WESTLAND BOATYARD AND MARINA

TITUSVILLE, FL

OFFERING MEMORANDUM

KW COMMERCIAL
2424 N Federal Highway,
Suite 150
Boca Raton, FL 33431

PRESENTED BY:

RICK ROUGHEN
Broker Associate
0 954.298.7703
rick@roughen.net

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TITUSVILLE, FL

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WESTLAND BOATYARD AND MARINA

1 PROPERTY INFORMATION

EXECUTIVE SUMMARY

PROPERTY DETAILS

YARD ATTRIBUTES

HAUL & LAUNCH OPERATIONS

NEW LIFT WELL, BULKHEAD & PIERS

REFURBISHED DOCKS, ELECTRIC & AMENITIES

ESTABLISHED AND RELIABLE CUSTOMER BASE

ADMIN OFFICES & CAPTAINS' LOUNGE

WHAT IT WAS THEN - WHAT IT IS TODAY

YESTERDAY & TODAY

EXECUTIVE SUMMARY

SALE PRICE:	$10,800,000
UPLANDS:	Approx 6.23 Acres
SUBMERGED LANDS: (LEASED)	Approx 2.19 Acres
RACKS & DRY SLIPS:	Approx 190
WET SLIPS:	Approx 65

PROPERTY OVERVIEW

Westland Boatyard and Marina is located on the Intracoastal Waterway in Titusville, Florida. With approx 65 wet slips, 60 indoor racks, 130 spaces on the hard covering approx. 6.2 acres of combined upland dry storage and wet dockage, the boatyard is very popular among "Do-It-Your-Selfers" and yachtsmen who seek protected safe harbor and long term storage. The recently and fully refurbished 50-ton Travelift hauls vessels up to 65' for surveys, bottom painting, storage or service. Mechanical, fiberglass, gel coating, maintenance and repair services are also available on site. The basin is well-protected with consistent draft of 8 to 12 feet. Depth in the Channel is 7-9 feet for excellent ingress and egress. No discernible tide due to locks at Port Canaveral. Only 4 staff total run the entire operation. Loyal and reliable customer base has been developed over many years. Currently a long waiting list for boats who want to come in. Significant Value-Add opportunities for any Buyer.

PROPERTY DETAILS

FACILITY:	WESTLAND BOATYARD AND MARINA 419 N Washington Avenue Titusville, Florida 32796
SUBMERGED:	BOTTOMS LEASED FROM THE STATE
UPLANDS:	FEE SIMPLE
APN:	21-35-34-00-508

YARD ATTRIBUTES

HIGHLIGHTS

- Dry Storage for vessels blocked on the hard
- Approx 60 Indoor dry storage racks for vessels up to 23'
- Approx 65 Wet Slips with full amenities at dockside
- Electric installed on docks
- New electric throughout the yard
- Extended Wash-Down pad for cleaning bottoms
- Approx 130 spaces to block large vessels on land
- Pavillion on the water's edge
- Hi-Speed Wireless Internet
- Full Service available or DIY
- Outboard service on site
- Attractive indoor captains' lounge area
- Refurbished offices, restrooms and showers
- Washing machines and dryers for customers
- Nestled in a protected harbor
- New Travelift haul-out well installed in 2017
- Well-established and reliable customer base
- Consistent waiting list for additional storage customers
- Strong cash-flows
- Outstanding opportunities for Value-add
- Close to Kennedy Space Center
- Approx 35 miles to Orlando / Disney
- Approx 40 miles to Daytona

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REFURBISHED DOCKS, ELECTRIC & AMENITIES

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WESTLAND BOATYARD AND MARINA

