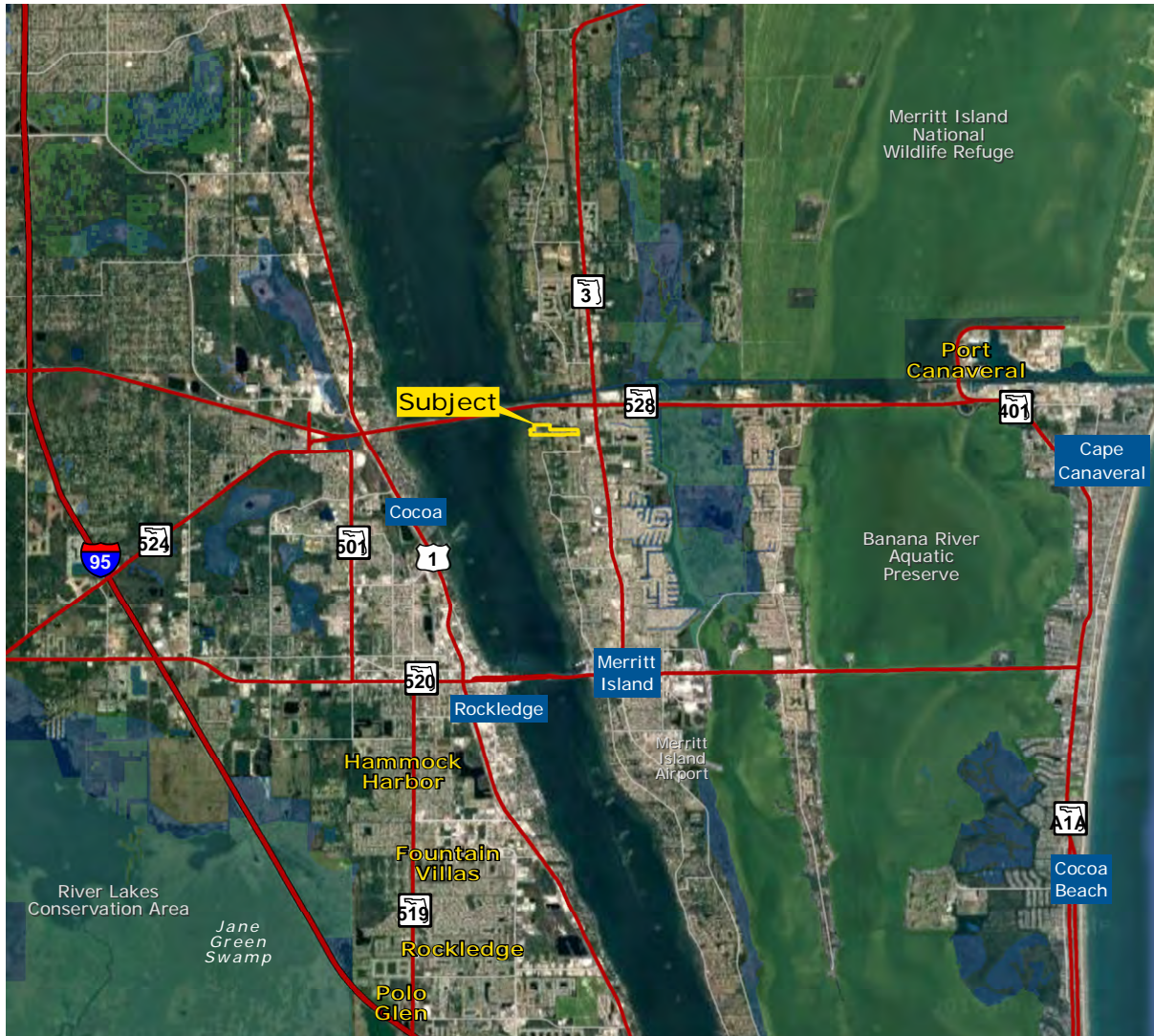


AVALON ESTATES

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

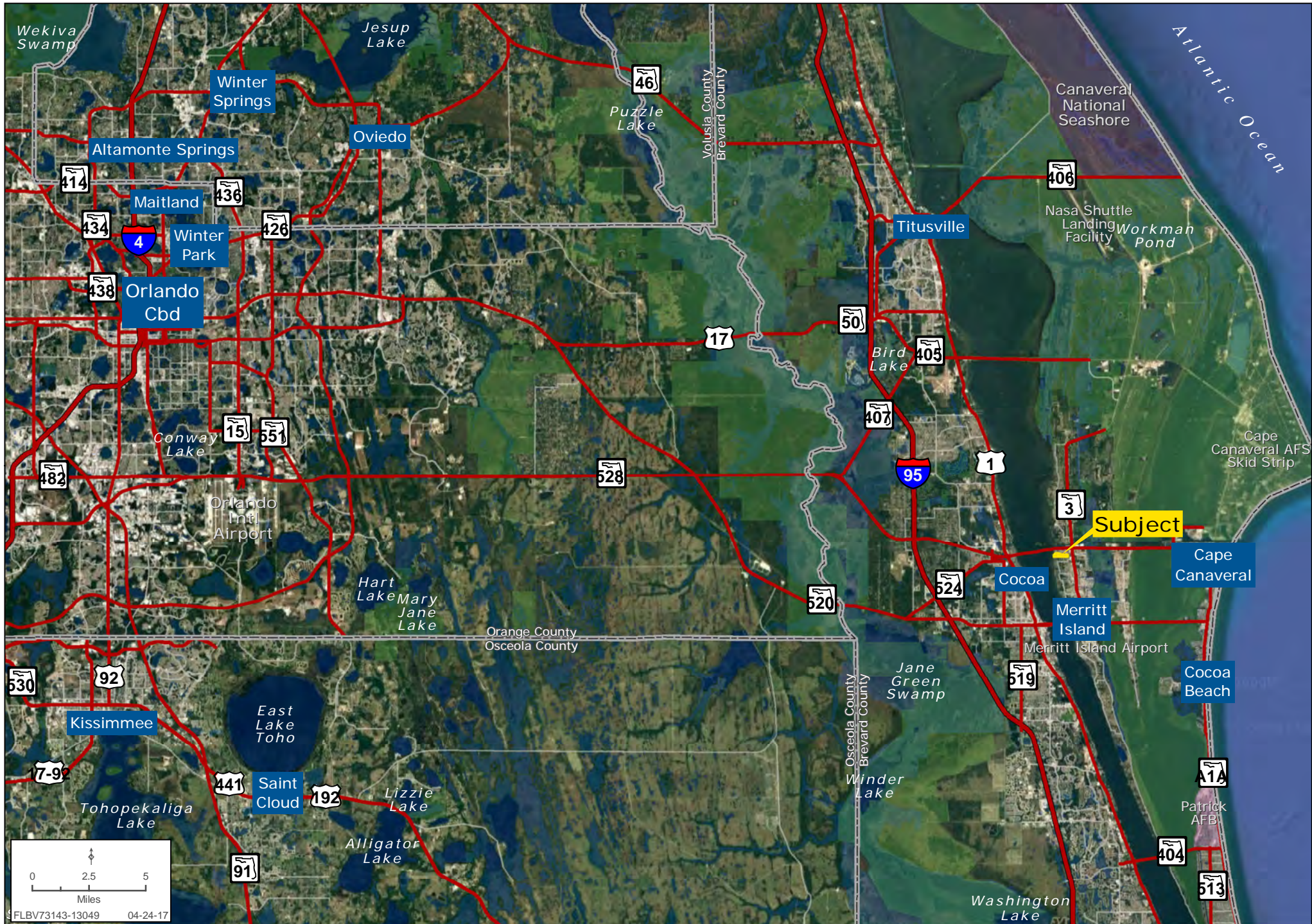
Steve Flanagan | sflanagan@landadvisors.com Mike Ripley | mripley@landadvisors.com
280 West Canton Avenue, Suite 210, Winter Park, FL 32789 ph. 407.425.5988 | www.landadvisors.com

