



DAYTONA BEACH MF OPPORTUNITY PHASE 1

LPGA Blvd, Daytona Beach, FL 32124

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LPGA BLVD

For Sale: \$5,180,000

Phase 1: 280 Multifamily Units at \$18,500 / unit

Parcels: 522900000010 (± 41 Acres - North Parcel)
523200000010 (± 56 Acres - South Parcel)



**1 MILE FROM
FUTURE GROCERY
ANCHORED
SHOPPING CENTER**

Phase 1: PD approved for 280 units at intersection of Royal County Blvd and LPGA Blvd

First right of refusal of Phase 2 (additional 280 units)

Surrounded by strong demographics and average HH Income of \$92,051 within 5 minutes

Less than 1 mile from new 178-acre mixed-use Speedway West Towncenter and less than 4 miles from International Speedway Square and the Daytona International Speedway

Located within the LPGA Corridor which has been heavily redeveloped over the past 5+ years

Strategically situated less than 3 miles from I-95 access

Increased future access with completion of Royal County Blvd (West of property) and Grande Champion Blvd Connector to the north of the Speedway West Towncenter

Seller willing to give wetland mitigation credits



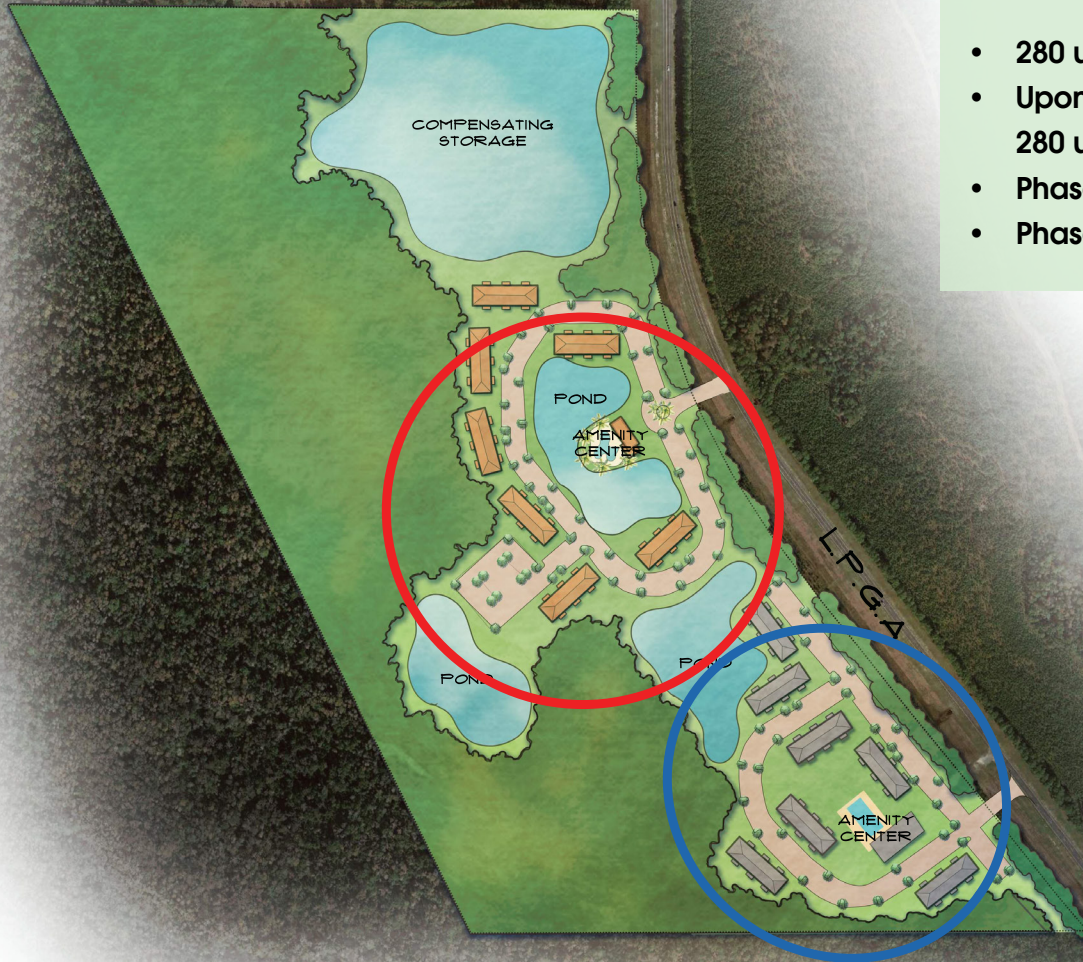
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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PROPOSED DEVELOPMENT PLAN

