

WESTLAND BOATYARD AND MARINA

TITUSVILLE, FL



OFFERING MEMORANDUM

KW COMMERCIAL

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TITUSVILLE, FL

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WESTLAND BOATYARD AND MARINA

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

YARD ATTRIBUTES

PROPERTY DETAILS

ENTRANCE TO THE BASIN

HAUL & LAUNCH OPERATIONS - 50 TON TRAVELIFT

ESTABLISHED AND RELIABLE CUSTOMER BASE

CONCRETE LIFT WELL, BULKHEAD & FINGER PIERS

REFURBISHED DOCKS, ELECTRIC & AMENITIES

WASHDOWN PAD & RE-CIRCULATION SYSTEM

ADMIN OFFICE, CAPTN'S LOUNGE & LEASED SVC

PROPERTY AND SUBMERGED LAND BOUNDARIES

WHAT IT WAS THEN - WHAT IT IS TODAY

EXECUTIVE SUMMARY



SALE PRICE:	\$9,950,000.00
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 DIY customers 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 and 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 approximately 8 to 10 feet. Prevailing depth in the Intracoastal and leading to the basin is approximately 7 - 9 feet for excellent ingress and egress. There is no discernible tide swing due to locks at Port Canaveral and distance to the nearest inlet (25 miles). A total of 3 staff members run the entire operation. Loyal and reliable customer base has been developed over many years. There is a perpetual waitlist of customers who want to bring their vessels in to the yard. Strong Value-add opportunities exist for any Buyer.

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
- Offices, restrooms and showers in low-level building
- 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 and well-established cash-flows
- Outstanding opportunities for value-add
- Close to Kennedy Space Center
- Approx. 35 miles to Orlando / Disney
- Approx. 40 miles to Daytona



PROPERTY DETAILS

FACILITY: WESTLAND BOATYARD AND MARINA
419 N Washington Avenue
Titusville, Florida 32796

SUBMERGED: BOTTOMS LEASED FROM THE DEP

UPLANDS: FEE SIMPLE

APN: 21-35-34-00-508

ADJOINING: PUBLIC PARK SURROUNDS THE PROPERTY

RAMP: PUBLIC RAMPS ON N SIDE OF BASIN

DRIVE-BY: LOCATED DIRECTLY ON US 1



ENTRANCE TO THE BASIN



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ADMIN OFFICE, CAPTN'S LOUNGE & LEASED SVC



PROPERTY AND SUBMERGED LAND BOUNDARIES

SUBJECT PHOTOS



SUBJECT AERIAL



SUBJECT AERIAL

Add text here...

