

# 2.25 ac Land Available for Sale

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

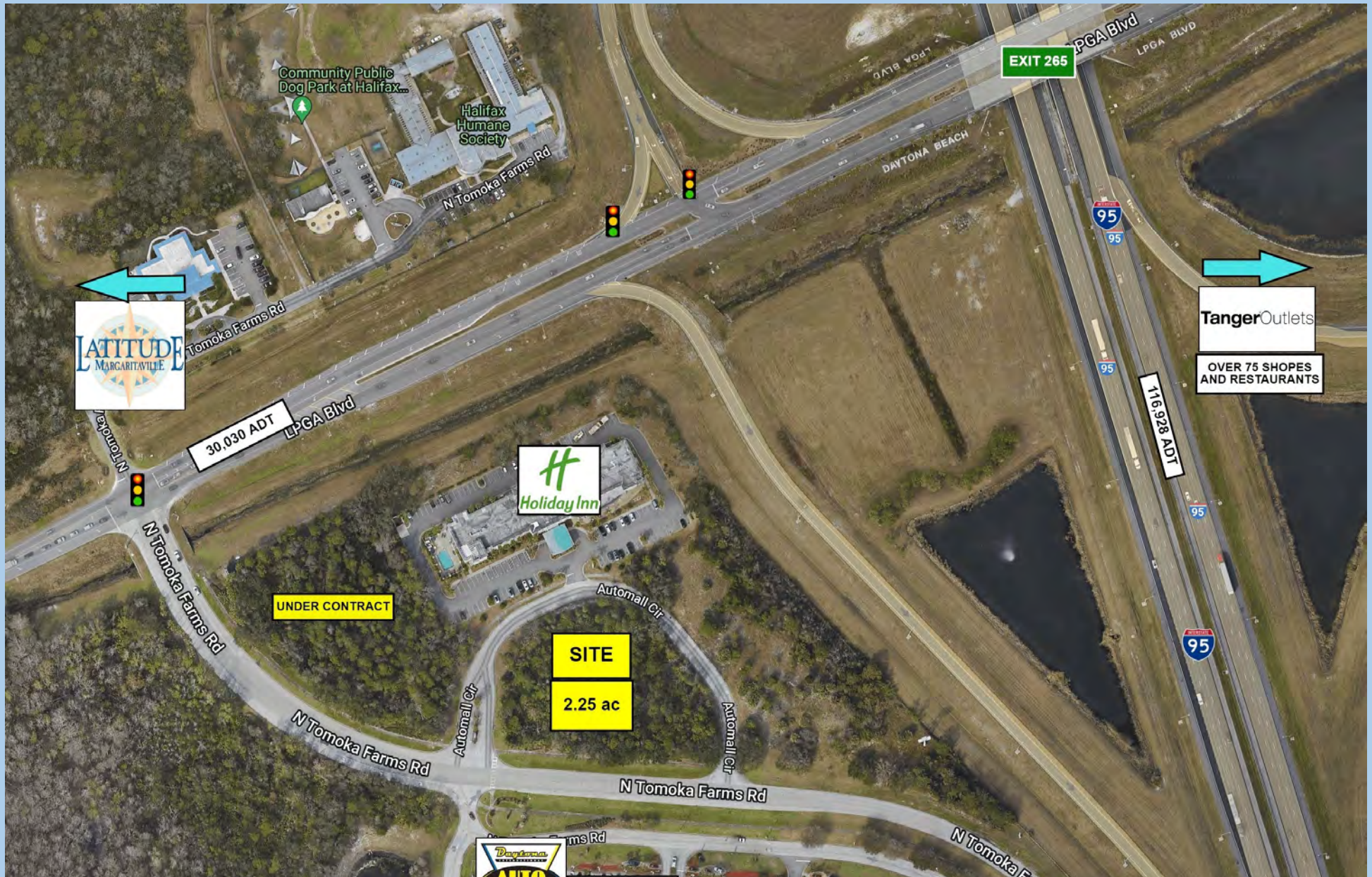


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# Popular I-95 Exit





## 2.25 ac Available Site, Net Usable 1.24 ac



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# Site Highlights

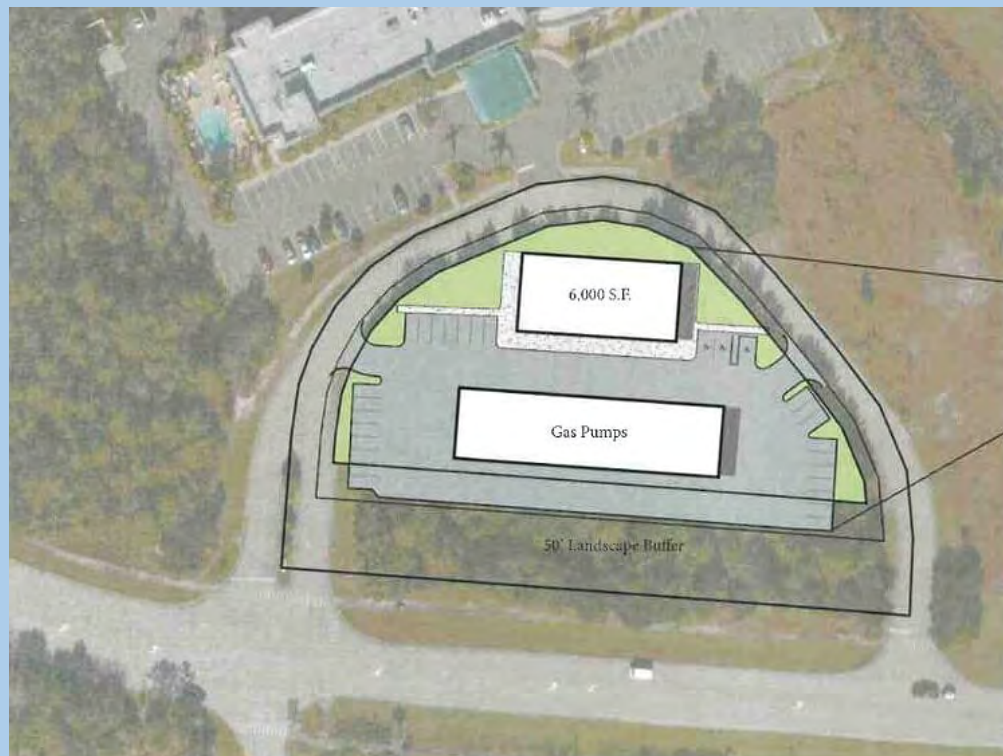
**Outstanding site available in a highly visible and well traveled location.**