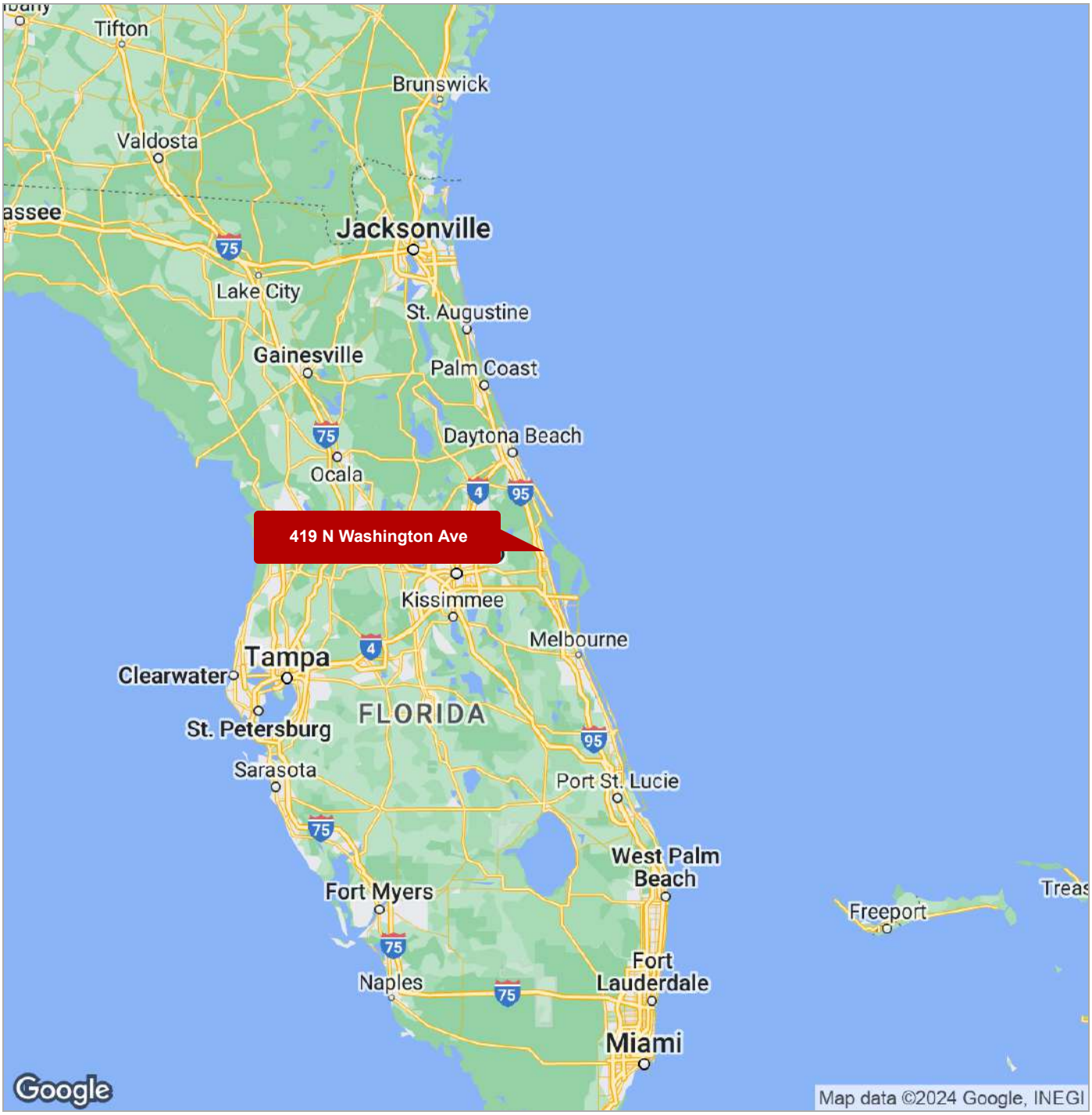
REGIONAL AND LOCAL MAPS 2

REGIONAL MAP

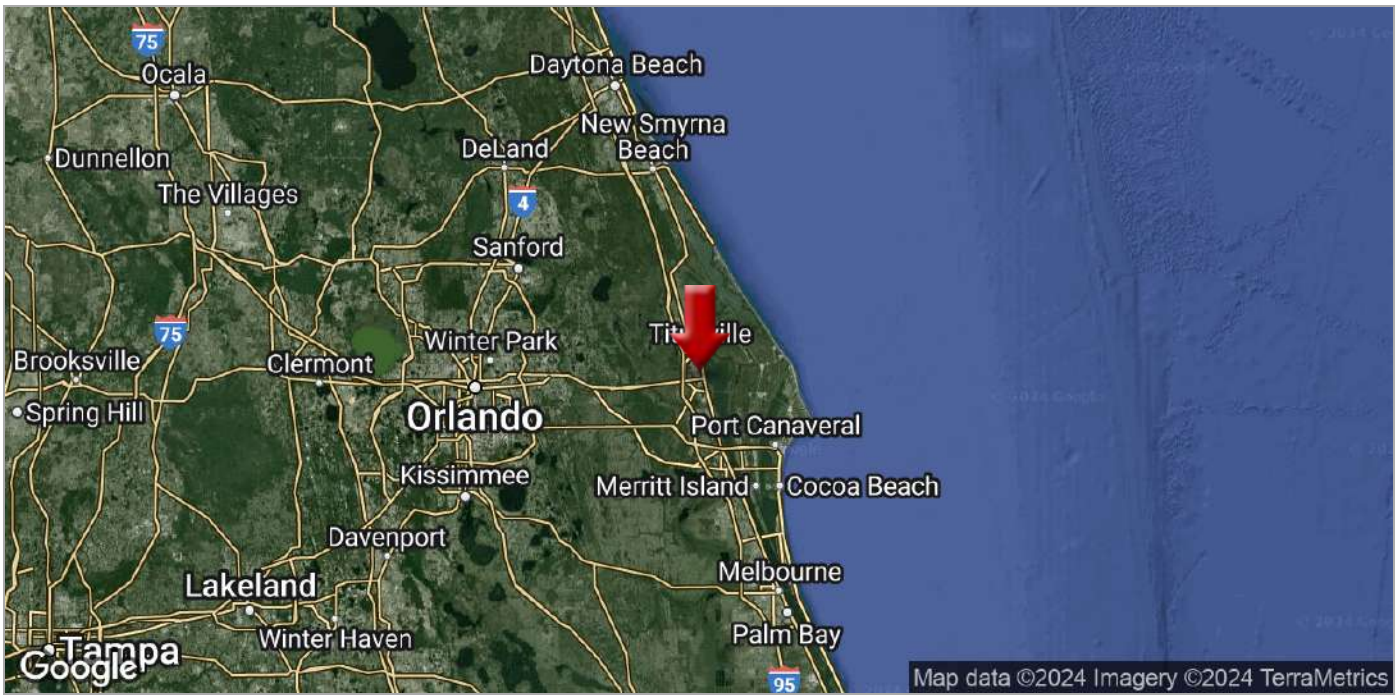
LOCATION MAPS

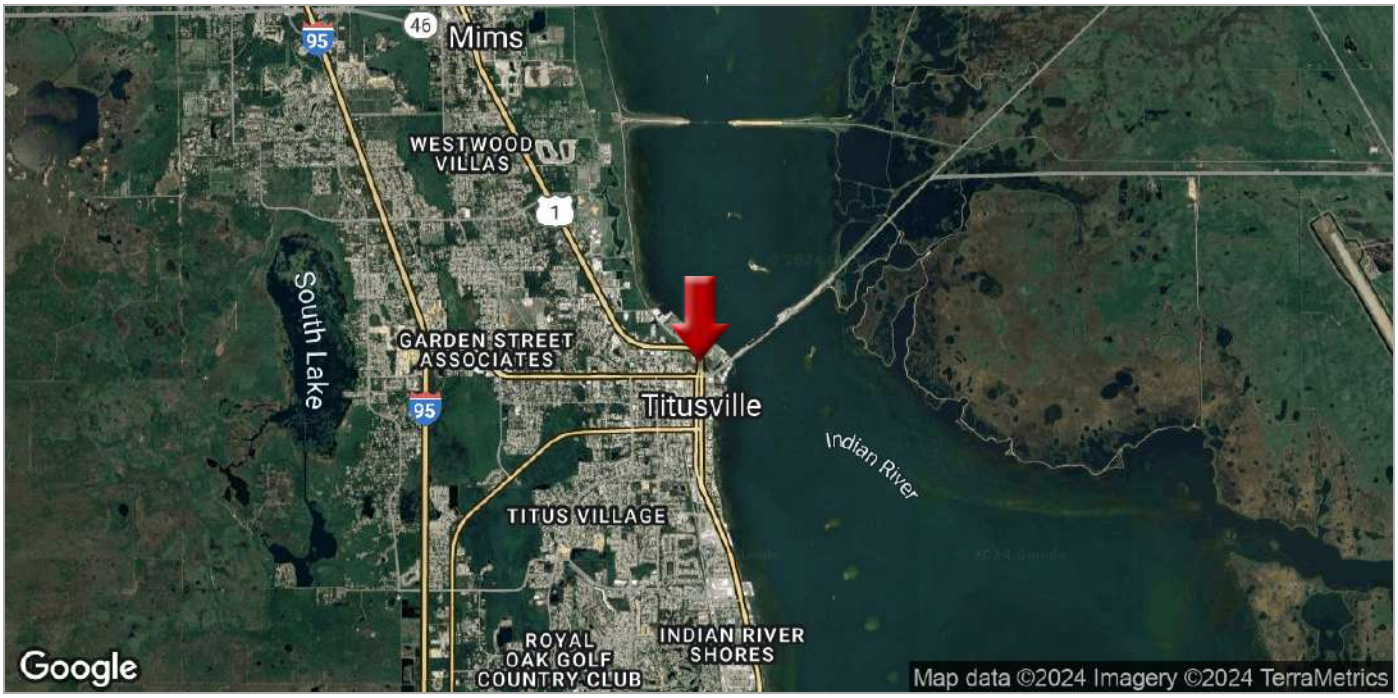
AERIAL MAP

REGIONAL MAP

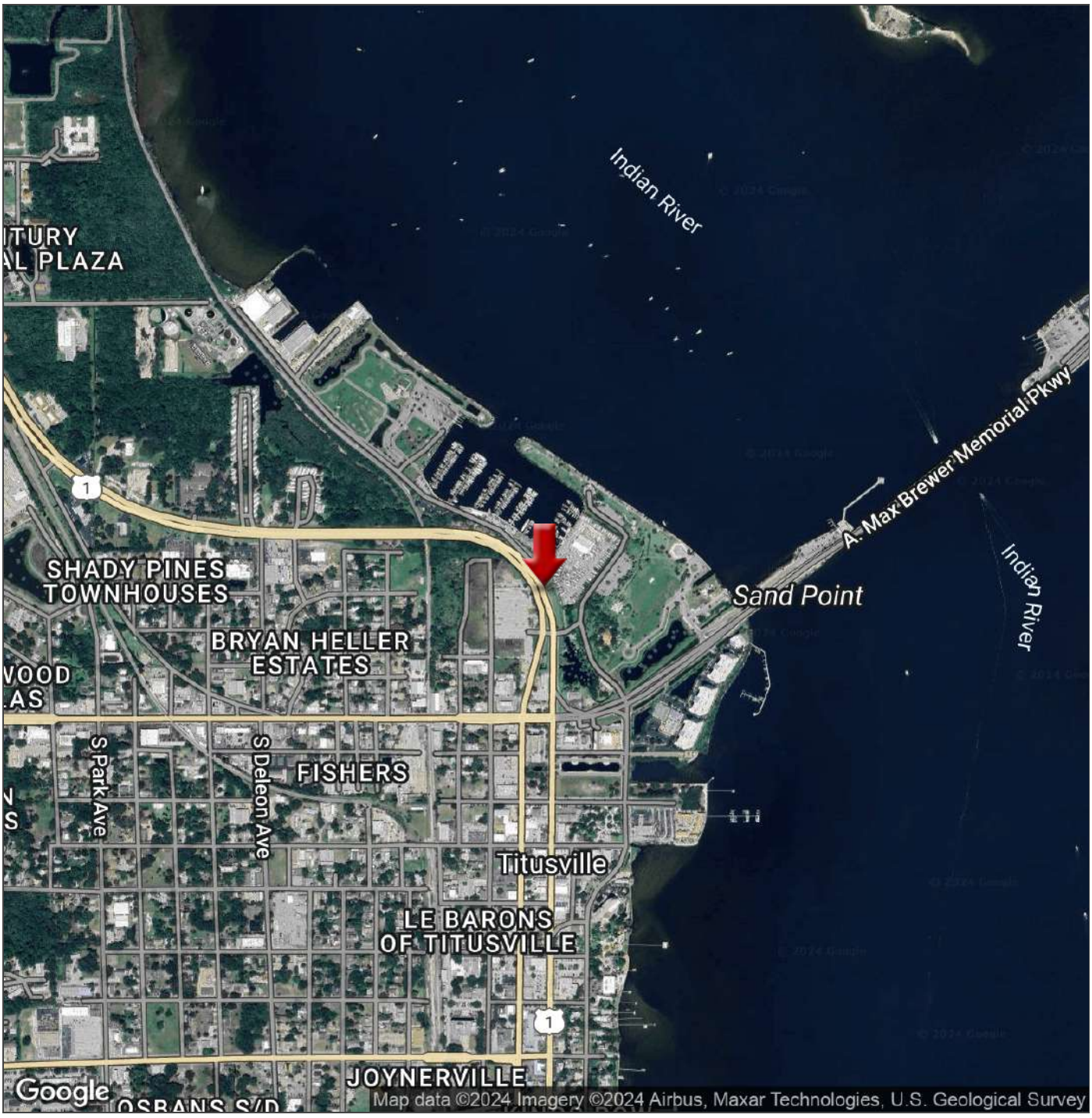


LOCATION MAPS





AERIAL MAP


Indian River
A. Max Brewer Memorial Pkwy
Sand Point