WHAT IT WAS THEN - WHAT IT IS TODAY



WESTLAND BOATYARD AND MARINA

REGIONAL AND LOCAL MAPS

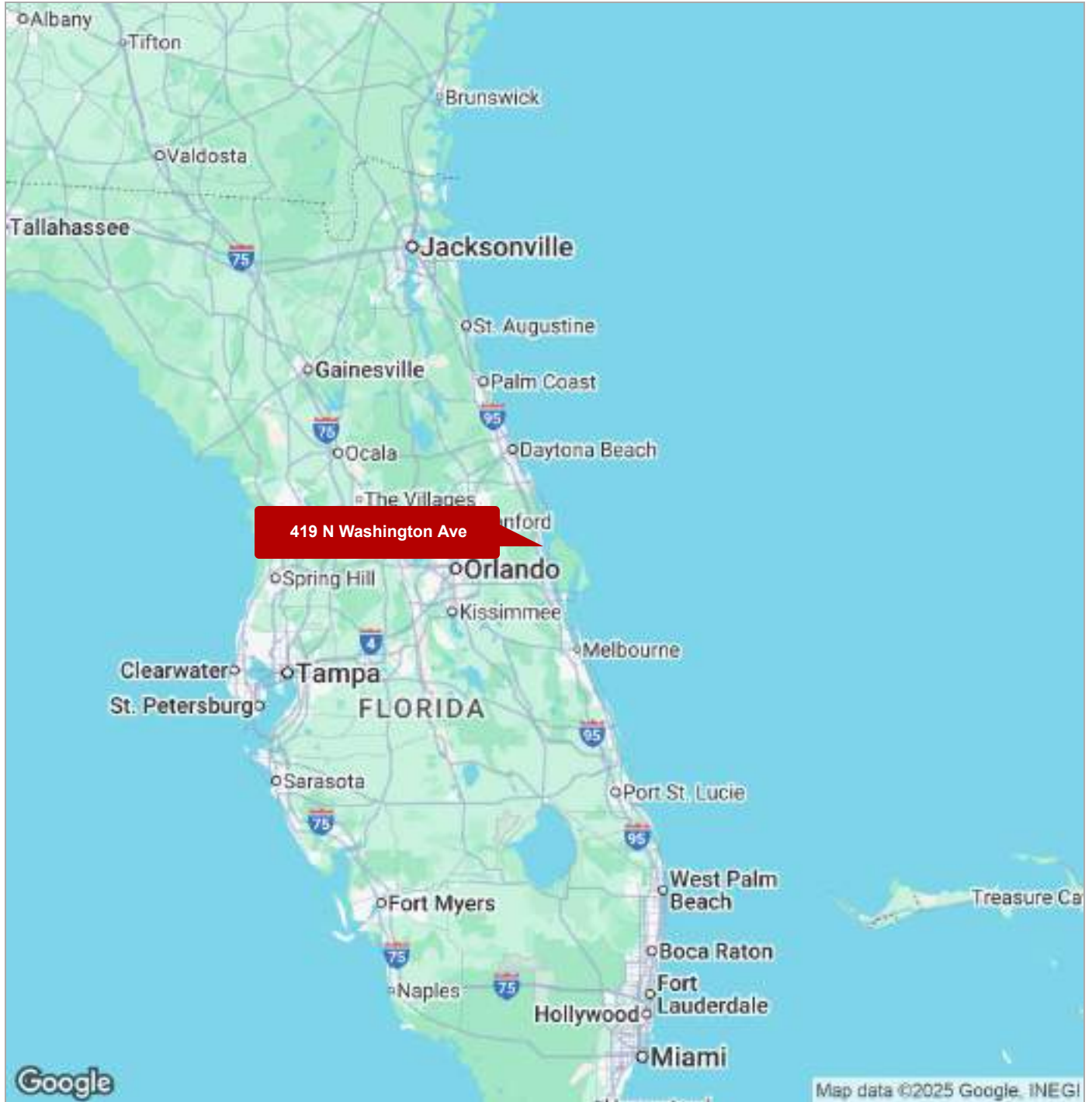
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REGIONAL MAP

