

For Sale - Ormond Beach
Development Site



SEC of Wilmette Ave & N. Center Street

Ormond Beach, Florida 32174

Property Highlights

- 20± acre site with estimated 10± acres of uplands
- 1,787± feet of combined frontage on Wilmette Avenue and North Center Street
- Less than 1/2 mile from the Publix-anchored Trails Shopping Center
- Easy and close access to major local thoroughfares: Granada Boulevard, Nova Road and US Hwy 1
- B-1 zoning allows: multifamily, assisted living, nursing home and hospital uses



Sale Price: \$2,000,000

Demographics

	3 Miles	5 Miles	7 Miles
Total Households	22,845	46,162	63,988
Total Population	43,478	88,284	123,182
Average HH Income	\$57,155	\$58,819	\$54,396

For more information

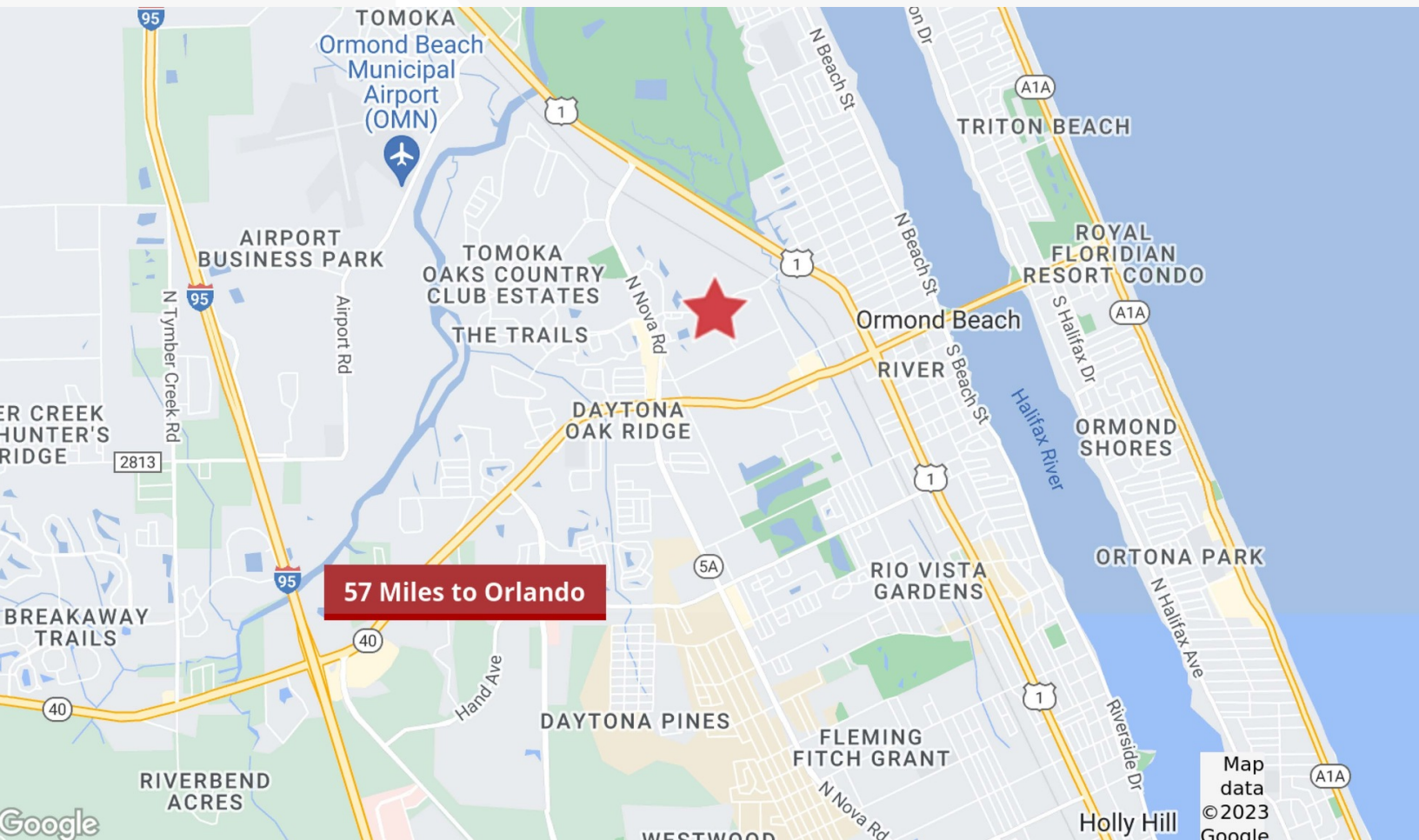
Brian Adair

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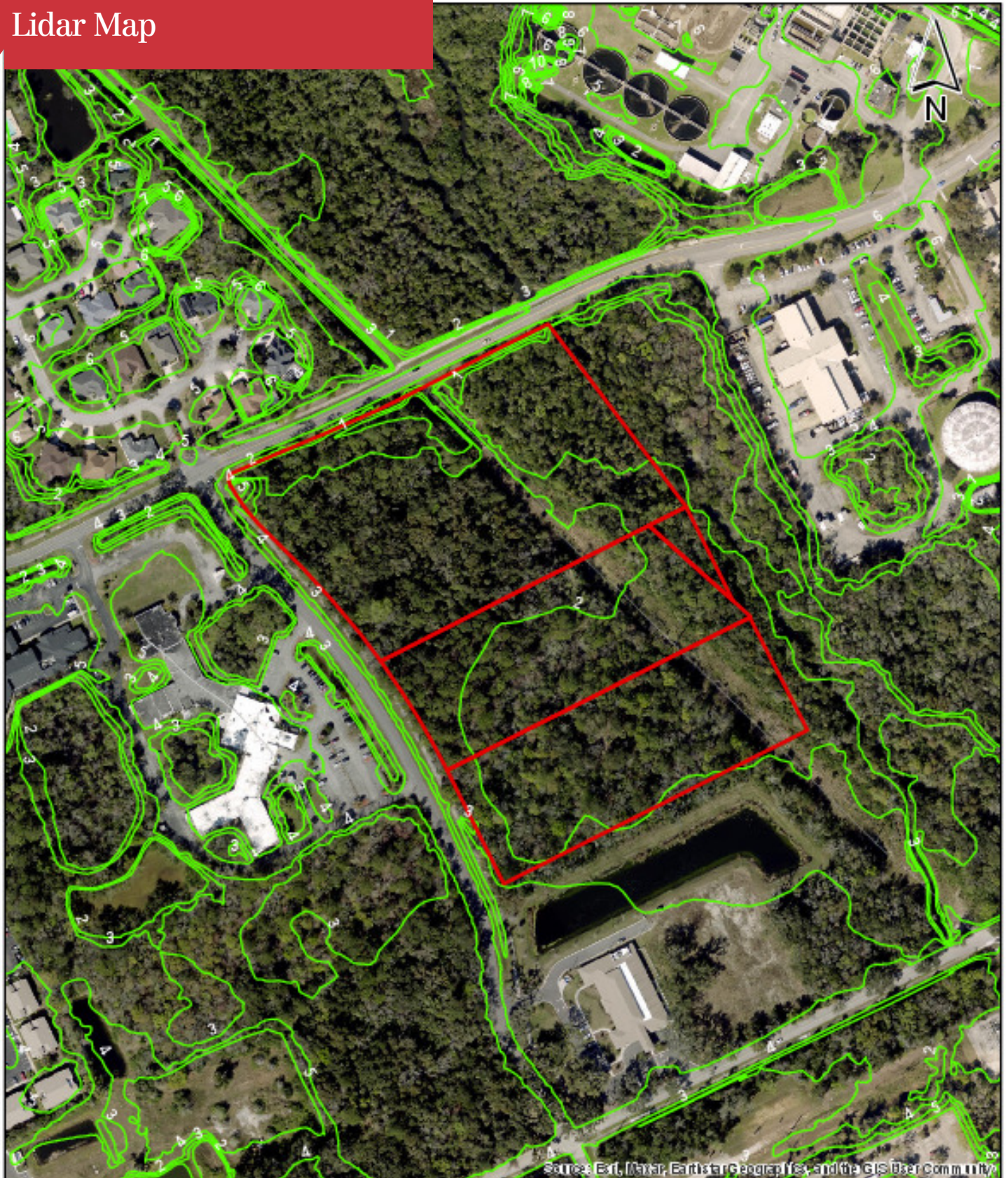
Charles Lichtigman

