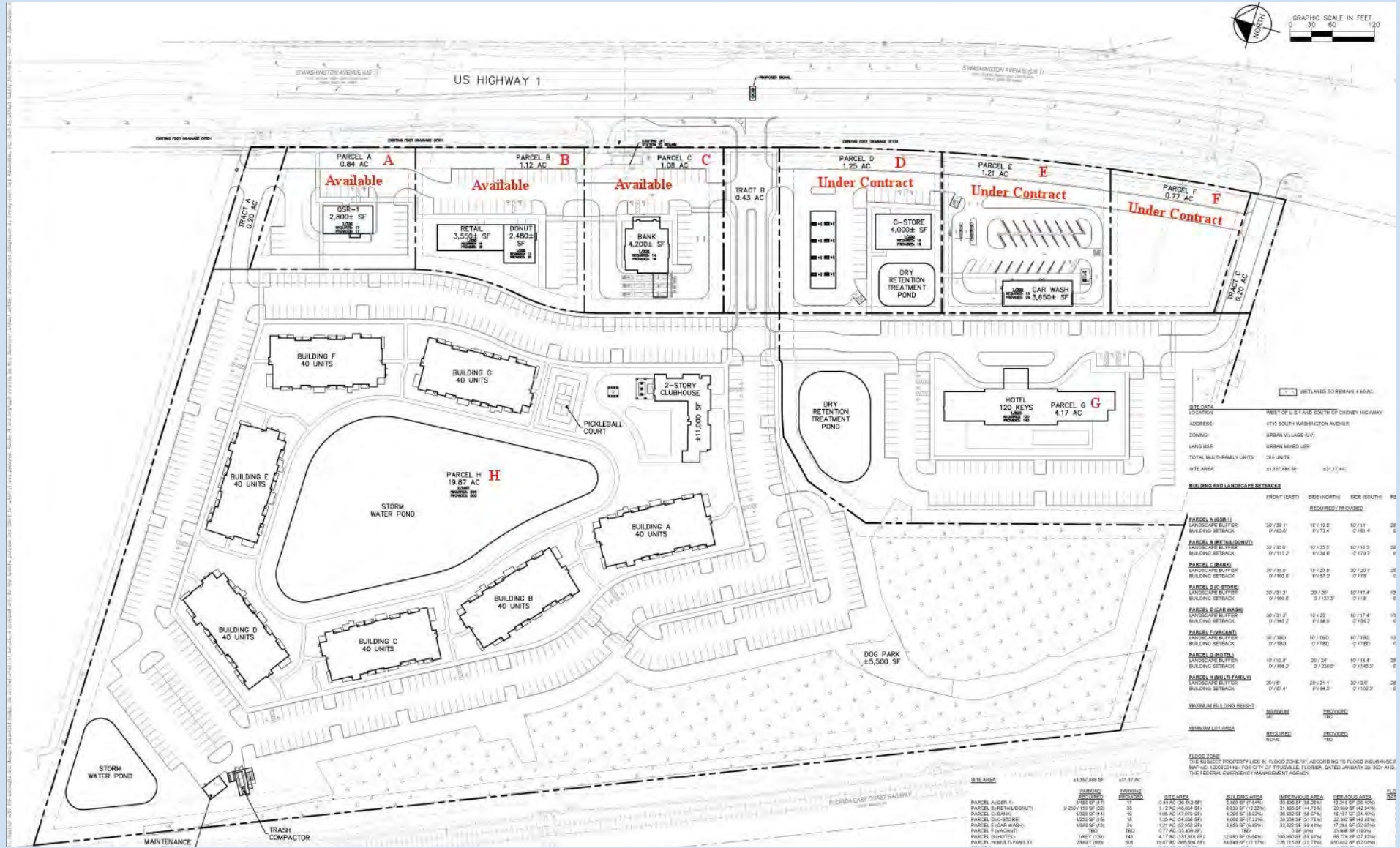


**Southeast Commercial—FL**  
1341 Bedford Ave, Suite A  
Melbourne FL 32940  
cbauman@southeastcommercial.net  
www.SoutheastCommercial-FL.com