PROPERTY DETAILS

- 280 units proposed in Phase 1
- Upon completion of Phase 1, an additional 280 units are available in Phase 2
- Phase 1 is outlined to the left in red
- Phase 2 is outlined to the left in blue



CONCEPT MULTI-FAMILY



1" = 150'



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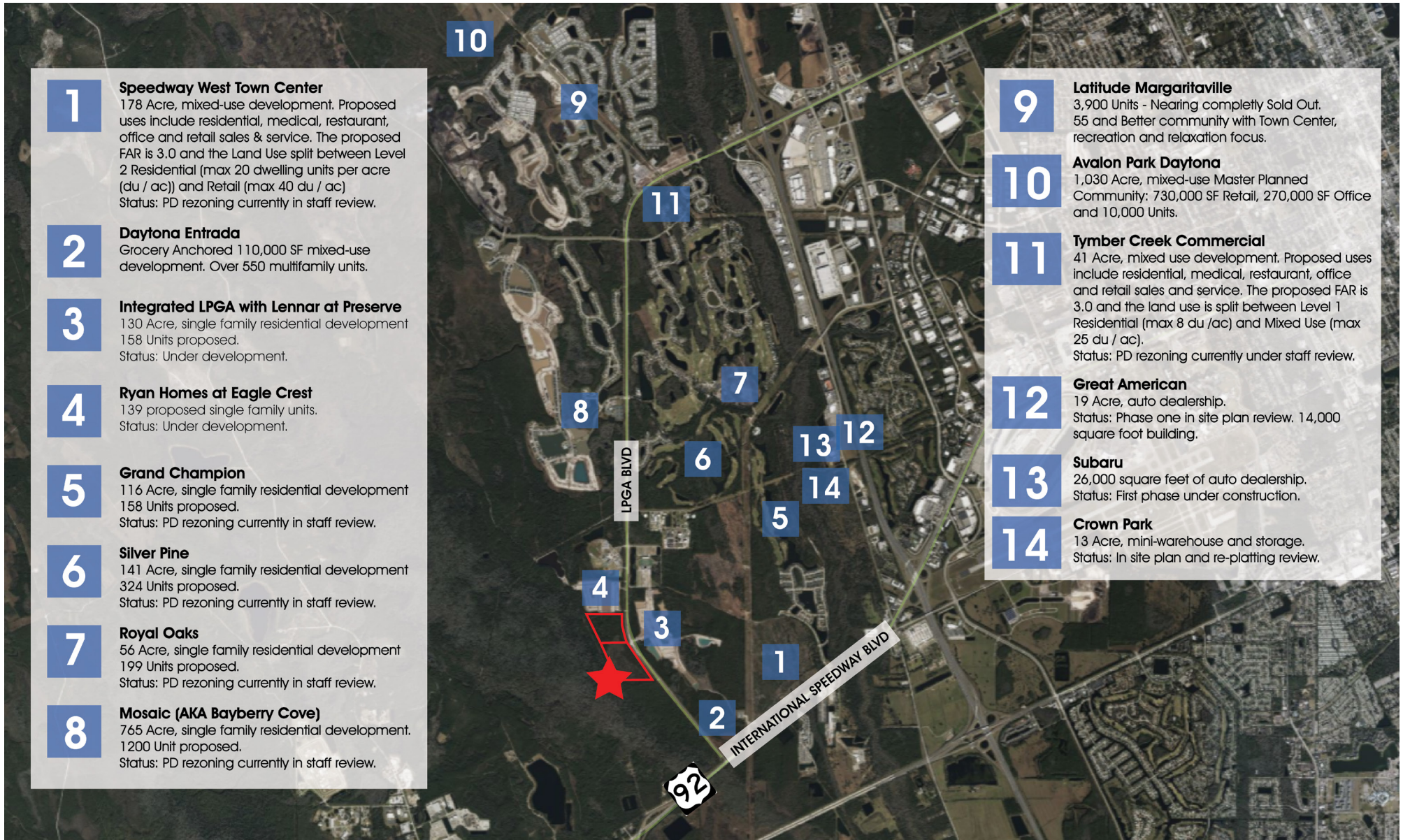
SURROUNDING AREA



