



# ±20.3 AC “URBAN INFILL” WATERFRONT DEVELOPMENT SITE

WINAR DRIVE, MERRITT ISLAND, FL 32953

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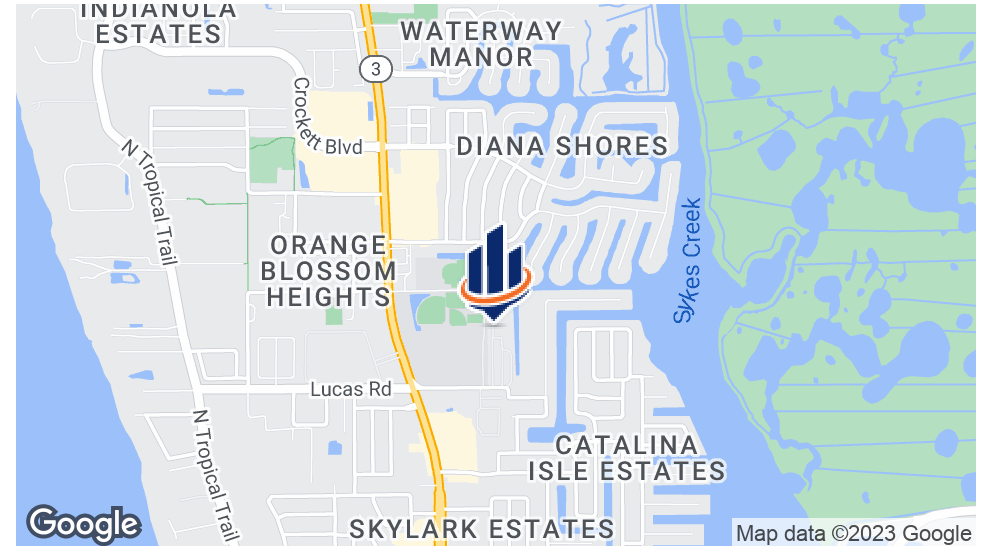
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# ±20.3 AC “Urban Infill” Waterfront Development Site



## OFFERING SUMMARY

Sale Price:	\$7,900,000
Lot Size:	20.3± Acres
Zoning:	RU-2-10
APN 1:	24-36-23-BX*-23.01
APN 2:	24-36-23-BX*-23
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

First Time Offered in 50± Years! Two canal front parcels encompassing 20.3± acres with unrestricted access to Sykes Creek with no fixed bridges. Currently, there is a small mobile home park, but all leases are month to month with about half of the tenants still remaining. The zoning code for both parcels is RU-2-10, which allots for 8 units per acre [15 with rezoning], with a maximum of 160 units. The property is level with no wetlands. The canal depth ranges from 3-6± feet. Current utilities include: electric, water, cable, phone and natural gas. Sewer is only located on the west parcel where the mobile home park is located. The seller requires the name of “Winar” be used on the development of this site.

For zoning information, please visit: <http://www.jupitercommercial.us/wp-content/uploads/RU2-10.pdf>

## PROPERTY HIGHLIGHTS

# Property Details

## SALE PRICE

**\$7,900,000**

## LOCATION INFORMATION

Building Name	±20.3 AC "Urban Infill" Waterfront Development Site
Street Address	35 Winar Drive
City, State, Zip	Merritt Island, FL 32953
County/Township	Brevard

## LAND

Number Of Lots	2
Best Use	Multi-Family, Condominiums, Duplexes, Apartments
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Topography	Flat

## PROPERTY DETAILS

Property Type	Land
Property Subtype	Multifamily
Zoning	RU-2-10
Lot Size	20.3± Acres
APN#	24-36-23-BX-*-23; 24-36-23-BX*-23.01
Lot Frontage	660±
Lot Depth	1,300±
Waterfront	Yes
Can Depth	3-6± feet

## PARKING & TRANSPORTATION

Street Parking	Yes
Rail Access	No

## UTILITIES & AMENITIES

Gas / Propane	Natural Gas
Power	Yes

# Development Notes

## NOTES FROM BREVARD COUNTY PLANNING AND ZONING DIVISION 321-633-2069

Current zoning is RU-2-10 (10 units per acre) However, Brevard County implemented a cap in 1969 which only allows for 8 units per acre. Today, without applying for rezoning, you can fit up to 8 units per acre. Total of 150-160 units.

Highest and best use for density is most likely multi-family, apartment, or condominium.