Indian River
SHADY PINES TOWNHOUSES
BRYAN HELLER ESTATES
FISHERS
S Park Ave
S Deleon Ave
Titusville
LE BARONS OF TITUSVILLE
JOYNERVILLE
1
Google
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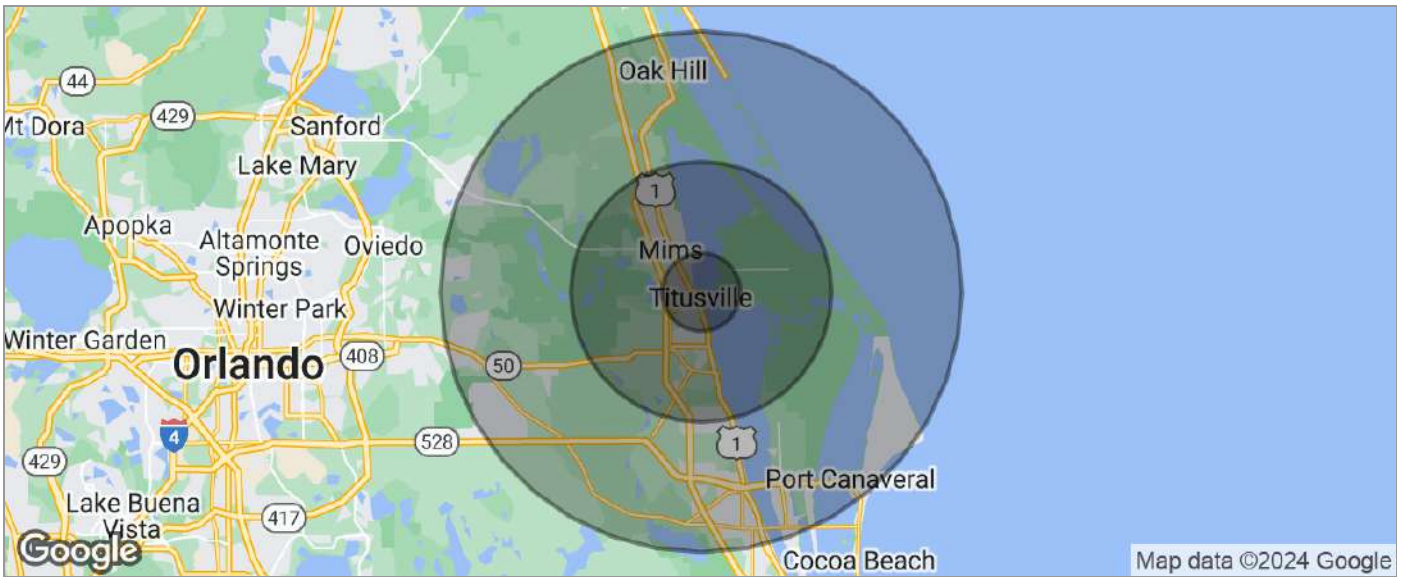
WESTLAND BOATYARD AND MARINA

3 DEMOGRAPHICS

DEMOGRAPHICS MAP

DEMOGRAPHICS MAP



POPULATION	3 MILES	10 MILES	20 MILES
TOTAL POPULATION	23,425	76,926	211,955
MEDIAN AGE	47.2	47.0	46.0
MEDIAN AGE (MALE)	47.4	46.7	45.4
MEDIAN AGE (FEMALE)	48.8	48.0	46.9

HOUSEHOLDS & INCOME	3 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	12,840	38,429	102,001
# OF PERSONS PER HH	1.8	2.0	2.1
AVERAGE HH INCOME	$45,500	$55,747	$63,372
AVERAGE HOUSE VALUE	$154,603	$185,793	$217,218

RACE	3 MILES	10 MILES	20 MILES
% WHITE	75.5%	82.2%	80.5%
% BLACK	16.9%	9.9%	10.7%
% ASIAN	1.2%	2.0%	2.1%
% HAWAIIAN	0.4%	0.1%	0.2%
% INDIAN	0.4%	0.3%	0.3%
% OTHER	1.2%	0.8%	1.6%

ETHNICITY	3 MILES	10 MILES	20 MILES
% HISPANIC	5.3%	5.5%	8.9%

** Demographic data derived from 2020 ACS - US Census*