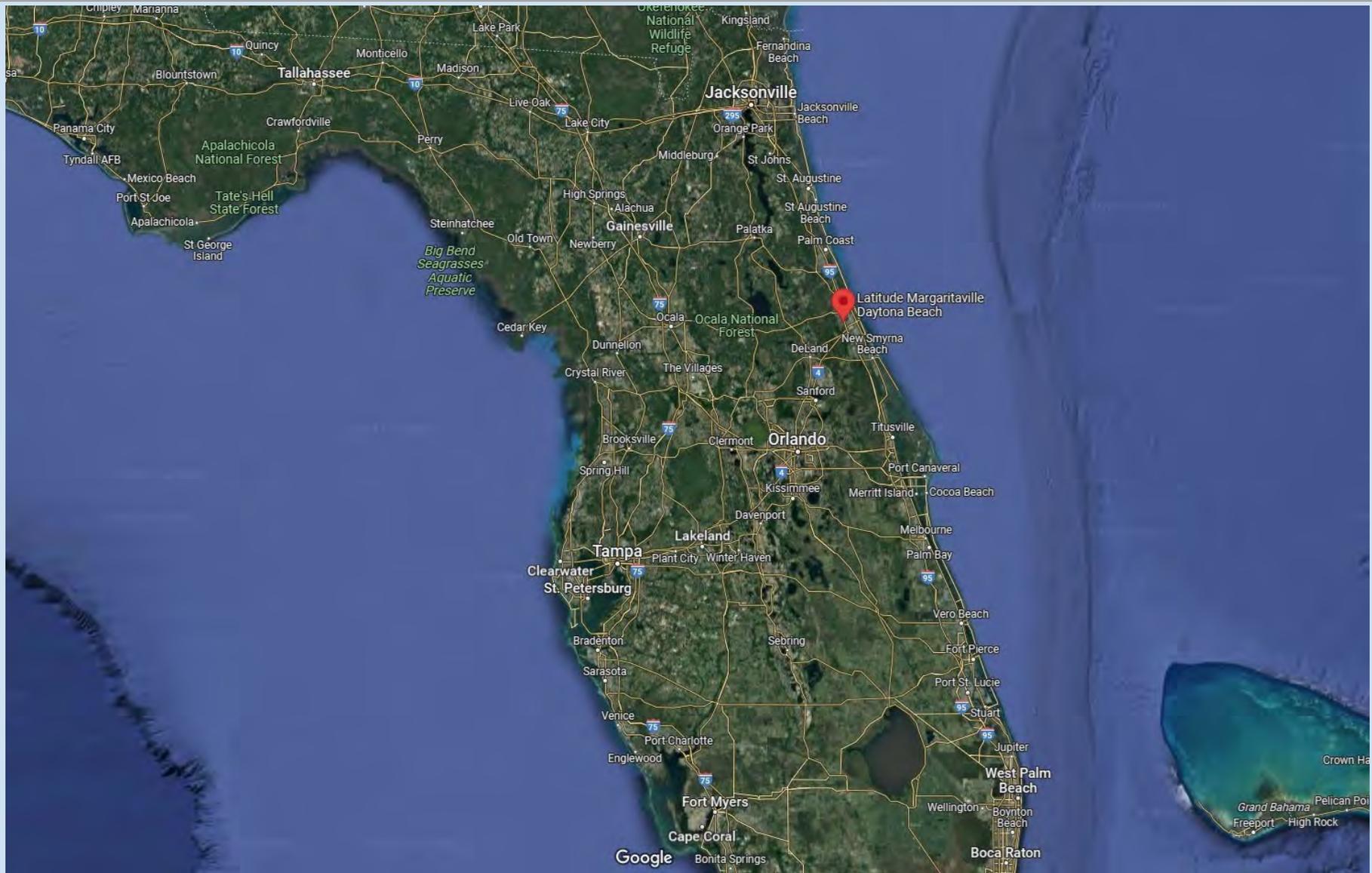


# NEQ LPGA and I-95, Daytona Beach FL 32124

## Tomoka Gateway North 177 ac



# Florida Location Overview, Daytona Beach FL 32124



## **Southeast Commercial—FL**

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## **Carol Bauman**

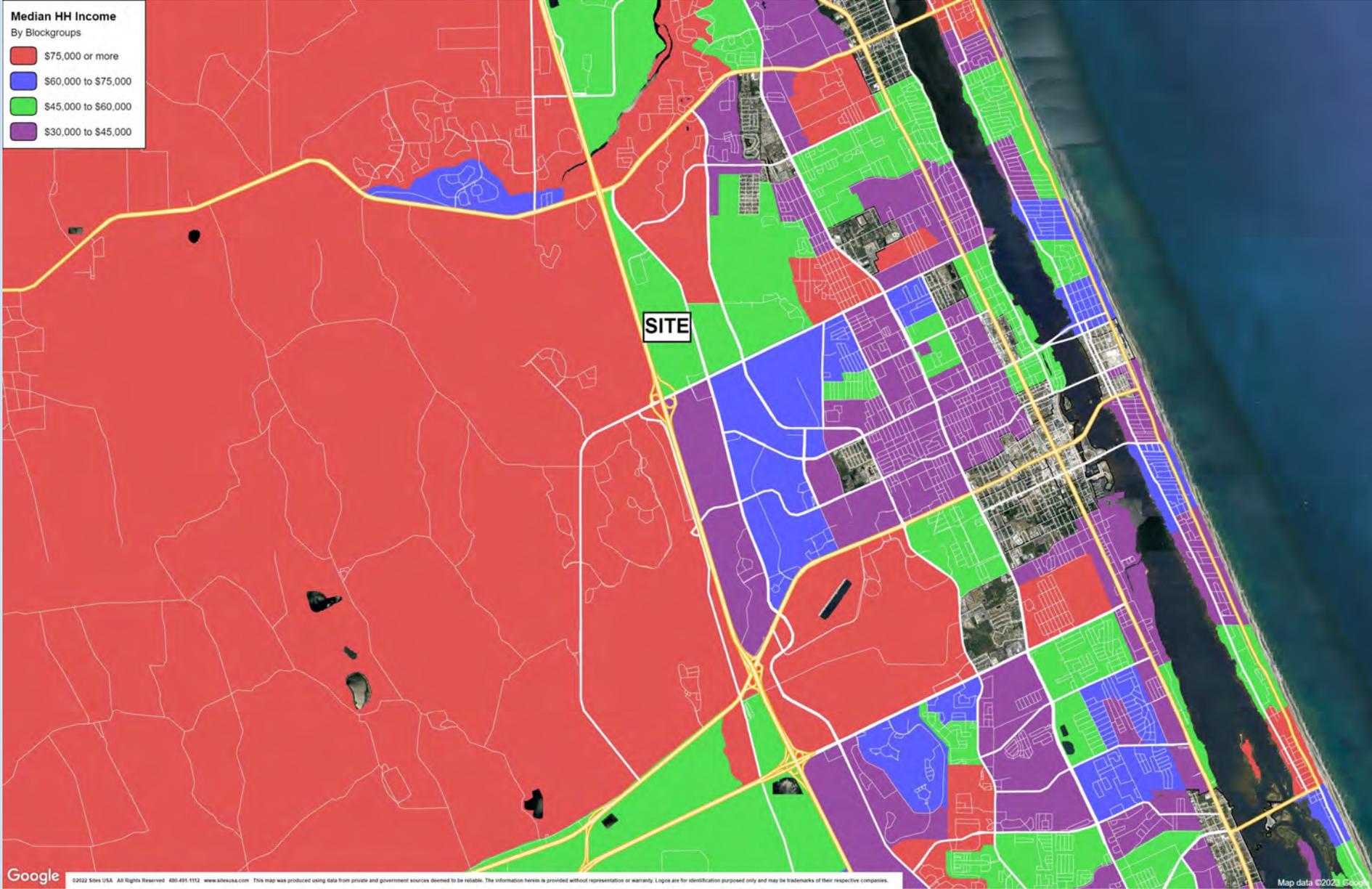
Licensed Real Estate Broker  
813.992.9696 Mobile  
321.600.4200 Office

# Tomoka Gateway North 177 ac





# Area Median Household Income



# LPGA Daytona Beach Area Growth Highlights

**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.**

- Site is on the east side of I-95 off LPGA Blvd, surrounding Daytona State Advance Technology College and the new Veterans Multi-specialty Clinic under development
- Veterans Affairs Outpatient Clinic 130,000 SF center –under development with planned opening in 2024
- Daytona State Advance Technology College with over 2,000 students at this campus
- Southeast of the site, The Blake at LPGA, Assisted Living Facility with 118 beds and the 11,000 SF East Coast Surgery Center
- Just to the north of the site, Advent Health Daytona Beach: 140 ac, 362 bed acute care hospital
- To the south , 170 ac mixed use development Tomoka Town Center, anchored by Tanger Outlets, featuring Sam's Club, numerous top tier retailers and 400 luxury apartments.
