

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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Broker Associate
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rick@roughen.net

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WESTLAND BOATYARD AND MARINA

PROPERTY INFORMATION

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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
DRY SPACES:	Approx. 130
WET SLIPS:	Approx. 65

PROPERTY OVERVIEW

Westland Boatyard and Marina is located on the Intracoastal Waterway in Titusville, Florida. With approx. 65 wet slips, approx. 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 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 through a service tenant 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 waiting list for boats who want to come in. Strong 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

- Approx. 130 spaces to block large vessels on land
- Approx. 65 Wet Slips with amenities at dockside
- Electric installed on docks
- Electric throughout the yard provided
- Extended Wash-Down pad for cleaning bottoms
- Pavilion on the water's edge
- Hi-Speed Wireless Internet
- Full Service available through service tenant, or DIY
- Outboard service provided by service tenant on site
- Attractive indoor captains' lounge area
- Refurbished offices, restrooms and showers
- Washing machines and dryers for customers
- Nestled in a protected harbor
- 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



HAUL & LAUNCH OPERATIONS



NEW LIFT WELL, BULKHEAD & PIERS



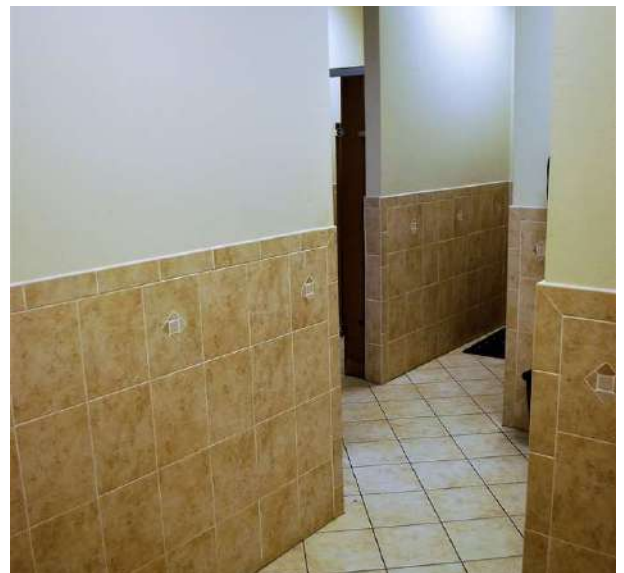
REFURBISHED DOCKS, ELECTRIC & AMENITIES



ESTABLISHED AND RELIABLE CUSTOMER BASE



ADMIN OFFICES & CAPTAINS' LOUNGE



WHAT IT WAS THEN - WHAT IT IS TODAY



YESTERDAY & TODAY



WESTLAND BOATYARD AND MARINA

REGIONAL AND LOCAL MAPS

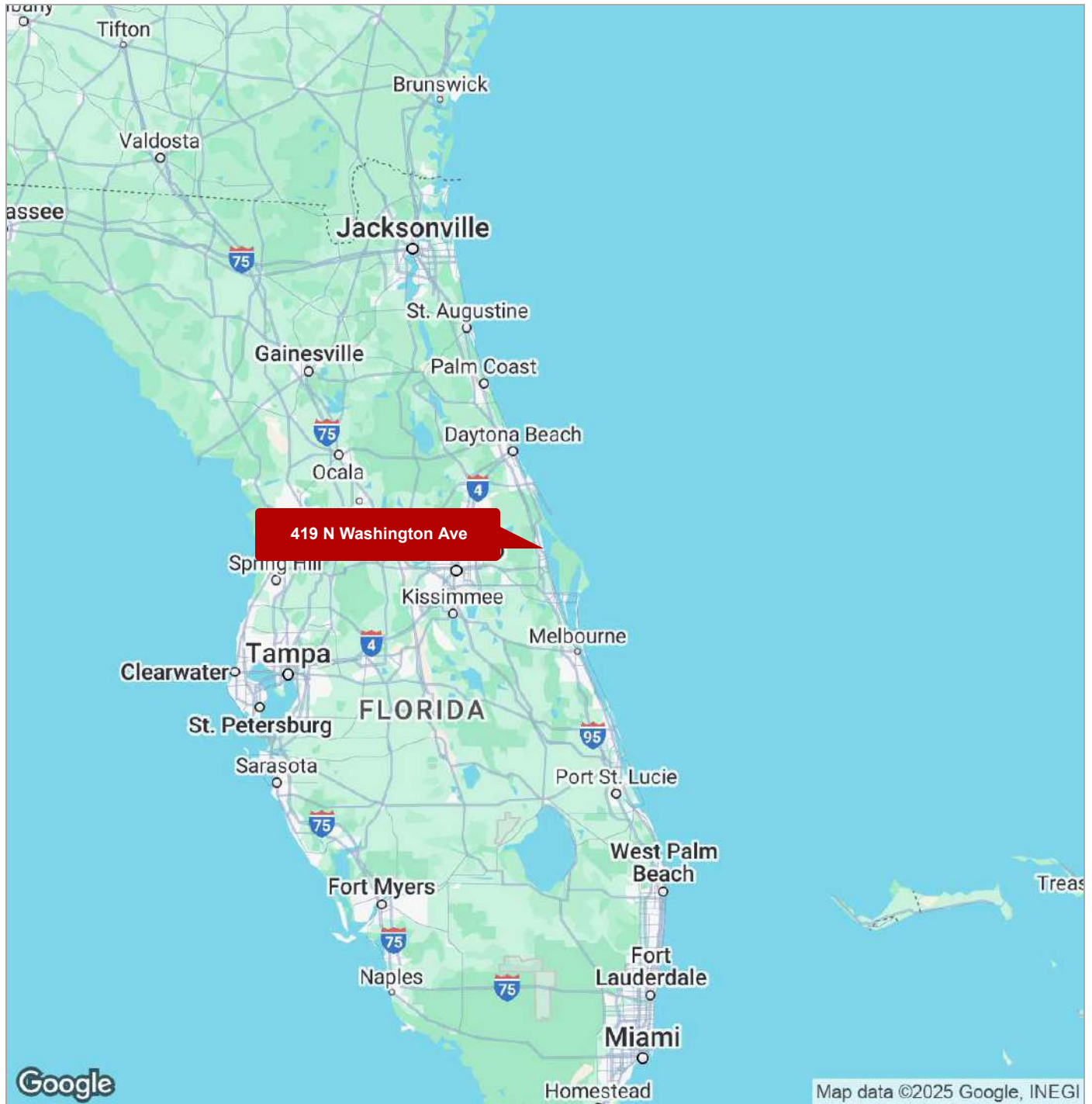
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REGIONAL MAP