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NEW DEVELOPMENTS



1

Speedway West Town Center

178 Acre, mixed-use development. Proposed uses include residential, medical, restaurant, office and retail sales & service. The proposed FAR is 3.0 and the Land Use split between Level 2 Residential (max 20 dwelling units per acre (du / ac)) and Retail (max 40 du / ac)
Status: PD rezoning currently in staff review.

2

Daytona Entrada

Grocery Anchored 110,000 SF mixed-use development. Over 550 multifamily units.

3

Integrated LPGA with Lennar at Preserve

130 Acre, single family residential development
158 Units proposed.
Status: Under development.

4

Ryan Homes at Eagle Crest

139 proposed single family units.
Status: Under development.

5

Grand Champion

116 Acre, single family residential development
158 Units proposed.
Status: PD rezoning currently in staff review.

6

Silver Pine

141 Acre, single family residential development
324 Units proposed.
Status: PD rezoning currently in staff review.

7

Royal Oaks

56 Acre, single family residential development
199 Units proposed.
Status: PD rezoning currently in staff review.

8

Mosaic (AKA Bayberry Cove)

765 Acre, single family residential development.
1200 Unit proposed.
Status: PD rezoning currently in staff review.

9

Latitude Margaritaville

3,900 Units - Nearing completely Sold Out. 55 and Better community with Town Center, recreation and relaxation focus.

10

Avalon Park Daytona

1,030 Acre, mixed-use Master Planned Community: 730,000 SF Retail, 270,000 SF Office and 10,000 Units.

11

Tymer Creek Commercial

41 Acre, mixed use development. Proposed uses include residential, medical, restaurant, office and retail sales and service. The proposed FAR is 3.0 and the land use is split between Level 1 Residential (max 8 du /ac) and Mixed Use (max 25 du / ac).
Status: PD rezoning currently under staff review.

12

Great American

19 Acre, auto dealership.
Status: Phase one in site plan review. 14,000 square foot building.

13

Subaru

26,000 square feet of auto dealership.
Status: First phase under construction.

14

Crown Park

13 Acre, mini-warehouse and storage.
Status: In site plan and re-platting review.

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THE NEIGHBORHOOD



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F	C	FIRST CAPITAL Property Group, Inc.
P	G	
		Commercial Real Estate Services

LOCATION

Drive Times & Traffic Counts



1 minute
(1.0 miles)



3 minutes
(2 miles)



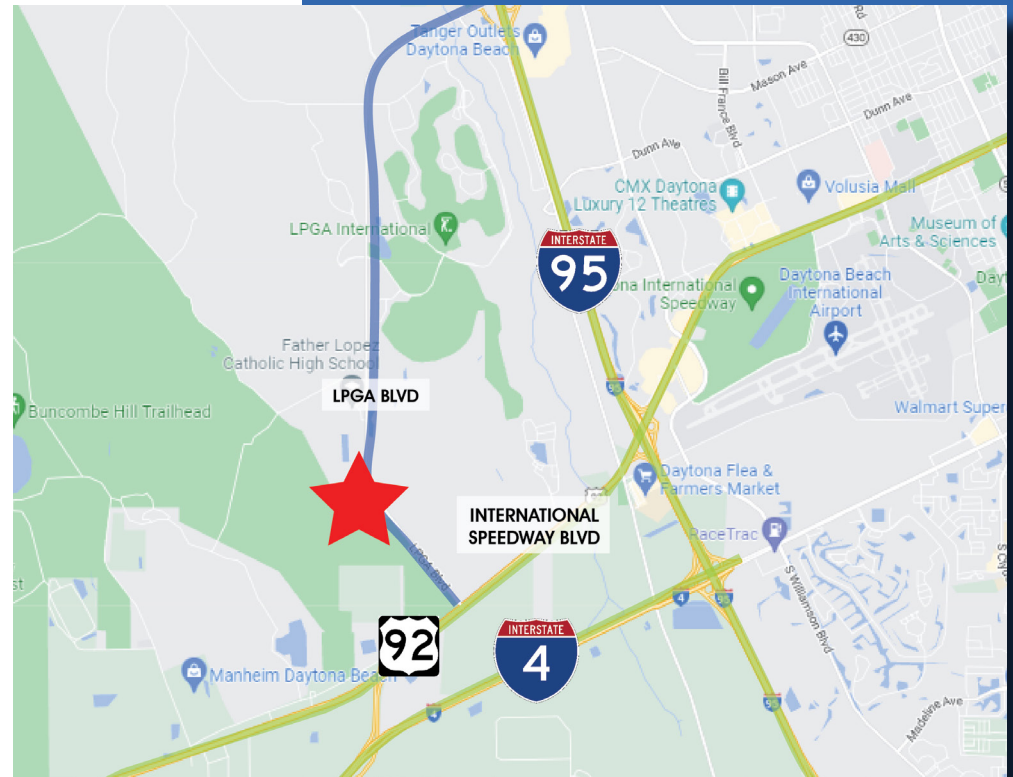
4 minutes
(2.8 miles)