Future land use allows for RU-2-15 (15 units per acre) However, This would require rezoning and vote by county commission. 300 units max potential with re-zoning involved.

Timing for rezoning application: 3-4 months, 2 meetings, planning & zoning, county commission [District 2 Commissioner: Bryan Lober 321-454-6601]

Mobile Home is a non-conforming use, but is currently legally permissible for up to 65 units on the West Parcel. Unknown if sewer or septic will allow this many. To convert to Mobile Home use would require re-zoning both parcels.

ALF is in future land use designation. This would require rezoning change to institutional.

Develop the East parcel today and can do 8 units per acre, the same if you knocked down the mobile home park. No re-zoning required. 150-160 units max.

Development of modular or detached product, but would have to subdivide with 7,500 SF lots. Density maybe 80-100 SFR detached.

Looks like sewer is within 200- 300' from front

Impact fees: Talk to county cashier 321-633-2068

Brevard County Public utilities: 321-633-2094



# Property Photos



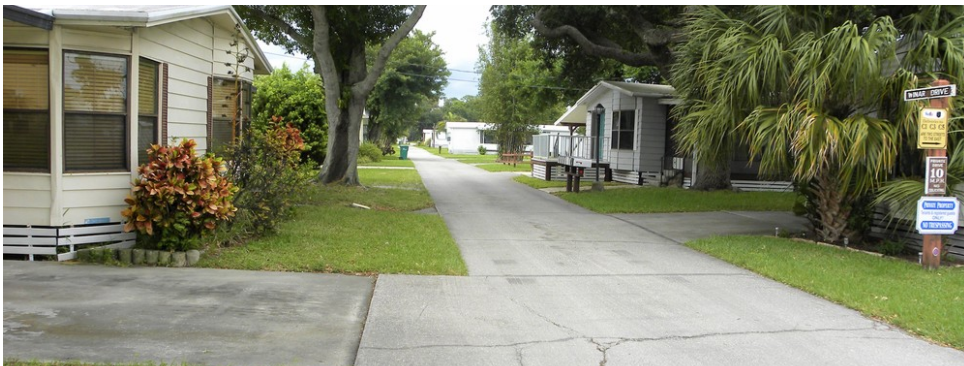


# Property Photos





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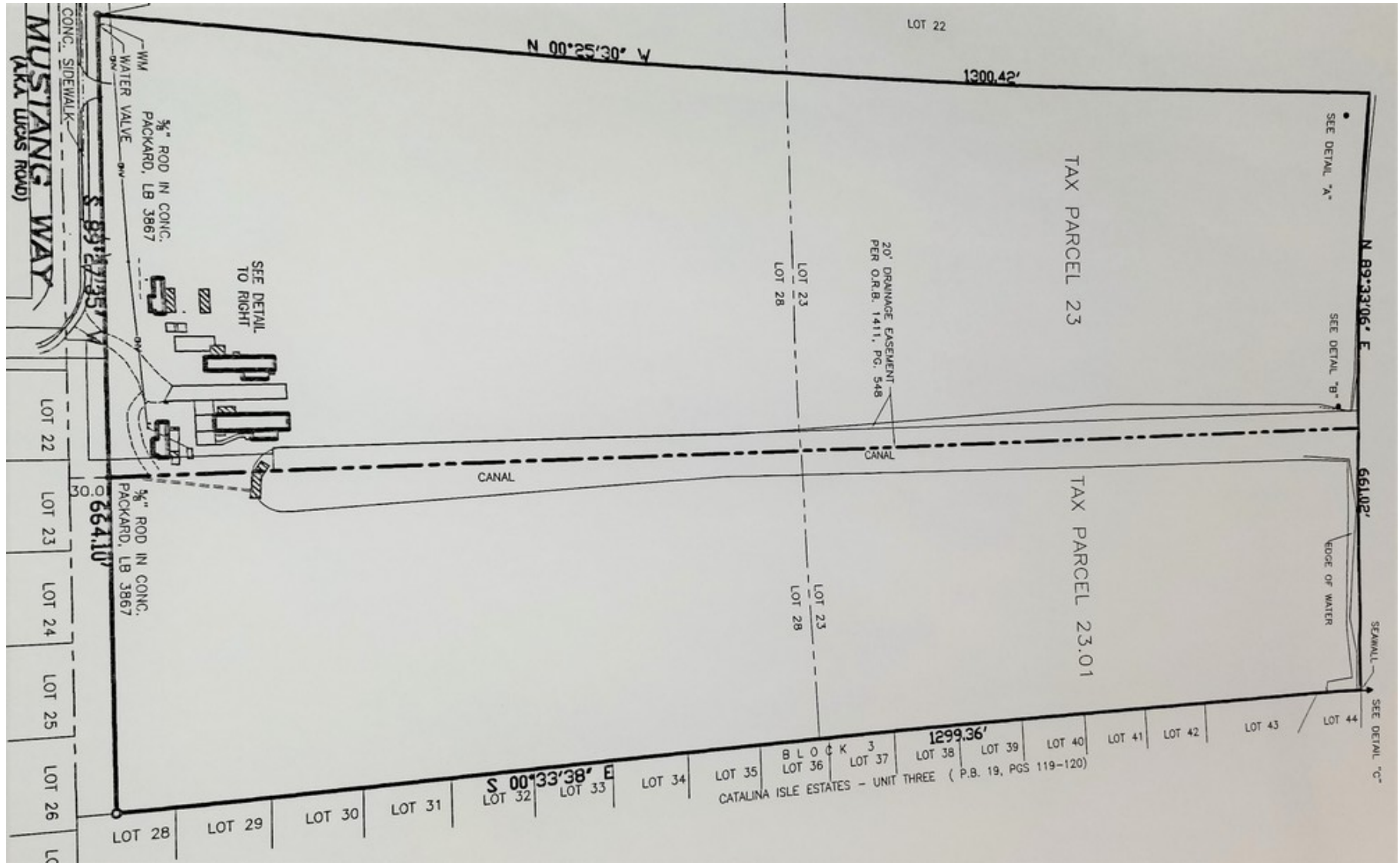


