Hunters Ridge Commercial Development Site

Laurel Retail Site
76 Hunters Ridge Blvd
Ormond Beach Fl 32174

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THE LAUREL SITE

CBC AI GROUP is please to offer for sale nearly 7.7 acres of commercial land in Ormond Beach within the rapid growth area of Hunters Ridge. The Laurel site has been approved by DRI for 66,908 square feet of commercial retail/office and is located between the already existing and established neighborhoods and the new phases of developments.

$2,250,000.00
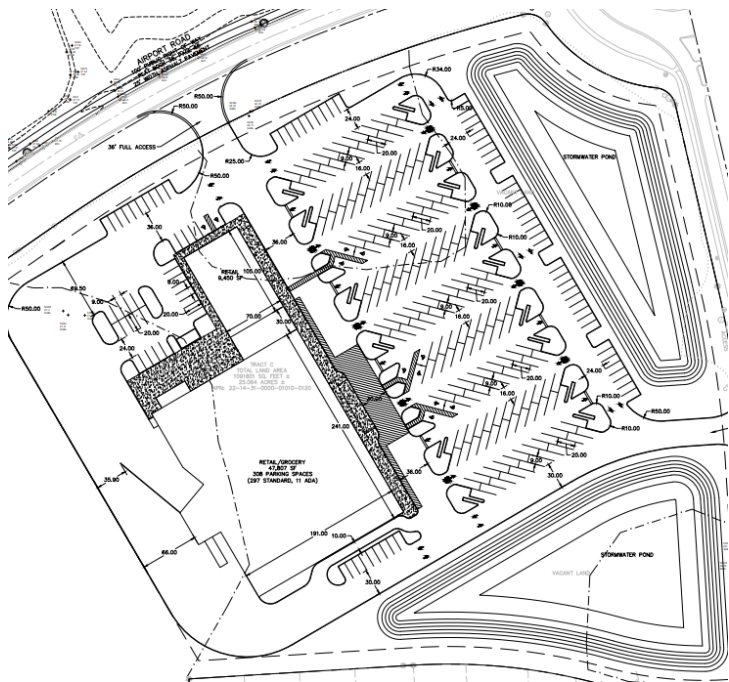
THE LAUREL SITE

The Laurel site in centrally located at the intersection of Airport Road and Hunters Ridge Blvd. Hunters Ridge Blvd. is the main North/South road connecting the current existing developments and the phases currently under development. Airport Road is the main East/West Road which connects the phases prospective North and southern boundaries.
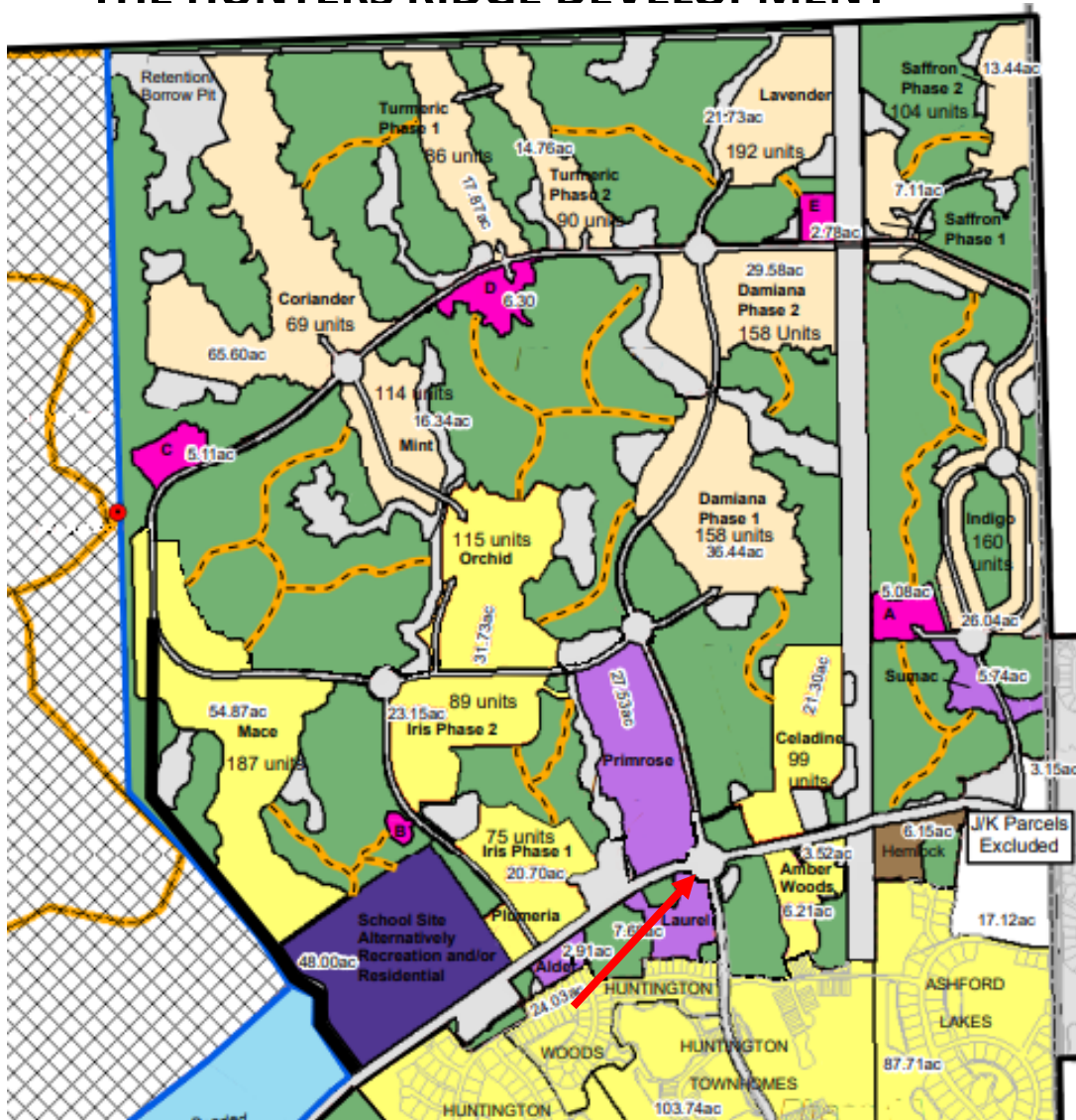