## 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



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,605	31,900	96,577
Median HH Income	\$89,875	\$65,808	\$61,223
Median Age	50	42	42



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# Community Overview

## Development and Opportunity

- 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.
- Site is across from the main entrance to Latitude Margaritaville, a 4,300 ac Master Planned 55+ community with 3,400 homes Under Development off LPGA and Tymber Creek Rd.
- At the entrance to the Daytona Auto Mall with 14 auto dealerships, largest selection of new and used automobiles in Florida.
- Half mile to the west, new development Tymber Creek, 46.10 +/- ac Mixed Use Development Off LPGA Blvd (south of Margaritaville).
- Latitude Landings: 200,000 SF open-air retail center with Publix Grocery Store anchoring the development. Phase I is complete and Phase II is currently being developed.
- Avalon Park: 2,600 ac Master Planned Community under development (north of Margaritaville and LPGA Blvd) 1,650 Townhomes, 5,000 Multifamily Units 3,350 Single Family Homes.
- Tymber Creek Village: 327 Multifamily units in the rear and retail on LPGA frontage.
- LPGA International: Is the home course of the LPGA Tour (Ladies Professional Golf Association) with numerous annual tournaments and has 6,226 single family homes
- Mosaic Homes: West of Tymber Creek Village and LPGA Blvd, 1,200 single family homes under development.



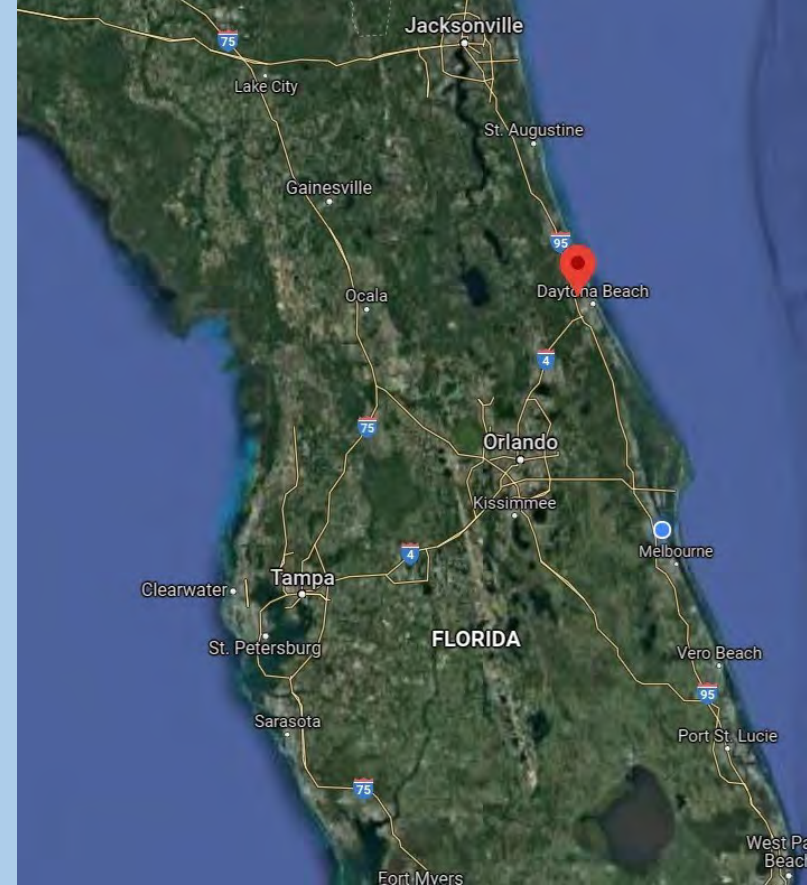
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# Daytona Beach MSA

## Daytona Beach sees 10 million visitors annually

- Tanger Outlets- A definitive destination retail facility. Nearest outlet centers are 50+ miles away to the north in St Augustine, and 60+ miles away in SW Orlando near the attractions: 1.5 miles from site
- Major distribution/manufacturing facilities- Anheuser-Busch/ Budweiser, Cocoa-Cola, Pepsi, Energizer, Costa Del Mar, Trader Joe's, and new Amazon 20 ac facility: 2.3 miles from site
- Advent Regional Hospital Daytona Beach- Expanding from 362 beds to 466 beds, with 425+ physicians holding privileges to practice here. Employs more than 1,700 care-team members: 3.2 miles from site
- Daytona International Speedway- over 300 event days, including major annual events (Daytona 500, Rolex 24, Coke Zero 400) which are the impact equivalent of Super Bowls or National Championship events: 4.2 miles from site



TRAFFIC (courtesy of Volusia County Traffic)

LPGA Blvd 30,030 ADT

I-95 116,928 ADT



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