- Trader Joe's Distribution Center: 630,000 SF- Southeast US Distribution hub on a 76 ac. Approx 450 new jobs
- Amazon Distribution Center: 20 ac, 66, 000 SF "Last-mile delivery station".
- **To the west**, new development Tymber Creek, 46.10 +/- ac Mixed Use Development off LPGA Blvd (south of Margaritaville).
- Daytona Auto Mall with 14 auto dealerships, largest selection of new and used automobiles in Florida
- 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 off LPGA Blvd) 1,650 Town-homes, 5,000 Multifamily Units 3,350 Single Family Homes.
- LPGA International: Southwest on LPGA Blvd, 6,226 residential units.
- Mosaic Homes: West of Tymber Creek Village and LPGA Blvd, 1,200 single family homes under development.

# Tomoka Gateway North Site Overview

- 177 +/- Acres at the Northeast Quadrant of I-95 and LPGA Blvd
- Over 1 Mile of I-95 Frontage
- Zoned PD with commercial, residential uses
- Daytona Beach Jurisdiction
- Pads to be delivered rough grade, with interior roads
- Wetlands mitigated
- Offsite stormwater
- Water and sewer available
- Utilities at interior roads
- Pricing: contact Broker

<b>DEMOGRAPHICS</b>	<b>3 MILES</b>	<b>5 MILES</b>
POPULATION	24,628	86,250
MEDIAN HH INCOME	\$59,621	\$60,637
MEDIAN AGE	41	42

## **TRAFFIC COUNTS**

LPGA Blvd (courtesy of Volusia County Traffic) 30,030 ADT  
I-95 116,928 ADT



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