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Location Maps



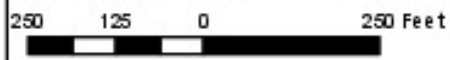
Lidar Map



Source: Esri, Imagery, Earthstar Geographics, and the GIS User Community

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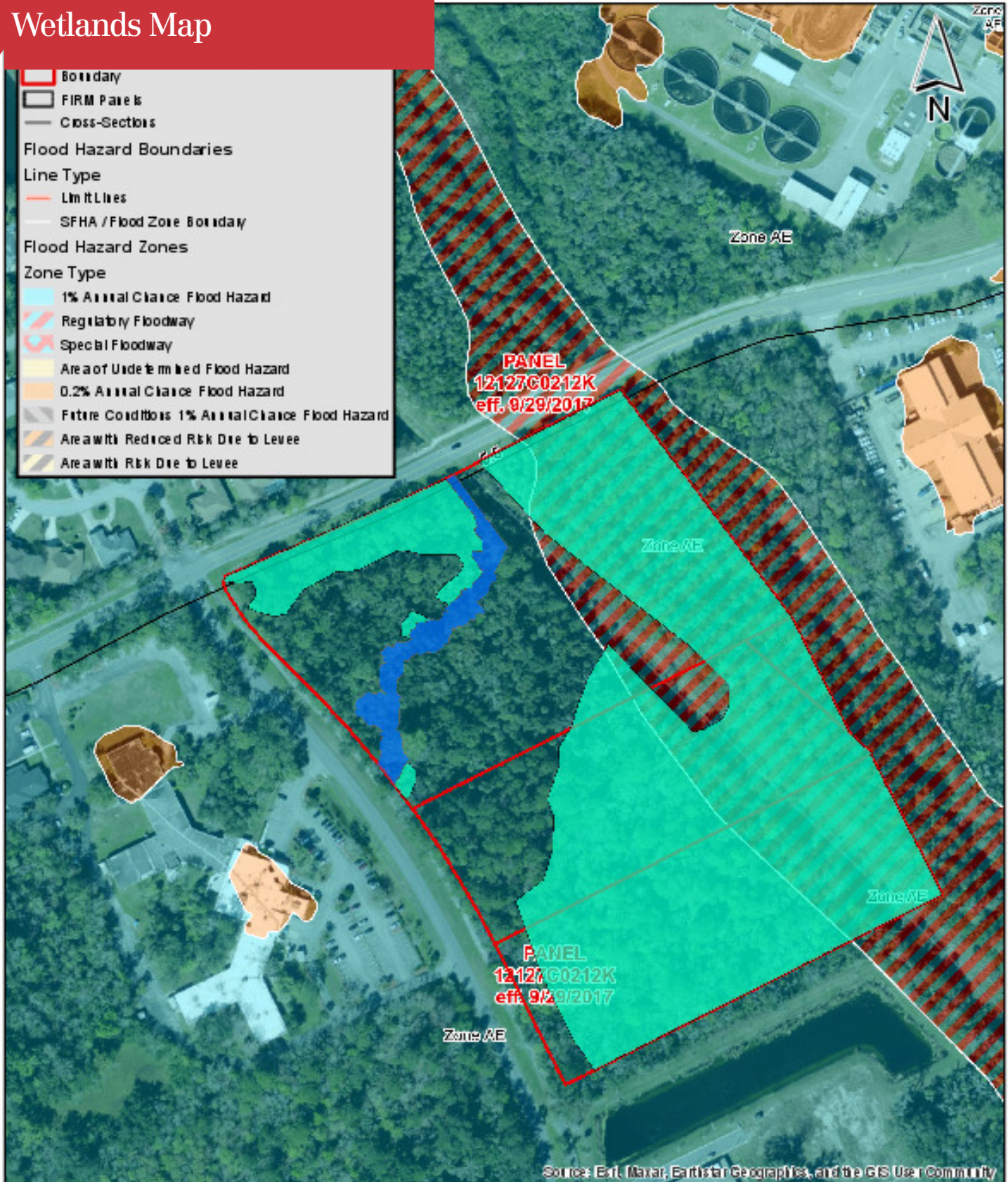
LIDAR Map Merrell Property Ormond Beach, FL



300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

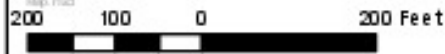
Wetlands Map

- Boundary
- FIRM Panels
- Cross-Sections
- Flood Hazard Boundaries**
- Line Type**
- Limit Lines
- SFHA / Flood Zone Boundary
- Flood Hazard Zones**
- Zone Type**
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee



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Groundtruth Wetlands Map Merrell Property Ormond Beach, FL



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