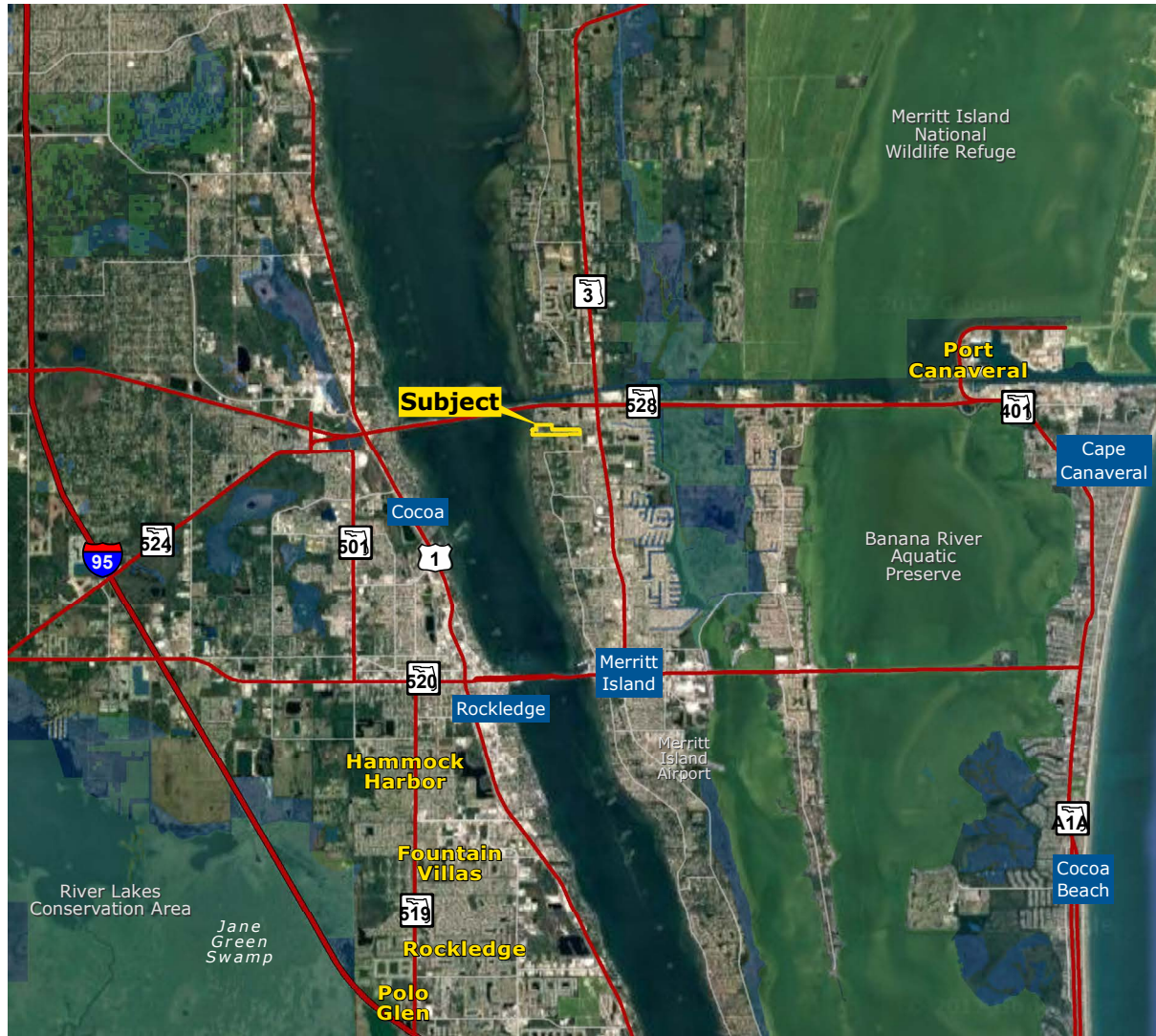


AVALON ESTATES

EXCLUSIVE LISTING | MERRITT ISLAND, BREVARD COUNTY, FLORIDA



LOCATION The property is located on the NW quadrant of N. Tropical Trail and Sky High Drive, just south of the Bennett Causeway (also known as the Martin Anderson Beachline Expressway and SR 528). The Beachline Expressway serves as a primary east-west connector between the attractions, the Orlando International Airport, the East Coast beaches and Cape Canaveral.

PROPERTY DESCRIPTION Avalon Estates is a gated residential subdivision engineered for a 21 single-family lots described as 18 interior lots and 3 riverfront lots.