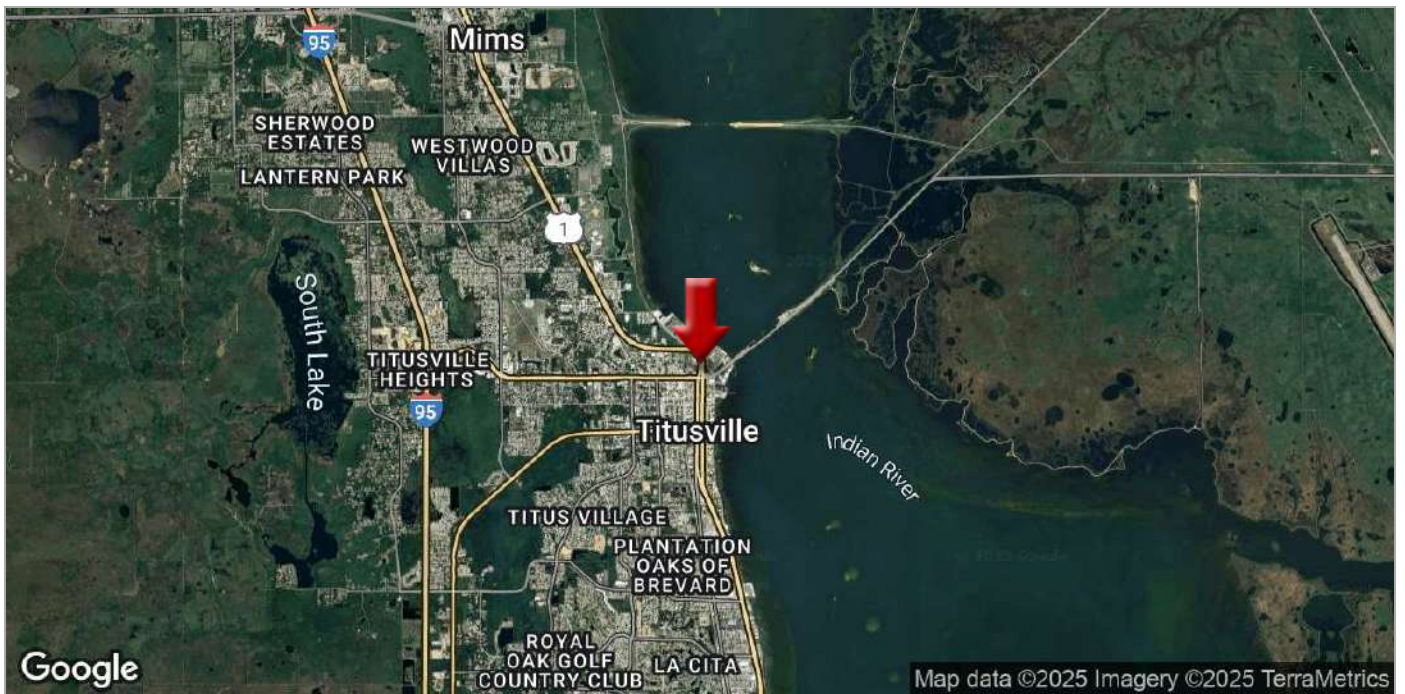
LOCATION MAPS

AERIAL MAP

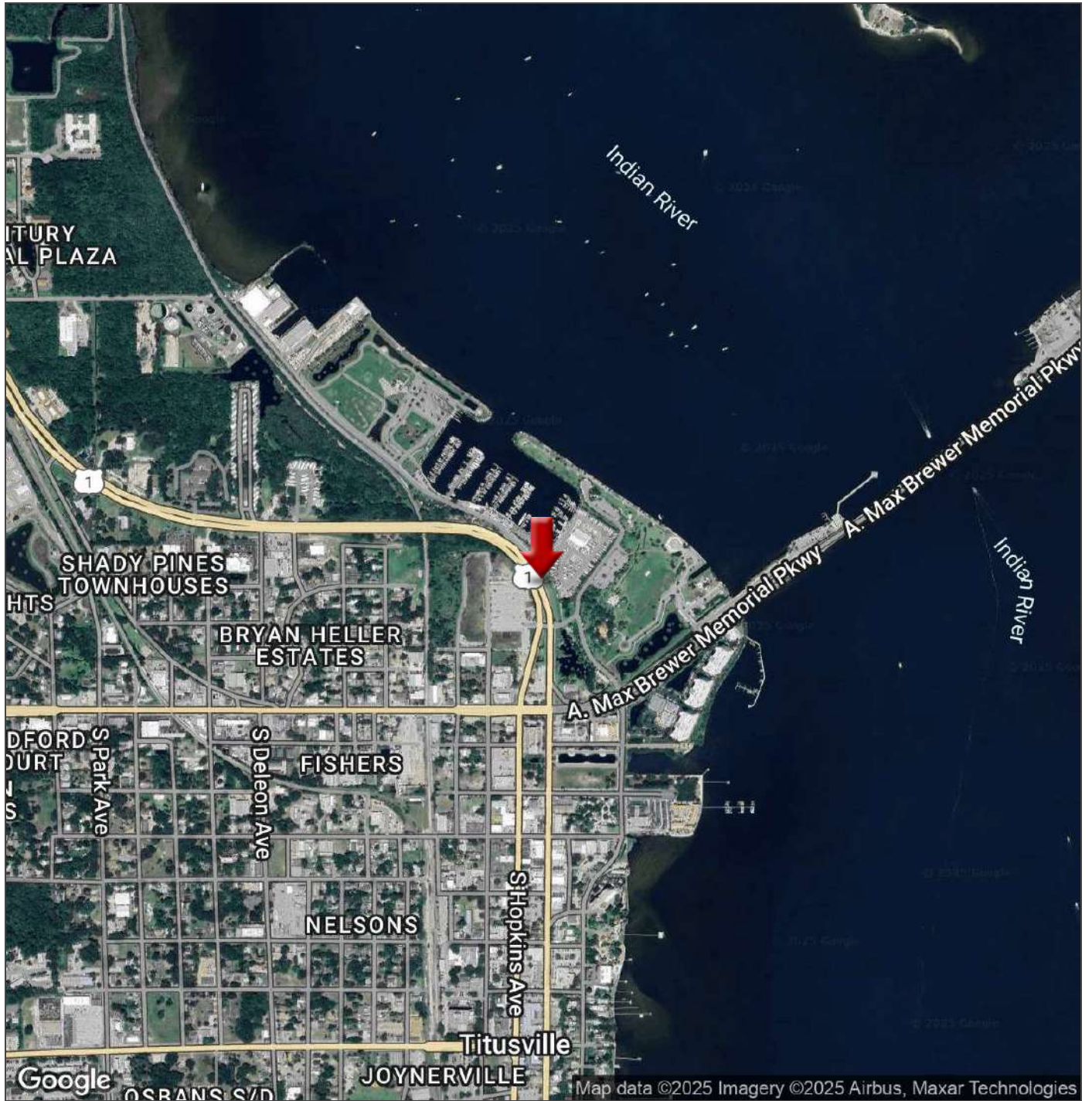
REGIONAL MAP



LOCATION MAPS



AERIAL MAP