**Carol Bauman**  
Licensed Real Estate Broker  
813.992.9696 Mobile  
321.600.4200 Office



# Project Overview Conceptual



## 30.42 ac Mixed Use Project with Residential & Commercial Sites Available

- Multifamily opportunity with commercial pads fronting South Washington Ave (US Hwy 1)
- Zoned Urban Village, with Land Use of Urban Mixed Use, which allows for C-store, retail, restaurant with drive-thru
- Master development project will include 300 multi-family units
- Offsite storm water, rough grade, utilities and master infrastructure will be in place
- Proposed traffic light with full access as well multiple access points off US Hwy 1
- Adjacent marina currently under redevelopment with 140 slips and planned convention center
- For sale, ground lease or build to suit
- Pricing: contact broker

Lot A .84 ac Available

Lot B 1.12 ac Available

Lot C 1.08 ac Available

Lot D 1.25 ac Under Contract

Lot E 1.12 ac Under Contract

Lot F .77 ac Under Contract

Lot G 4.17 ac Hotel Pad/Retail Pad

Lot H 19.87 ac Multifamily Site

# Area Highlights

Titusville is experiencing a renaissance of hyper growth with an economy based upon a mixture of aerospace, manufacturing, healthcare, boating, and tourism. The region is home to NASA's famed Kennedy Space Center and to world-class firms such as Boeing, SpaceX, Blue Origin, Embraer S.A., One Web Satellites, Lockheed Martin and Parrish Medical Center.

Covering over 30 square miles, Titusville is bordered on the west by the St. Johns River, the eastern edge runs along the Indian River Lagoon providing access to the Merritt Island Wildlife Refuge, Canaveral National Seashore and Kennedy Space Center. Titusville's central location offers easy access to Daytona International Speedway, Port Canaveral and all Orlando attractions. Titusville is a convenient destination with four international airports nearby. Titusville is the best place on the east coast for viewing rocket launches!

## Demographics

	3 mile	5 miles	7 miles
Median HH Income	\$72,549	\$71,112	\$72,845
Median Age	44.7	45.7	44.6
Population	30,667	53,713	82,629

## Traffic Count

US Hwy 1 ADT 30,000



### Southeast Commercial—FL

1341 Bedford Ave, Suite A  
Melbourne FL 32940  
cbauman@southeastcommercial.net  
www.SoutheastCommercial-FL.com

### Carol Bauman

Licensed Real Estate Broker  
813.992.9696 Mobile  
321.600.4200 Office

# Significant Technology Expansion



## **Lockheed Martin's \$140-million advanced manufacturing facility planned for Titusville .**

Lockheed Martin is breaking ground on a 225,000-square-foot facility in Titusville to produce components for the D-5 missile and is projected to bring up to 300 new jobs to the Space Coast with an annual average wage of \$89,000.

<https://spacecoastdaily.com/2025/02/space-coast-edc-announces-lockheed-martin-expansion-will-bring-300-new-high-paying-jobs-to-brevard/>



## **Draper expands size of future Titusville centrifuge-test facility for Navy missile systems.**

Draper increased the planned square footage from 36,000 to roughly 50,000. Accordingly, the project price tag escalated from \$50 million to \$60 million. The facility will employ over 140 full-time engineers, technicians and administrative staff. This is a new Florida facility and these employees will be in new positions in the City of Titusville. North American Properties is the Titusville project's development manager. NAP owns about 30 acres surrounding the Draper construction site, and undisclosed aerospace companies have expressed interest in building there.

<https://www.floridatoday.com/story/tech/science/space/2024/07/30/draper-plans-bigger-titusville-centrifuge-test-campus-for-navy-missiles-in-brevard-county-florida/74559863007/>



# Current Development Overview

PROJECTS

## TICO Airport



A site plan has been approved for infrastructure improvements for TICO Airport Authority. Additionally, a site plan has been approved for a new airport tower at 1 Bristow Way.

## All American Oil



A site plan is under review to demolish the existing structure and construct a 3,825-square-foot convenience store with gas nozzles at 3580 Garden St.

## Apollo Gardens



A site permit has been issued for 84 multi-family units on Demaree Dr.

## Astra Haus Apartments



A site permit is under review for a 138-unit apartment complex.

## AstroTech



A site plan has been approved for a 30,000-square-foot warehouse expansion at 1515 Chaffee Drive.

## Barna Townhomes



A sketch plat is under review for 42 townhomes at 2800 Barna Avenue.

## Blanton Park



A site plan has been approved for park improvements including parking areas, pedestrian improvements and associated stormwater at 1300 Main Street.

