

2.25 ac Land Available for Sale

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



Southeast Commercial—FL
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 Baytree Corporate Park
 Melbourne, FL 32940
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OVERVIEW

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

SITE HIGHLIGHTS

- +/- 2.25 ac site 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 newly developed Tanger Outlets, featuring Sam's Club, numerous top tier retailers and 400 luxury 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.

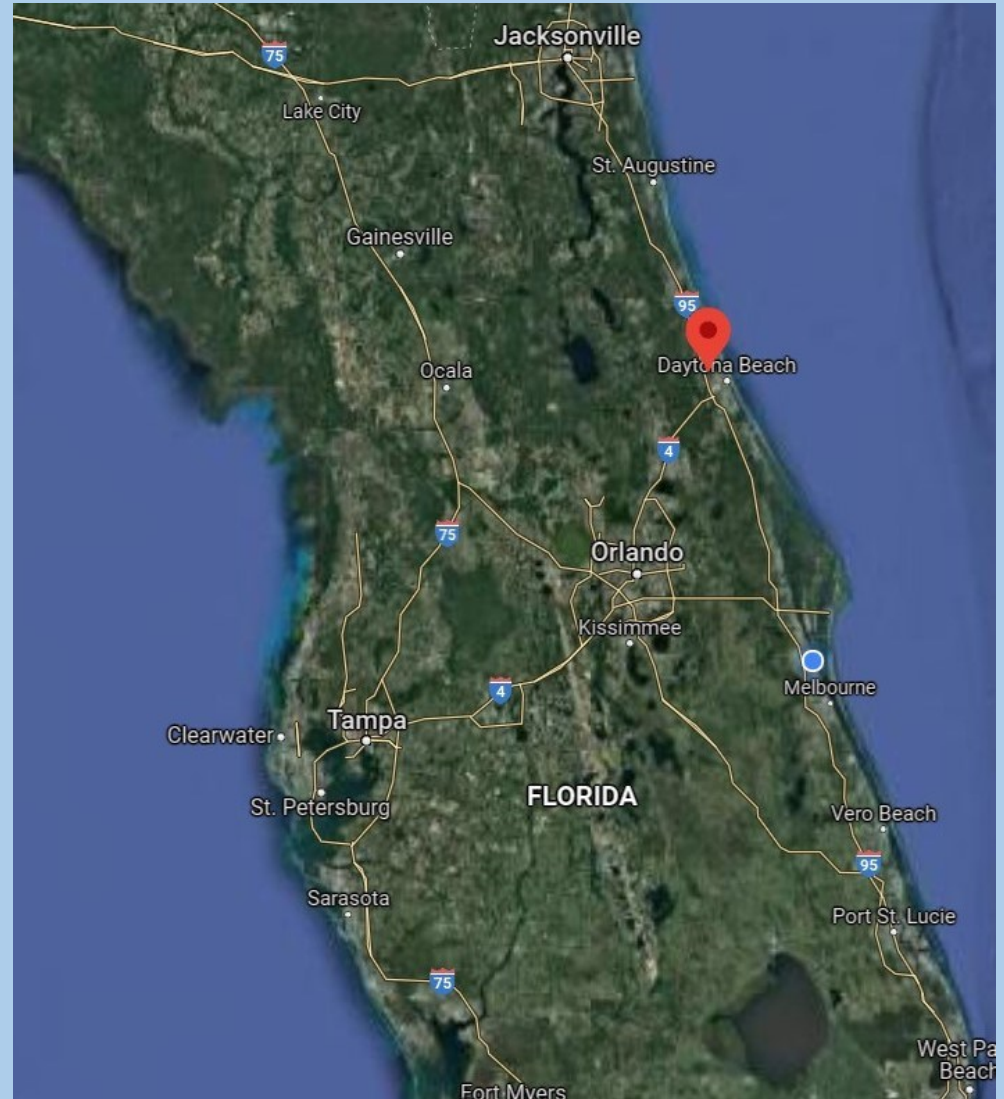
New residential projects west of I-95 include Latitude Margaritaville with 3,400+ homes, Avalon Park, a master planned community with office, retail and residential comprised of 1,650 townhomes and 3,350 single family homes, Tymber Creek Village with 327 multifamily units, and Mosaic by ICI Homes with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

DEMOGRAPHICS

	3 MILES	5 MILES
POPULATION	24,628	86,250
MEDIAN HH	\$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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