12 minutes
(7.9 miles)



15 minutes
(9.2 miles)



Average Annual Daily Trips

2022

LPGA Blvd	8,400
International Speedway Blvd	30,500
I-4	59,500

Surrounding Businesses

2023	5 Mins	10 Mins	15 Mins
Retail Businesses	17	479	1,685
Food & Drink Businesses	2	128	425

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DEMOGRAPHICS







**EMPLOYMENT
POPULATION**
± 30,758
(10 min drive time)

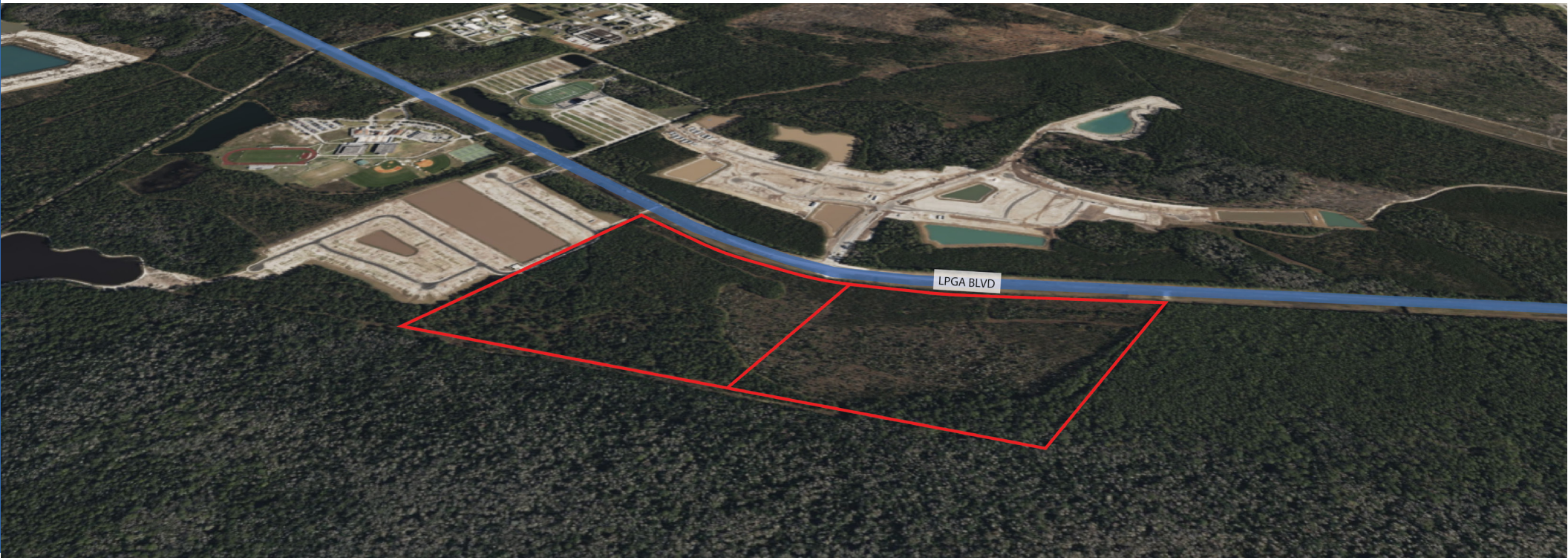


MEDIAN AGE
41.5
(5 min drive time)