## Brinsea



A site plan has been approved for a 2,320-square-foot storage building expansion 704 N Dixie Avenue.

## Brooks Landing



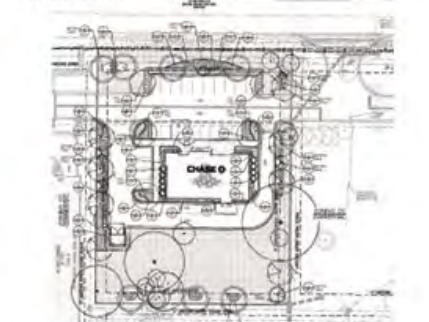
Site construction continues for 143 single-family homes north of Jay Jay Road.

## Brookshire Subdivision



Site construction is complete and single-family home construction is underway for a 170-lot subdivision found at the northwest corner of Garden Street and I-95.

## Chase Bank



A site plan is under review for a 3,333-square-foot bank at 2035 Cheney Highway.

## Christian Court Condominiums



A site plan is under review for 72 condominium units to be located at 450 Christian Court, behind the McDonald's on Garden Street.

PROJECTS



# Current Development Overview

**PROJETS**  
**Draper Test Facility**



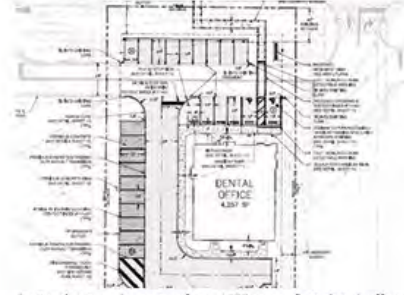
Site construction is underway for a 50,920-square-foot laboratory building located at 6280 Riverfront Center Boulevard.

**Fox Hollow**



Construction continues on three multi-family quadruplexes located on Fox Hollow Drive.

**Heartland Dental**



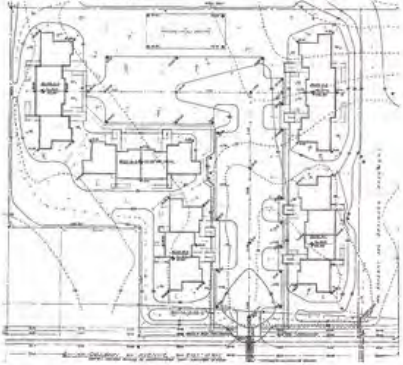
A site plan is under review for a 4,257-square-foot dental office to be located at 2035 Cheney Hwy, the site of the former Shamrock and Thistle.

**Lockheed Martin**



A site plan is under review for a 620,730-square-foot manufacturing and warehouse building to be located at 1103 John Glenn Blvd.

**DeLeon Village**



A site plan is under review for a redevelopment of an existing 39-unit apartment complex at 1350 S. DeLeon Ave.

**Washington Square Activity Center**



A site plan is under review for a 5,664-square-foot activity center to be located at 1401 N. Washington Ave.

**Home2 Suites**



A site plan is under review for a 18,536-square-foot hotel to be located at 4845 Helen Hauser Blvd.

**MAVIS - St. John's Plaza**



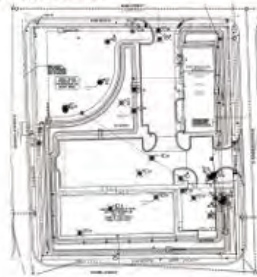
A site plan is under review for a tire and brake retail store to be located in the St. John's Plaza on Garden Street, west of the Harbor Freight store.

**U-Haul**



Construction continues on a 16,157-square-foot warehouse and 44,238-square-foot self-storage building at 2060 Garden St.

**HABC Main Street**



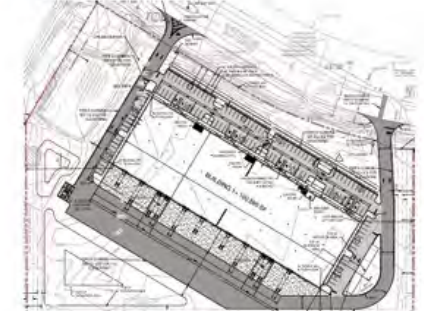
A site plan has been approved for 25 multi-family units to be located at 1211 Main St.

