

**107 FRANKLYN  
AVENUE,  
INDIALANTIC, FL  
32903**


**OFFERED AT  
\$889,000  
FOR SALE**



**ROAD-TO-ROAD .36  
ACRE PARCEL  
[103.5' X 150']**

**REZONE POTENTIAL  
STEPS TO THE BEACH**

**CONTACT US**

 +321-412-4021

 @luxrealtorjen



Prime Beachside Investment  
Opportunity

**SEE NOW**



# FUTURE REZONING *Options*



## Value-Add Development Scenarios

- |  |  |
|--|--|
| 1 Option 1: RA-2-6<br>(Townhomes)                    | <p>Allows up to 2 townhome units</p> <p>Ideal for luxury coastal townhome product</p> <p>Strong resale demand in Indialantic</p>   |
| 2 Option 2: RU-2-12<br>(Multifamily)                 | <p>Allows up to 4 multifamily units</p> <p>Maximum building height: 45 feet</p> <p>Maximum lot coverage: 40%</p> <p>Minimum lot size requirement is met</p> <p>Ideal for boutique 4-unit coastal development</p> |
| 3 Scenario A – Two Single-Family Homes (No Rezoning) | <p>Split lot north–south</p> <p>Build two modern homes</p> <p>Strong end-user resale market</p>  |
| 4 EXISTING HOME<br>(INTERIM VALUE)                   | <p>4 Bedrooms   2 Bathrooms</p> <p>Concrete block construction</p> <p>Live in, rent, or hold during planning</p> <p>Provides cash flow while entitlements are pursued</p>  |



All zoning, density, and development information is provided for reference only. Buyer is advised to confirm all plans and permitted uses directly with Brevard County Zoning & Future Land Use during due diligence. ✨