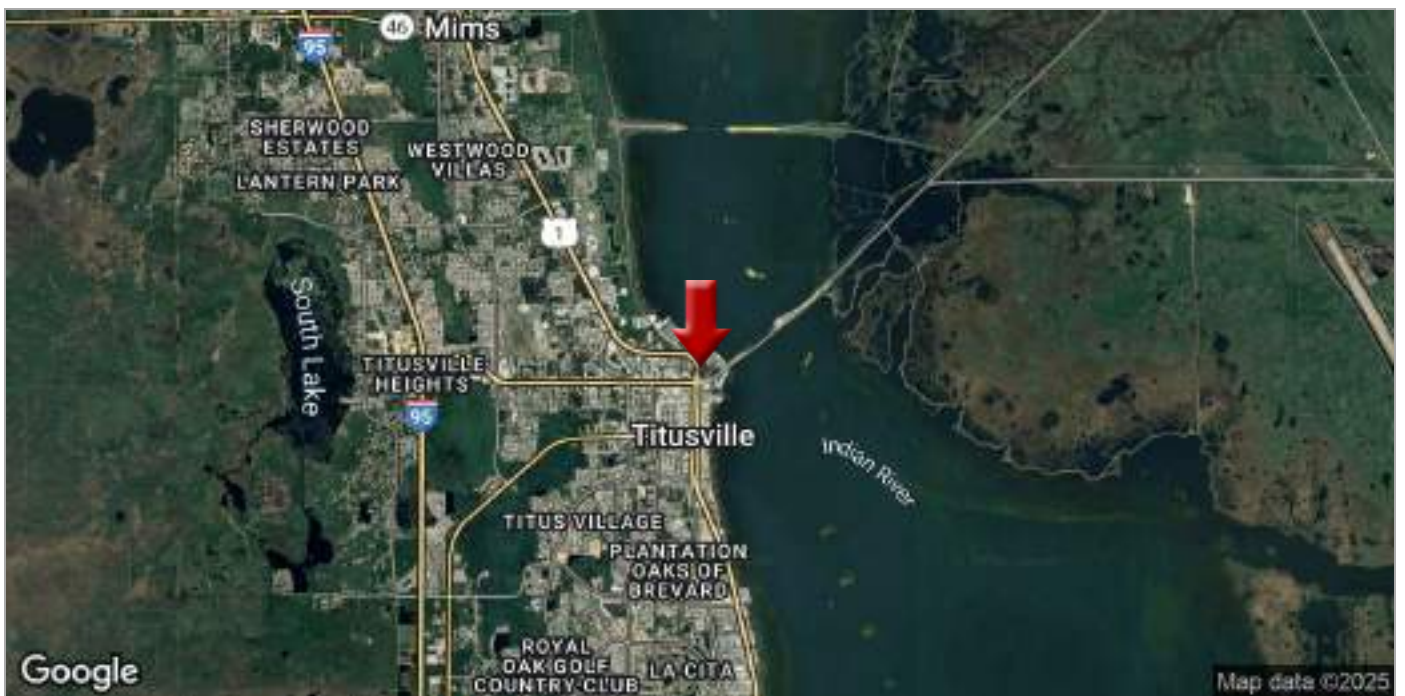
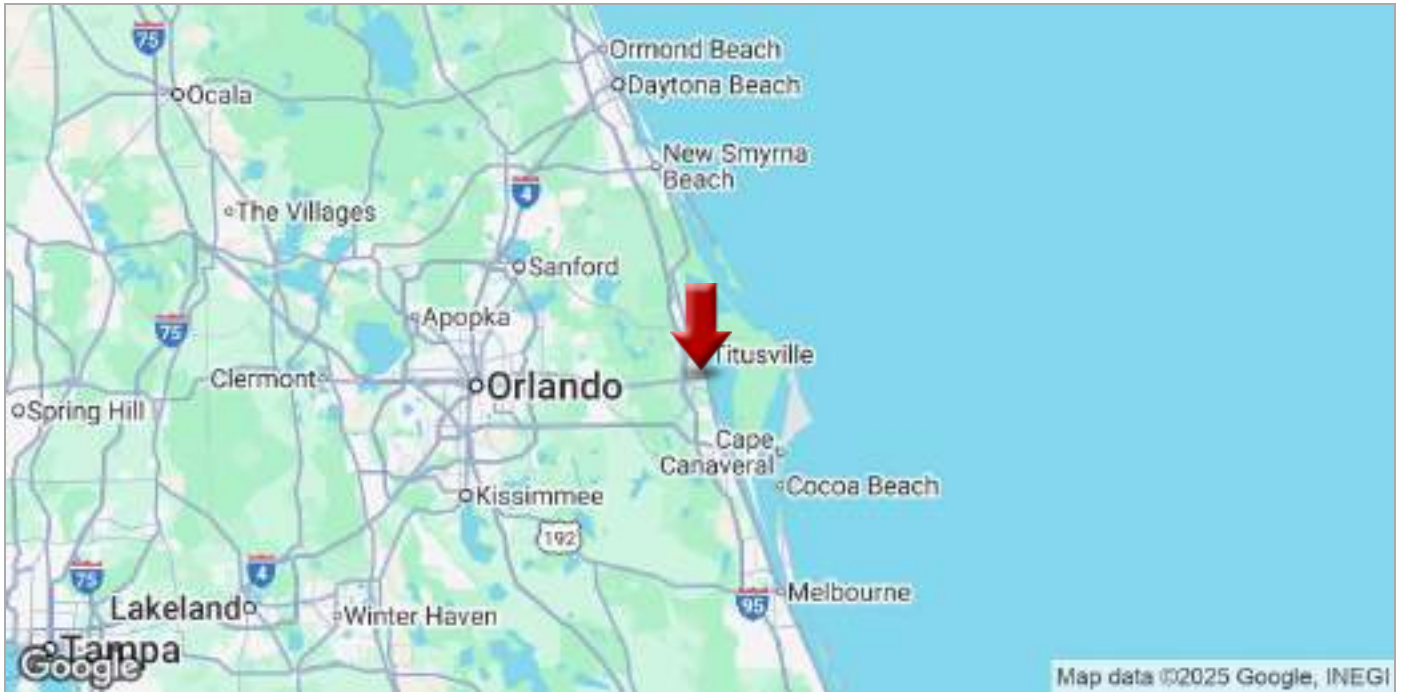
LOCATION MAPS