**Huntington Park**



Site construction continues and streets are paved in preparation for 86 single-family homes to be built along S. Park Avenue.

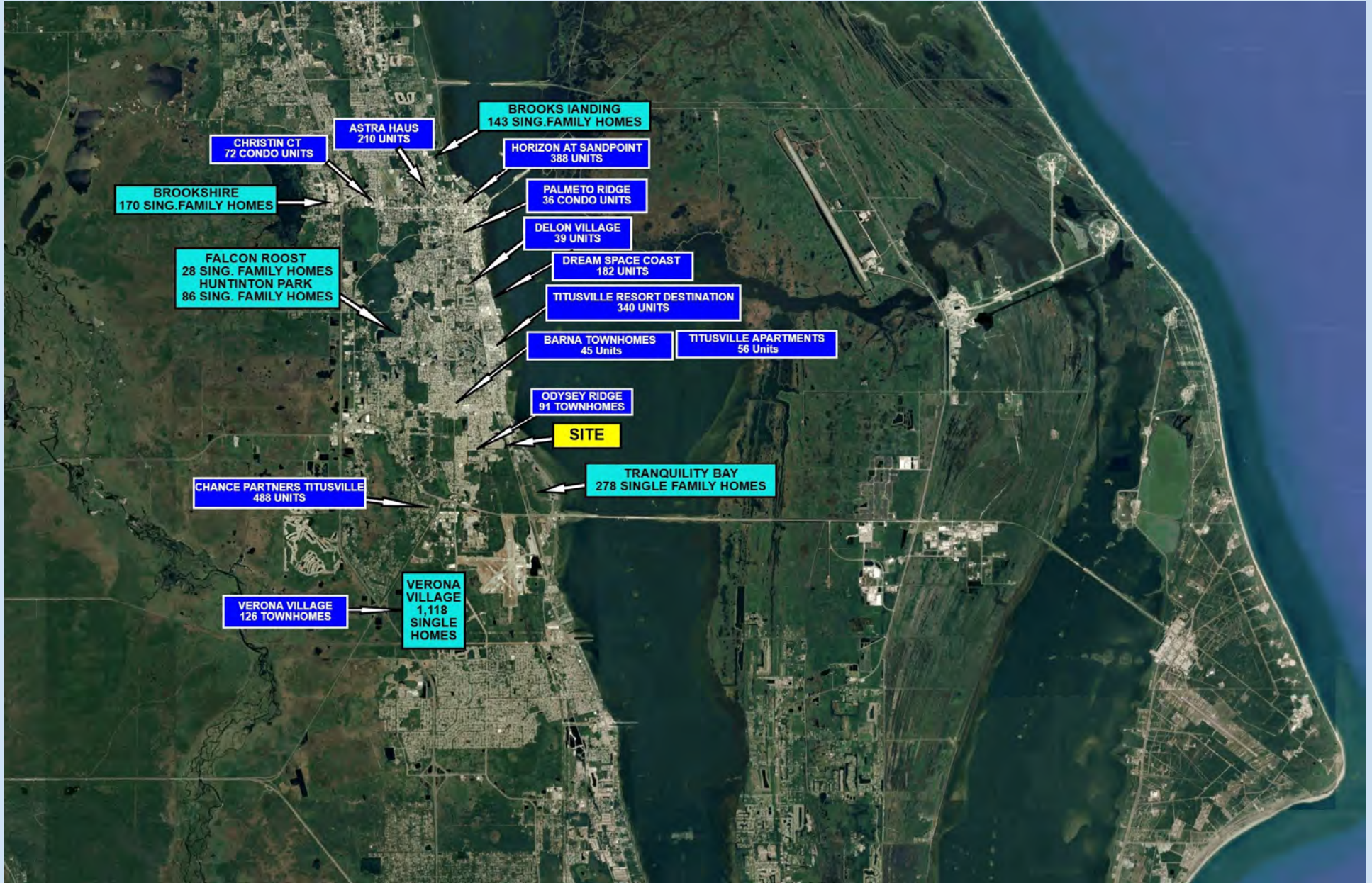
**NAP Commerce Park**



Site construction is underway for a 100,800-square-foot industrial warehouse building to be located at the corner of Shepard Drive and Challenger Memorial Parkway.