# Parcel Outline



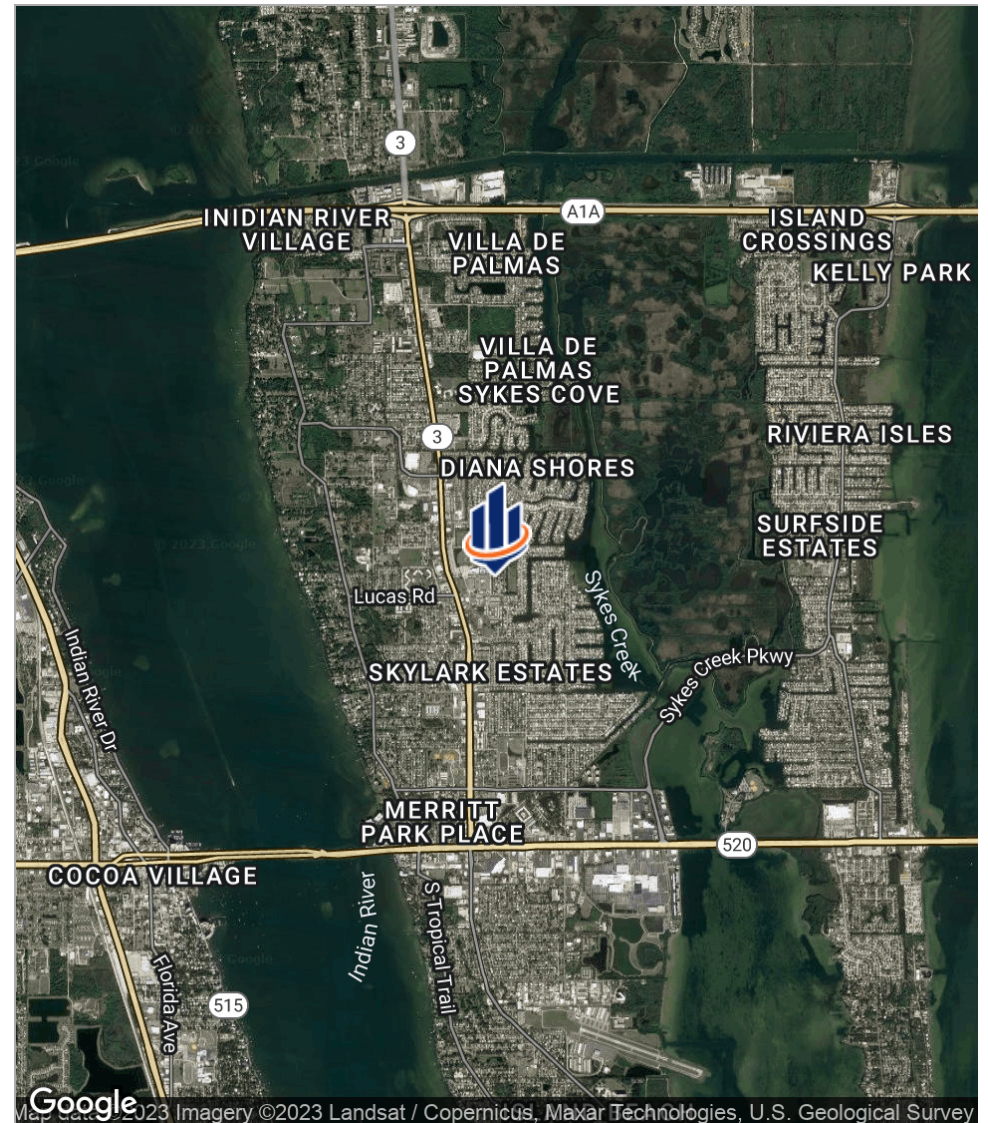