**RESIDENTIAL UNITS
COMING SOON**
± 7,937
(3 mile radius)

		 Total Population	 Total Families	 Total Households	 Average Income
5 mins	2023	1,235	240	398	\$92,051
10 mins	2023	22,607	4,821	9,499	\$80,709
15 mins	2023	146,500	34,620	63,492	\$70,402



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DAYTONA BEACH MARKET HIGHLIGHTS

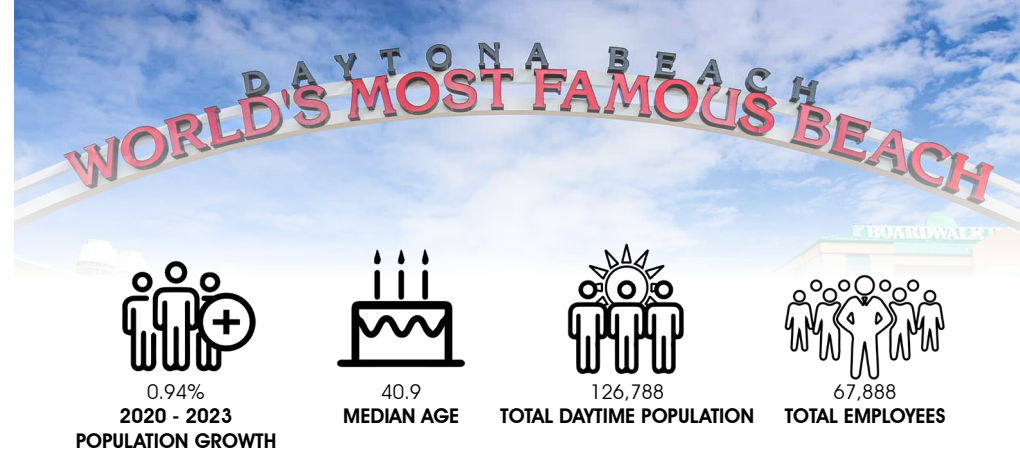
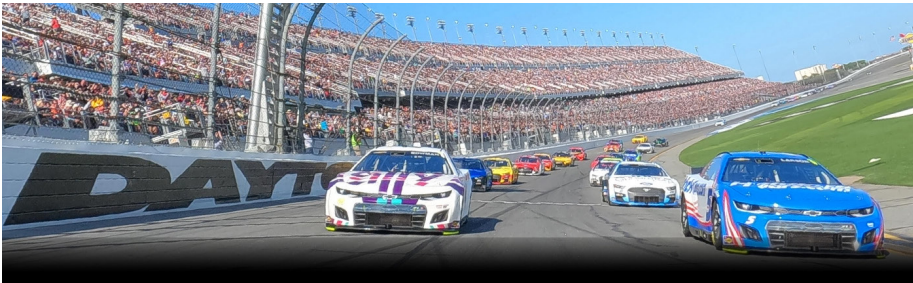
AN AMERICAN FAVORITE COASTAL DESTINATION

Daytona Beach is the largest city in Volusia county with a population of 74,437 within the 68 square miles of the city limits. As the birthplace of Speed, home of over 23 miles of beautiful white-sand beaches and Florida's tallest lighthouse; Daytona's features draws in a diverse demographic.

Over 9 million people visit Daytona Beach annually, making it one of America's favorite coastal destinations. Over 60 miles of hiking and biking trails, 2 wooden piers, more than 30 well-maintained parks, and one beach-side amusement park are just some of the recreational outlets and activities available in the Daytona Beach area.

NASCAR'S "SUPER BOWL"

Daytona International Speedway is known as the "Super Bowl" of racing and is NASCAR's biggest annual event bringing in over 100,000 visitors to the Daytona Beach area.



CITY-DRIVEN REDEVELOPMENT

The city of Daytona Beach currently has four redevelopment plans in place that comprises five redevelopment districts. Those districts are Ballough Road, Downtown, Main Street, Midtown, and South Atlantic. Each plan was set in order to improve or enhance resident and visitors experience and revitalize each area.

