

For Sale - Ormond Beach
Residential Site



1648 Old Tomoka Road

Ormond Beach, Florida 32174

Property Highlights

- 5.0± acres ready for development
- Convenient access to best of area - major growth corridor
- Adjacent to Avalon Park Daytona Beach, a 10,000 unit master development
- Zoning: Volusia County A-3
- Future Land Use: LIU (Low Impact Urban)
- Closest utility service: City of Ormond Beach
- Property is in Volusia County, adjacent and contiguous to both Daytona Beach and Ormond Beach

Property Description

Located just west of I-95 and south of SR 40 (Granada Blvd), potential abounds for the investor or developer with vision. The parcel offers convenient access to I-95 via Interchange Blvd and Booth Road. Interchange Blvd may be extended south to LPGA Blvd.



Sale Price: \$1,900,000

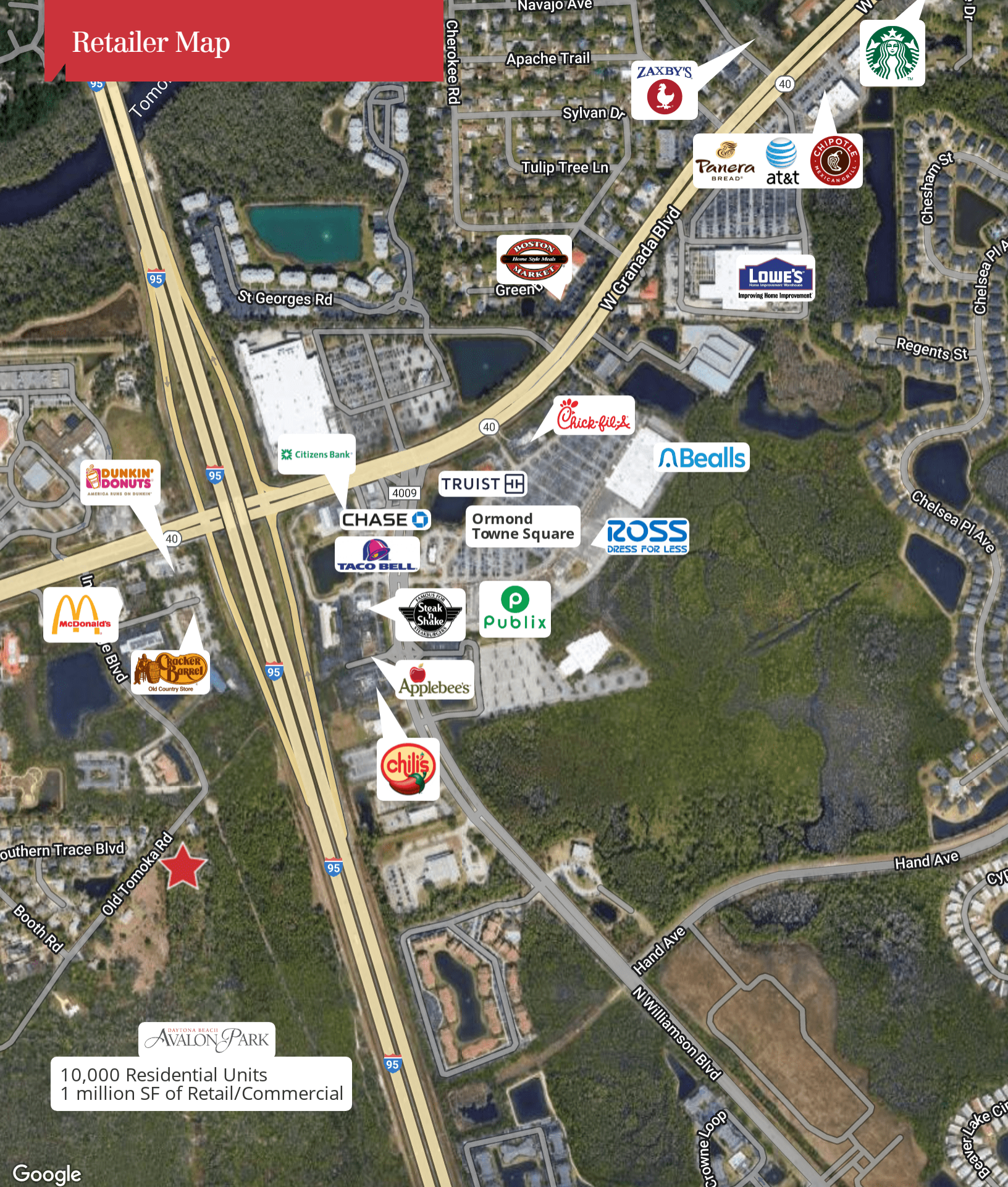
For more information

Ted Lightman, CCIM

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Retailer Map

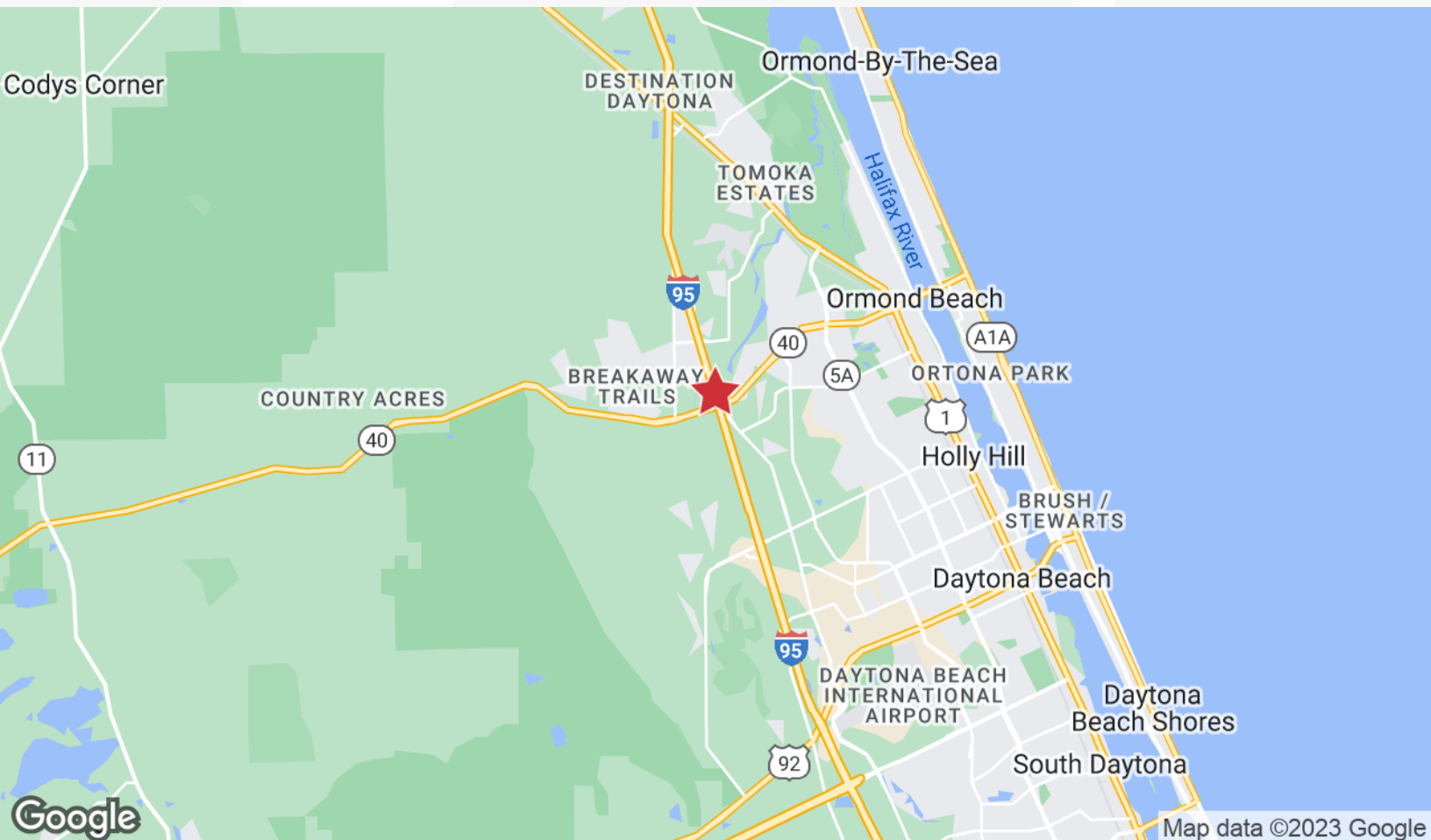
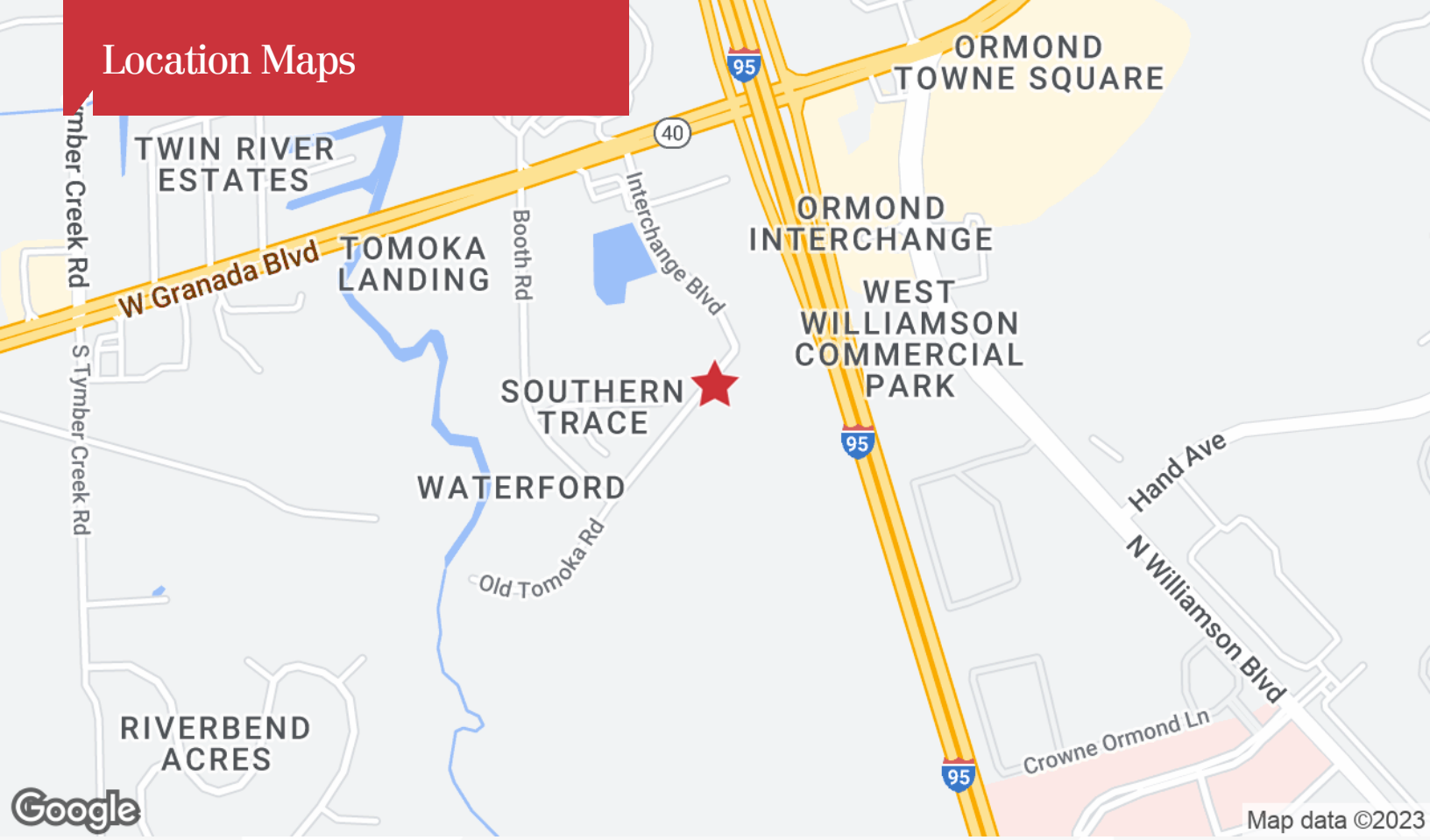