The property is:

- 1 mile northwest of a Publix supermarket
- Within 2 miles of both the designated elementary and high school
- Just over 3 miles northwest of a Home Depot
- 4 miles northwest of the Merritt Square Mall
- 5 miles west of Port Canaveral
- 7 miles west of Cherie Down Park in Cape Canaveral (closest public beach)

MUNICIPALITY Brevard County, Florida

ACREAGE ±30.4 acres

ZONING Suburban Residential

LOTS 18 interior lots (125' x 215') and 3 riverfront lots (100' x 225')

SCHOOLS

Lewis Carroll Elementary - 2013 A rated
Thomas Jefferson Middle School - 2013 A rated
Merritt Island High School - 2012 A rated

ASKING PRICE All offers will be considered

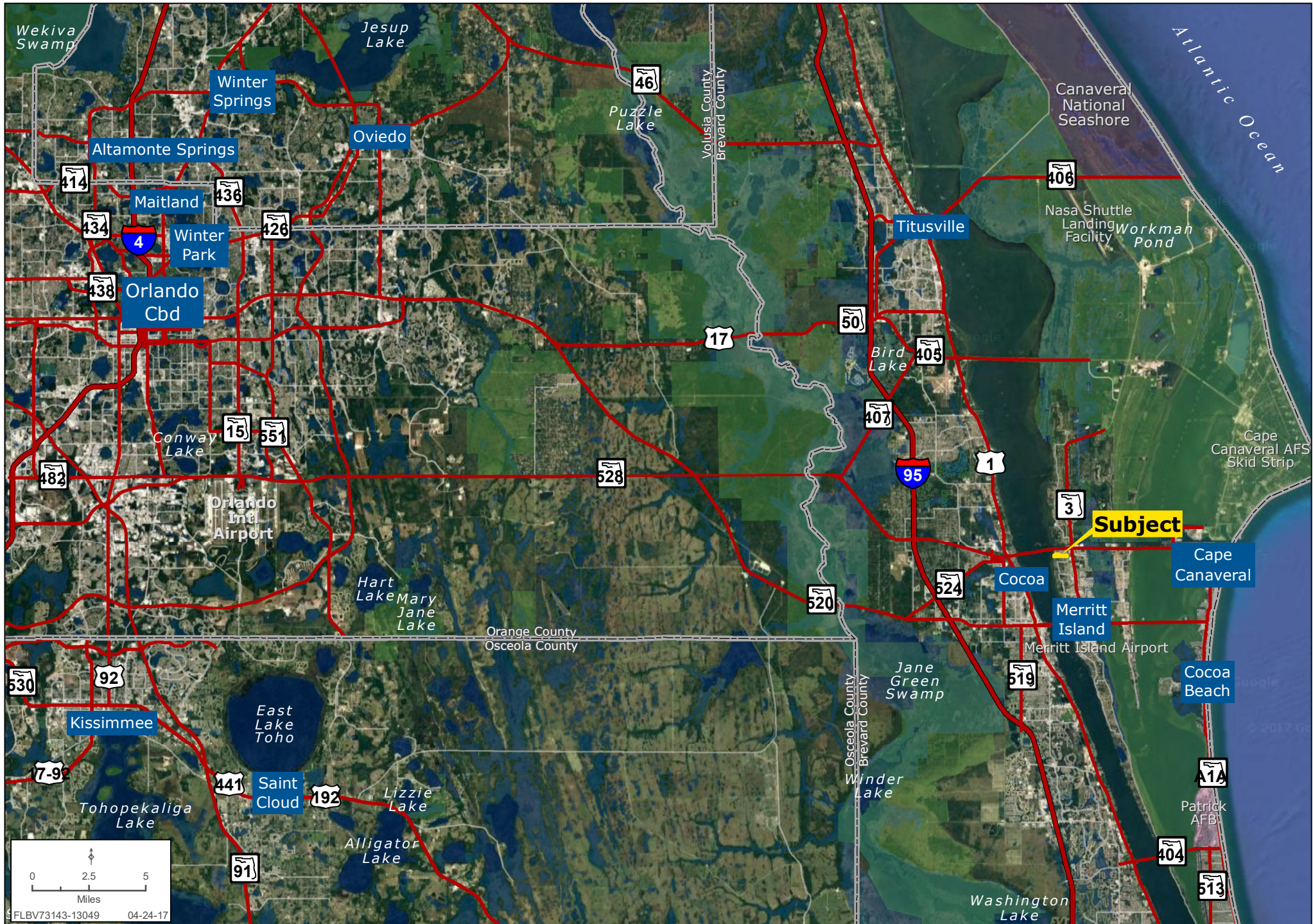
Steve Flanagan | sflanagan@landadvisors.com **Mike Ripley** | mripley@landadvisors.com
Licensed Florida Real Estate Broker
280 West Canton Avenue, Suite 210, Winter Park, FL 32789 ph. 407.425.5988 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. FLBV73143-120323-4.24.17