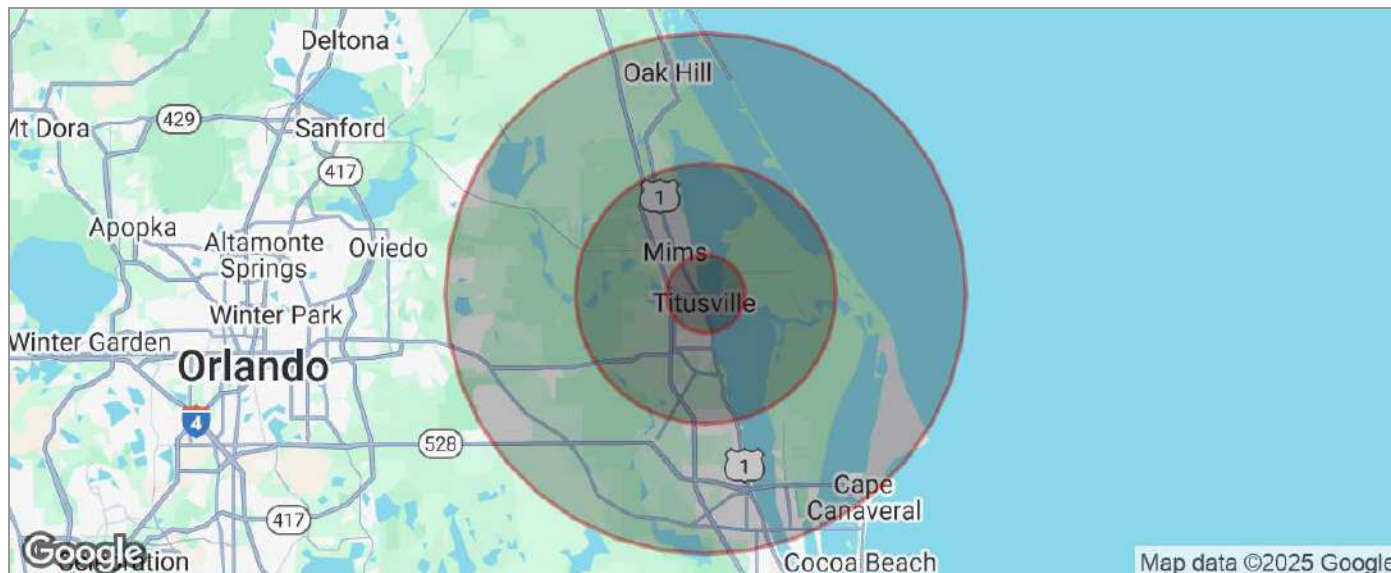
WESTLAND BOATYARD AND MARINA

DEMOGRAPHICS

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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