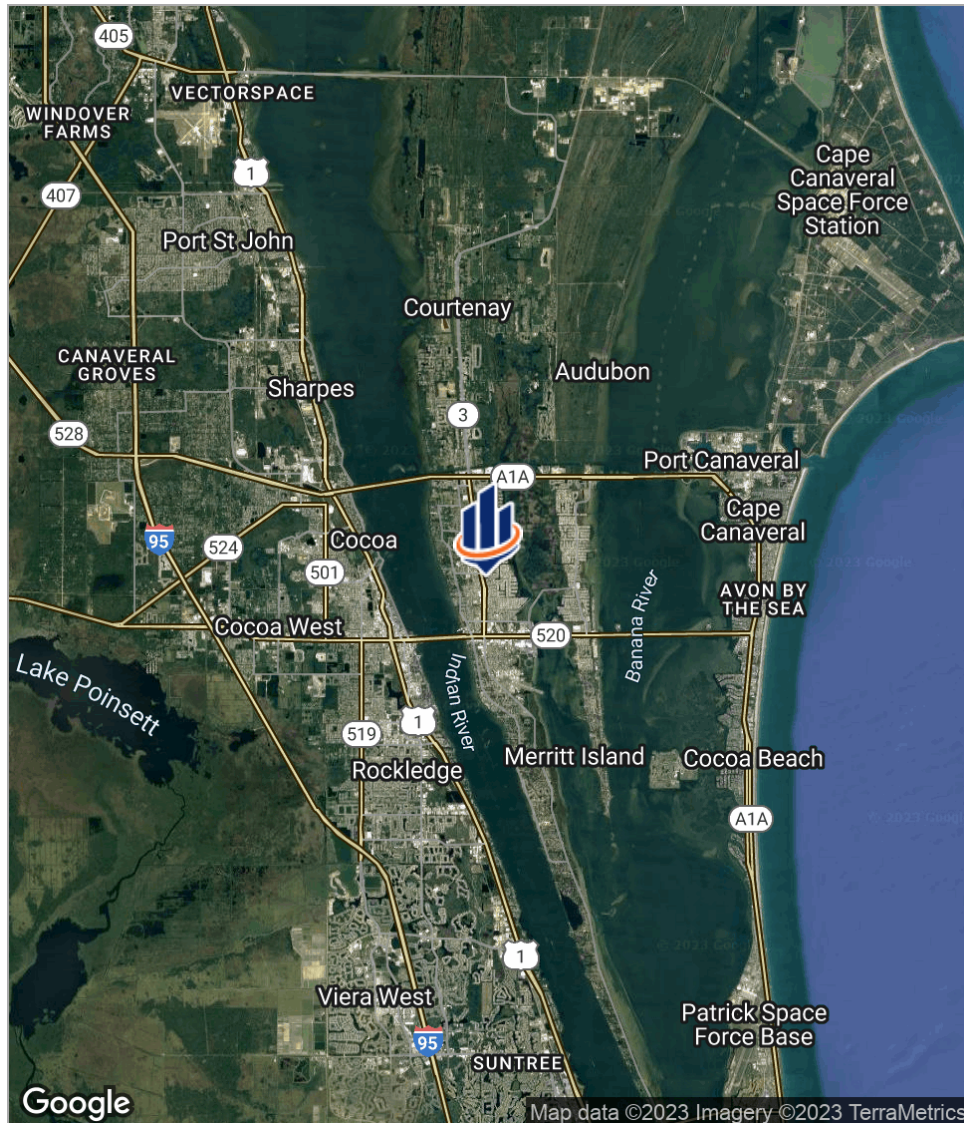