10,000 Residential Units
1 million SF of Retail/Commercial

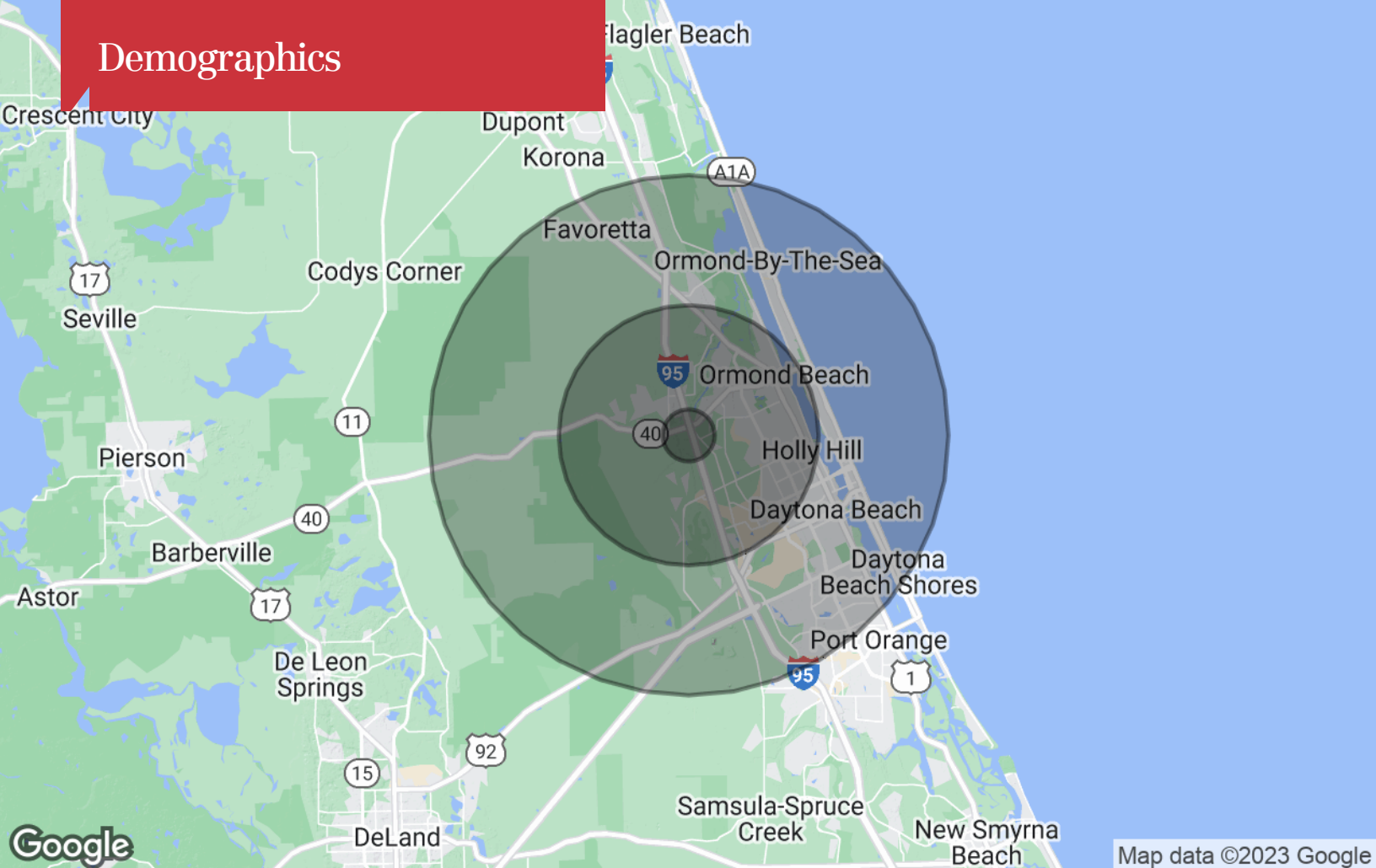
DAYTONA BEACH
AVALON PARK

Google

Location Maps



Demographics



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,874	76,145	183,146
MEDIAN AGE	50.4	46.3	46.4
MEDIAN AGE (MALE)	50.8	45.6	45.4
MEDIAN AGE (FEMALE)	51.1	47.7	47.8

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,261	35,905	96,231
# OF PERSONS PER HH	2.3	2.1	1.9
AVERAGE HH INCOME	\$92,069	\$56,865	\$53,090
AVERAGE HOUSE VALUE	\$229,613	\$167,906	\$176,424

* Demographic data derived from 2020 ACS - US Census