AERIAL MAP

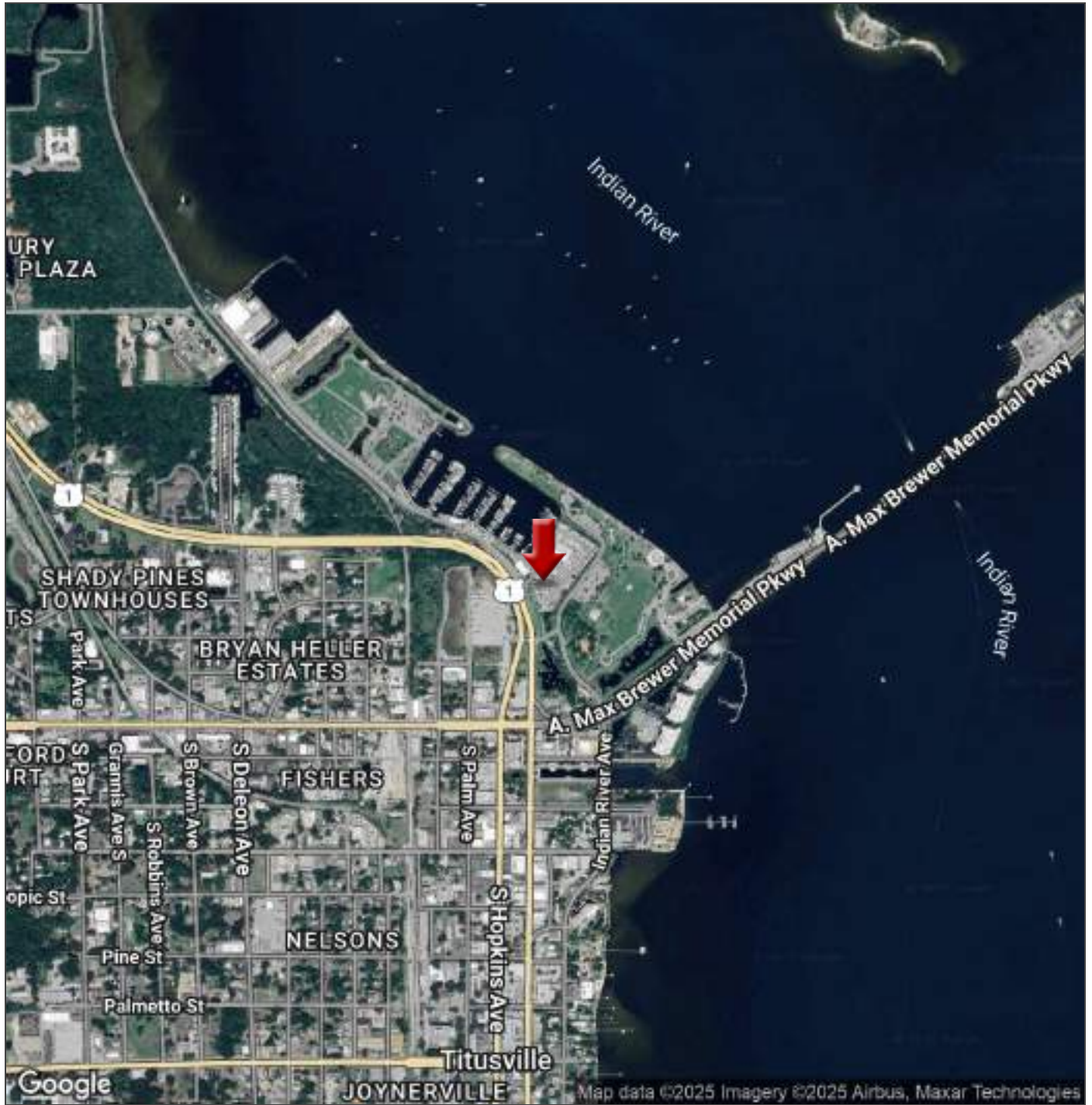
REGIONAL MAP



LOCATION MAPS



AERIAL MAP