# Survey



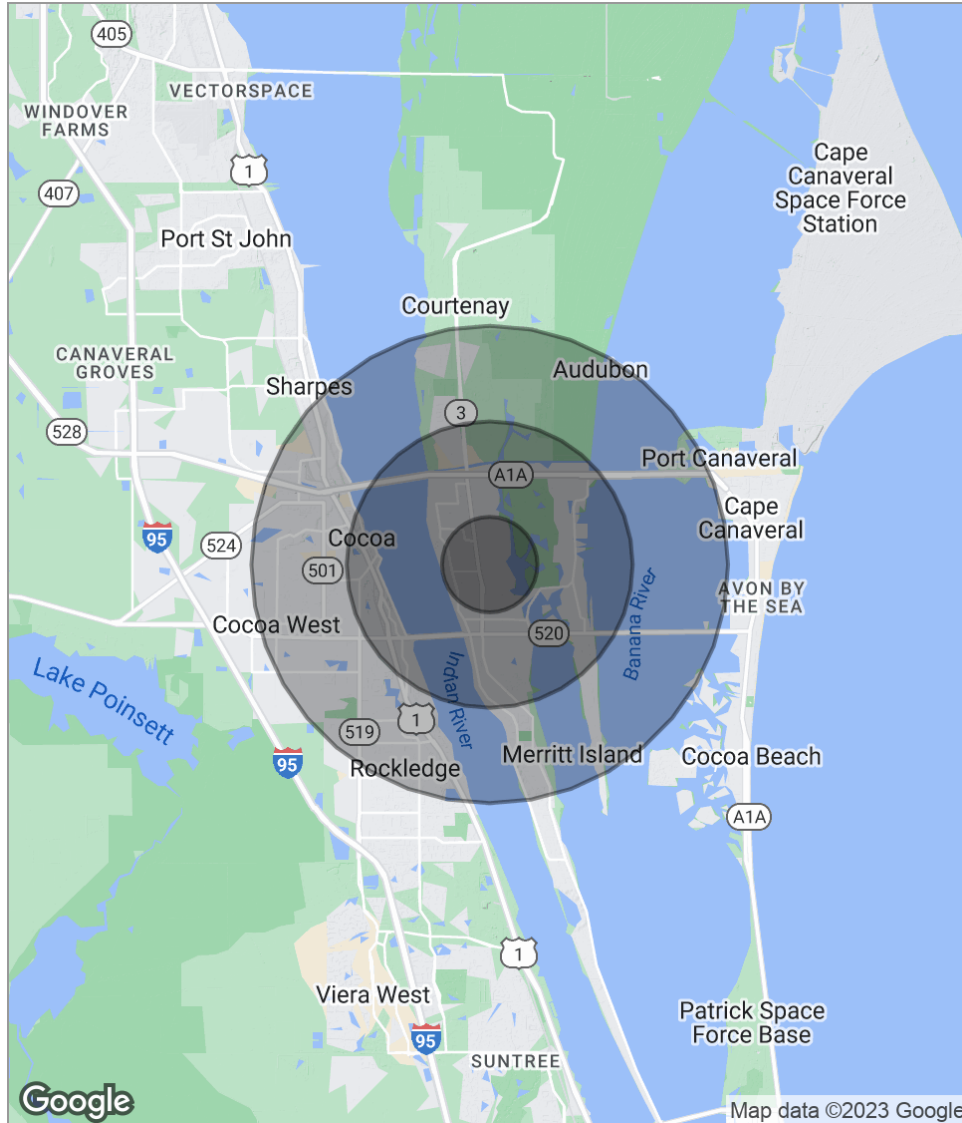


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,422	30,102	69,031
Median age	44.9	46.2	43.8
Median age (Male)	44.4	45.0	43.0
Median age (Female)	43.5	46.6	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,761	13,159	29,528
# of persons per HH	2.3	2.3	2.3
Average HH income	\$66,139	\$65,808	\$62,302
Average house value	\$262,491	\$273,460	\$257,447

\* Demographic data derived from 2020 ACS - US Census





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