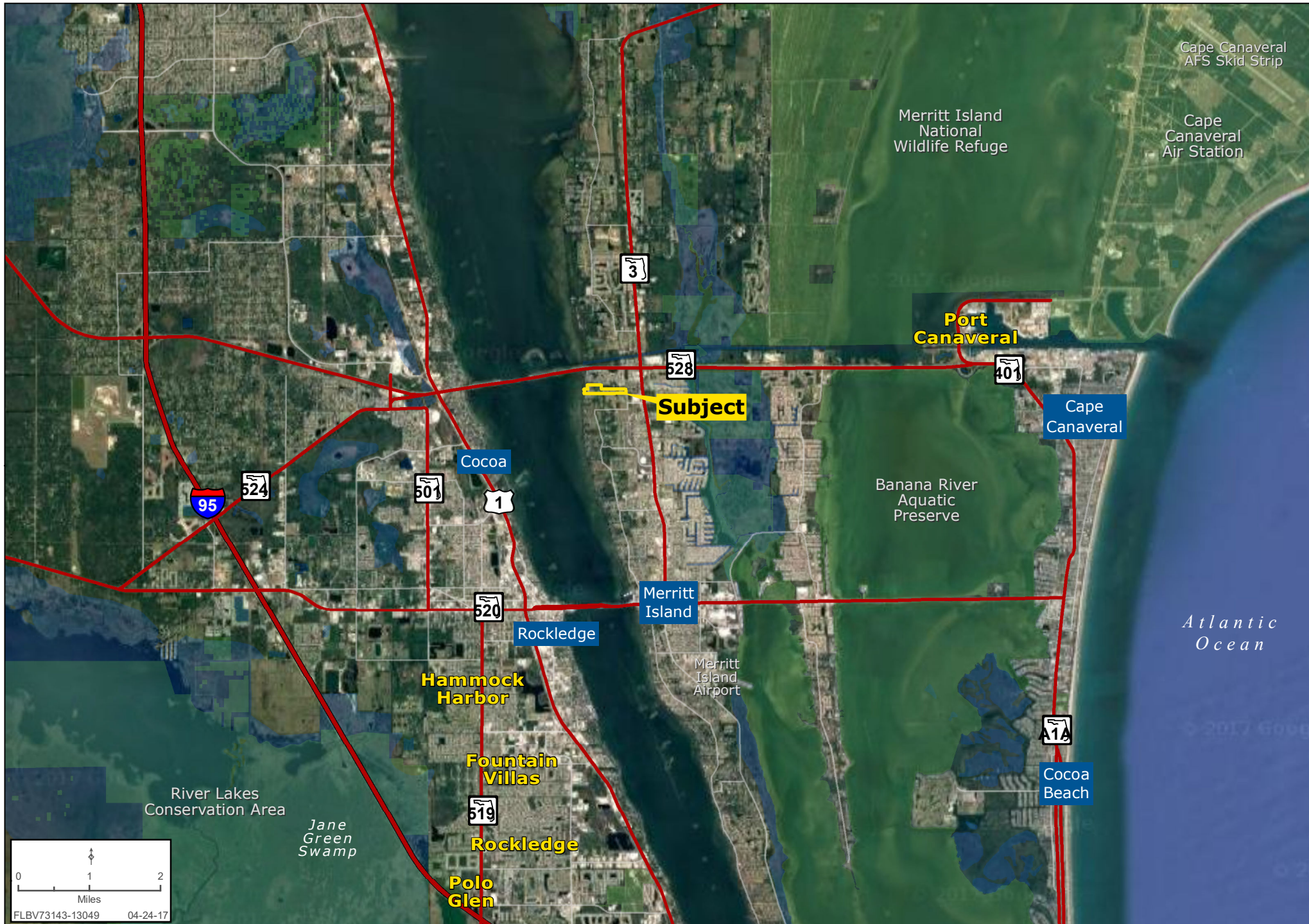
AVALON ESTATES REGIONAL MAP

Mike Ripley | Steve Flanagan | 480.483.8100 | www.landadvisors.com



AVALON ESTATES SURROUNDING DEVELOPMENT MAP

Mike Ripley | Steve Flanagan | 480.483.8100 | www.landadvisors.com



AVALON ESTATES PROPERTY DETAIL MAP

Mike Ripley | Steve Flanagan | 480.483.8100 | www.landadvisors.com



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



Bussen-Mayer Engineering Group, Inc. 100 PINEHILL STREET • WEST PALM BEACH, FLORIDA 33411 (TEL. (407) 833-2500 • FAX (407) 833-4540)		Florida Brevard County	
PRELIMINARY PLAN / DIMENSION PLAN PREPARED FOR: AVAILON ESTATES		Date: JUNE 3, 2005 Scale: 1" = 200' Proj. No. 347901 Sheet No. 3 of 21	
Design by: SM Drawn by: JJB Checked by: JJB		Sec. 15 Twp. 24 South Rng. 36 East	
03/09/04 S.W.A.D. COMMENTS 05/27/04 S.W.A.D. COMMENTS 09/17/04 TRAC' D SITE 02/22/05 RECHECK BIPANAL ACCESS E-LEMENT 03/01/05 RECHECK BIPANAL ACCESS E-LEMENT 05/01/05 FINAL COMMENTS 06/04/05 REVIEW COMMENTS 12/22/05 PER COUNTY COMMENTS		DATE REVISIONS	

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. FLBV73143-120323 - July 11, 2024 2:31 PM.



LandAdvisors.com