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



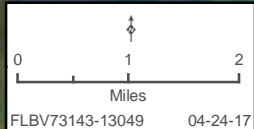
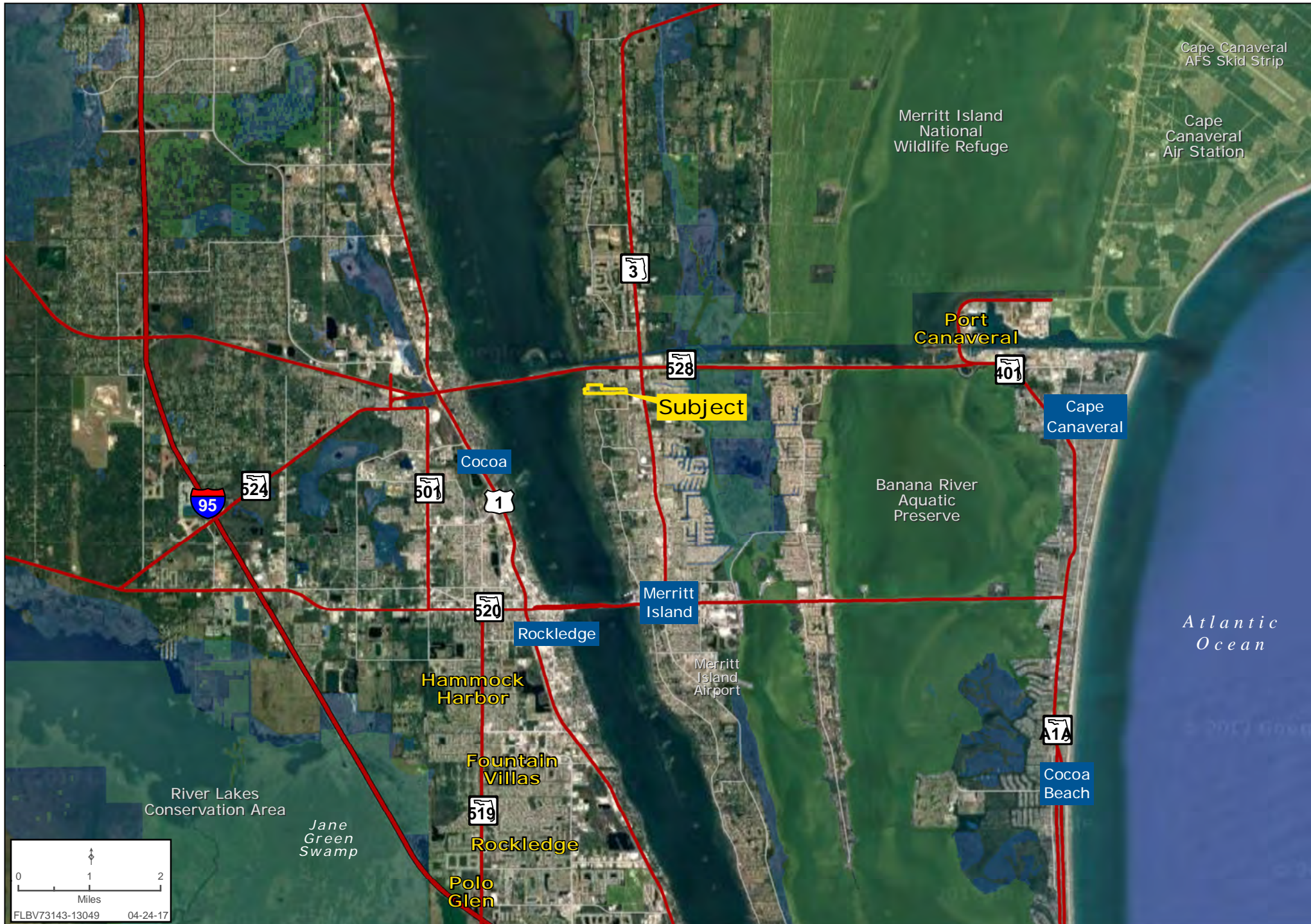
AVALON ESTATES REGIONAL MAP

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AVALON ESTATES SURROUNDING DEVELOPMENT MAP

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AVALON ESTATES PROPERTY DETAIL MAP

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