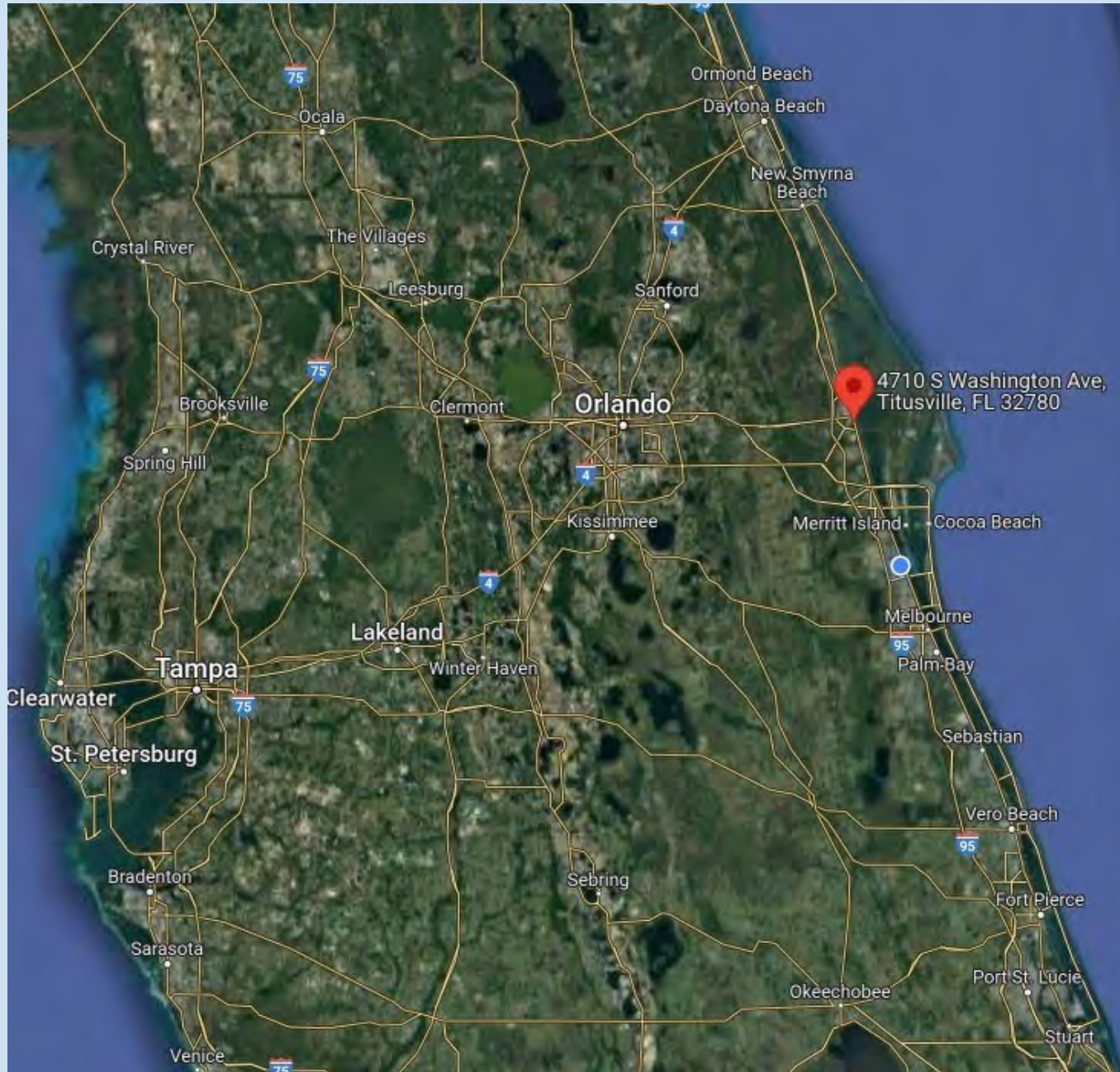
# Residential Development Overview





# Brevard County Florida Location Overview

4710 S Washington Ave (US Hwy 1), Titusville, FL 32780





# Area Demand Generators



**Southeast Commercial—FL**  
1341 Bedford Ave, Suite A  
Melbourne FL 32940  
cbauman@southeastcommercial.net  
www.SoutheastCommercial-FL.com

**Carol Bauman**  
Licensed Real Estate Broker  
813.992.9696 Mobile  
321.600.4200 Office