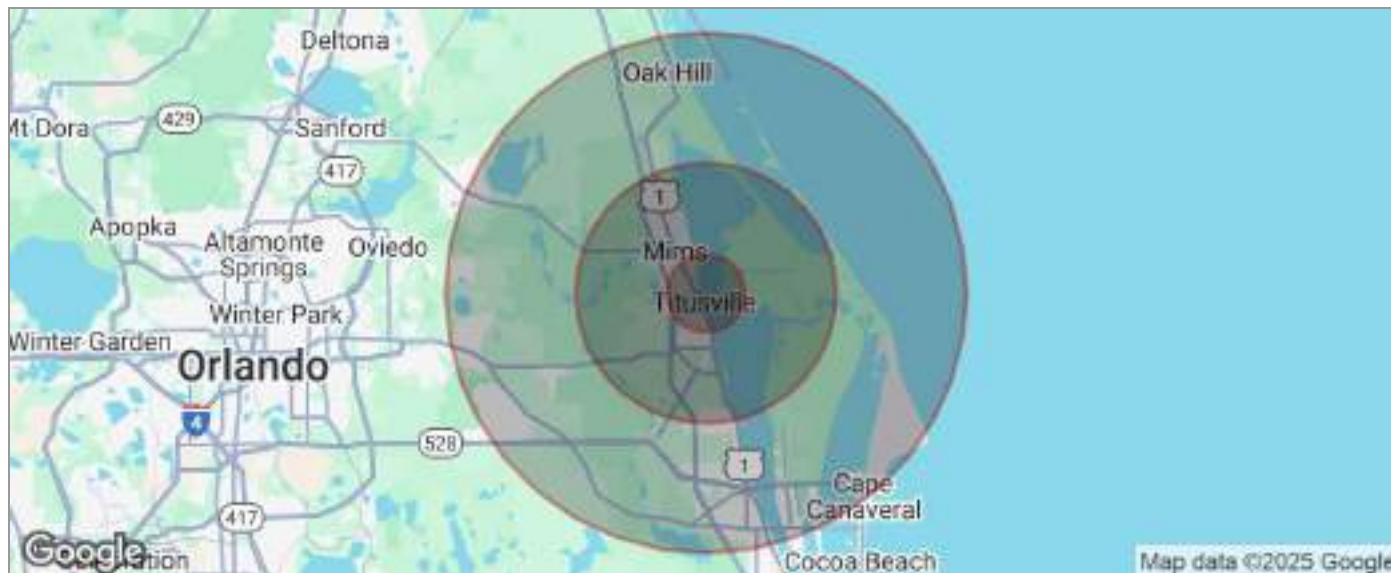
WESTLAND BOATYARD AND MARINA

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