

# 2.25 ac Land Available for Sale

## SWC of LPGA Blvd and I-95 | Daytona Beach | FL 32124



**Southeast Commercial—FL**  
1341 Bedford Dr, Suite A  
Baytree Corporate Park  
Melbourne, FL 32940  
[www.SoutheastCommercial-FL.com](http://www.SoutheastCommercial-FL.com)

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# Overview

**Outstanding site available in a highly visible and well traveled location.**

## SITE HIGHLIGHTS

- +/- 2.25 ac site, 1.24 ac net usable, with offsite stormwater retention.
- SWC of I-95, exit #265
- Across from the main entrance to Margaritaville, +55 community with 3,400 homes on 33,000 ac.
- Adjacent to Daytona Auto Mall with 14 auto dealerships, the largest selection of new and used automobiles in Florida.
- Fronts Holiday Inn with high occupancy rate.
- Across I-95 from super regional 170 ac mixed use development Tomoka Town Center, anchored by Tanger Outlets, featuring Sam's Club, numerous top tier retailers and 400 apartments.
- Half mile to the west, new development Tymber Creek Village Mixed-Use development .
- Price \$1,400,000

## LOCATION HIGHLIGHTS

- Affluent area
- High demand neighborhood
- Close to high-end housing



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# Community Overview

## WELL PAYING JOBS DRIVE THE NUMBERS

Residents access an array of good employment options in management, healthcare, retail and finance. They also benefit from the boom in home building and construction in Volusia County.

New residential projects west of I-95 include Latitude Margaritaville with 3,400+ homes, Avalon Park, a master planned community with office, retail and residential comprised of 1,650 townhomes and 3,350 single family homes, Tymber Creek Village with 327 multifamily units, and Mosaic by ICI Homes with 1,200 homes.

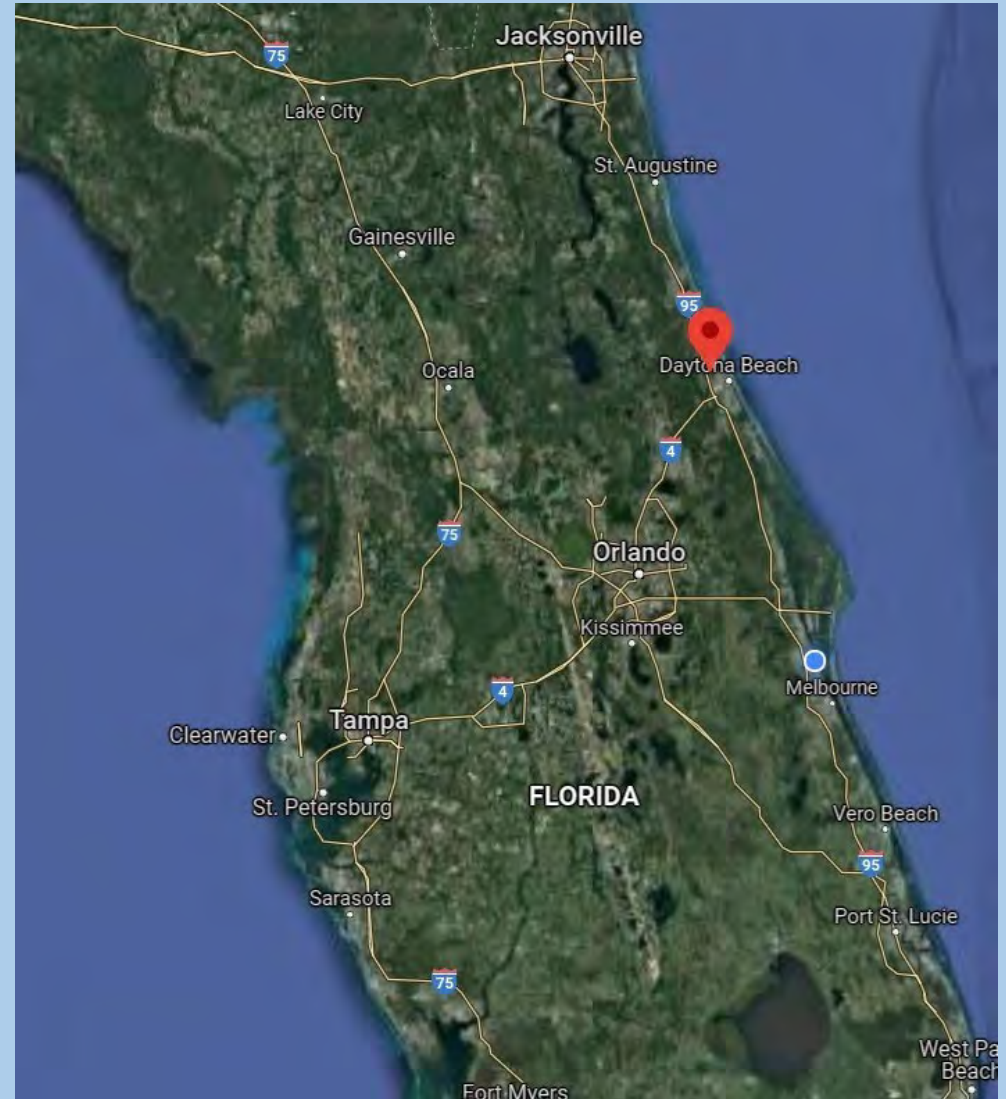
## DEMOGRAPHICS

	3 MILES	5 MILES
POPULATION	32,882	97,115
MEDIAN HH INCOME	\$61,171	\$57,719
MEDIAN AGE	39.9	41.7
TOTAL EMPLOYEES	19,860	56,666

## TRAFFIC COUNTS

LPGA Blvd (courtesy of Volusia County Traffic) 34,690 ADT

I-95 123,714 ADT



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