Under Construction Phases

Existing Residential

Laurel Site

AIRPORT ROAD

WAREHOUSE

Recreation/Open Space

AMBER WOODS

CONVENIENCE STORE

HUNTINGTON TOWNHOUSES

HEMLOCK

ASHFORD LAKES

HUNTINGTON WOODS

LAUREL

AMBER WOODS

Flagler County

ALDER

HUNTINGTON

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THE HUNTERS RIDGE DEVELOPMENT

THE HUNTERS RIDGE DEVELOPMENT

The Hunters Ridge Development is an ongoing Development of regional impact (DRI) in Flagler county, resolution number 2022-31. The total development spans over 1,976 acres, two counties, and includes mixed residential and commercial uses. There are already approximately 1,200 residential units built and much of the site work has begun and pre-sales are progressing well for the next phases.
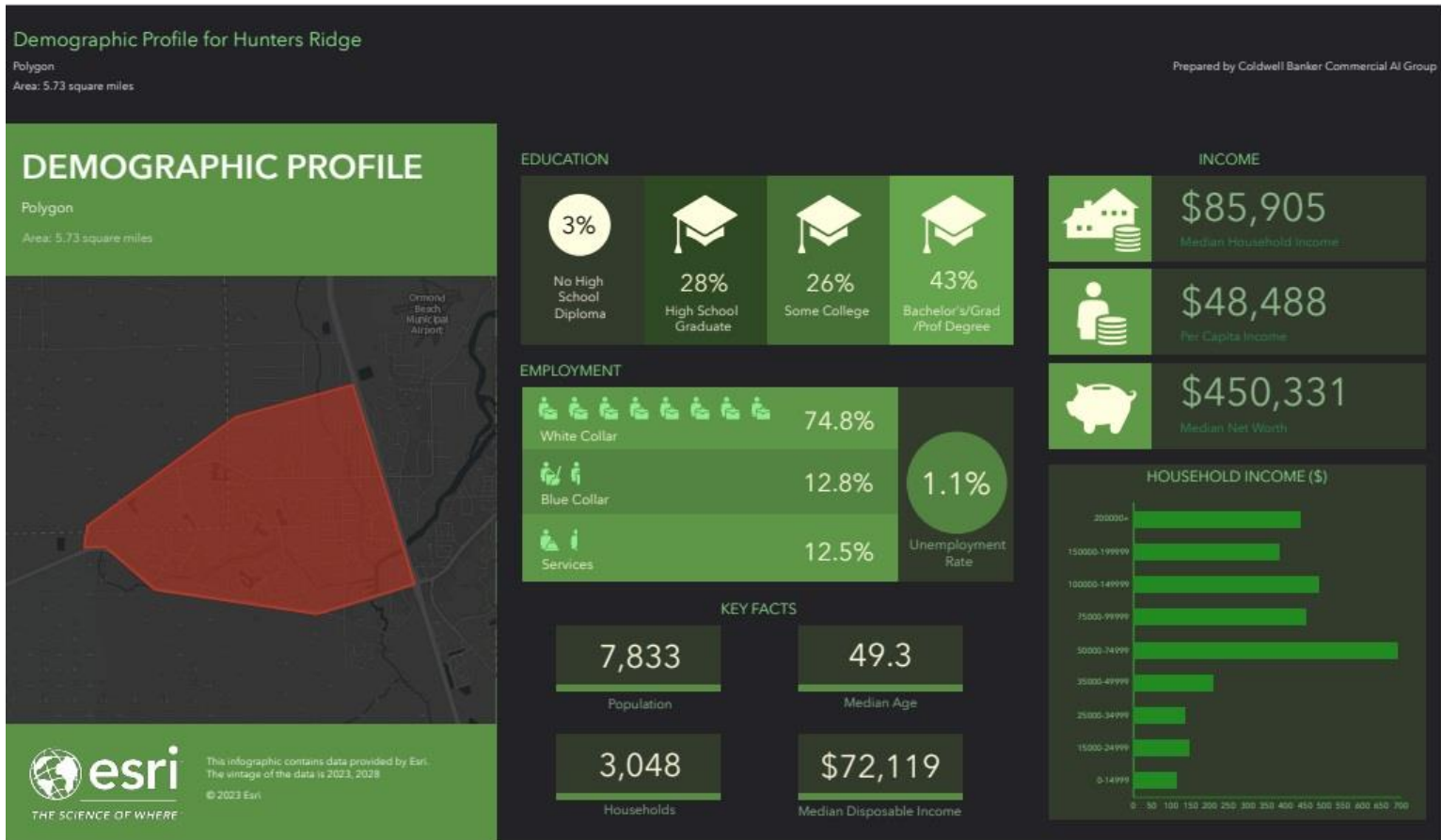
- Average existing home value $400,000.00 (7% higher than Florida average)
- Owner Occupant 91%

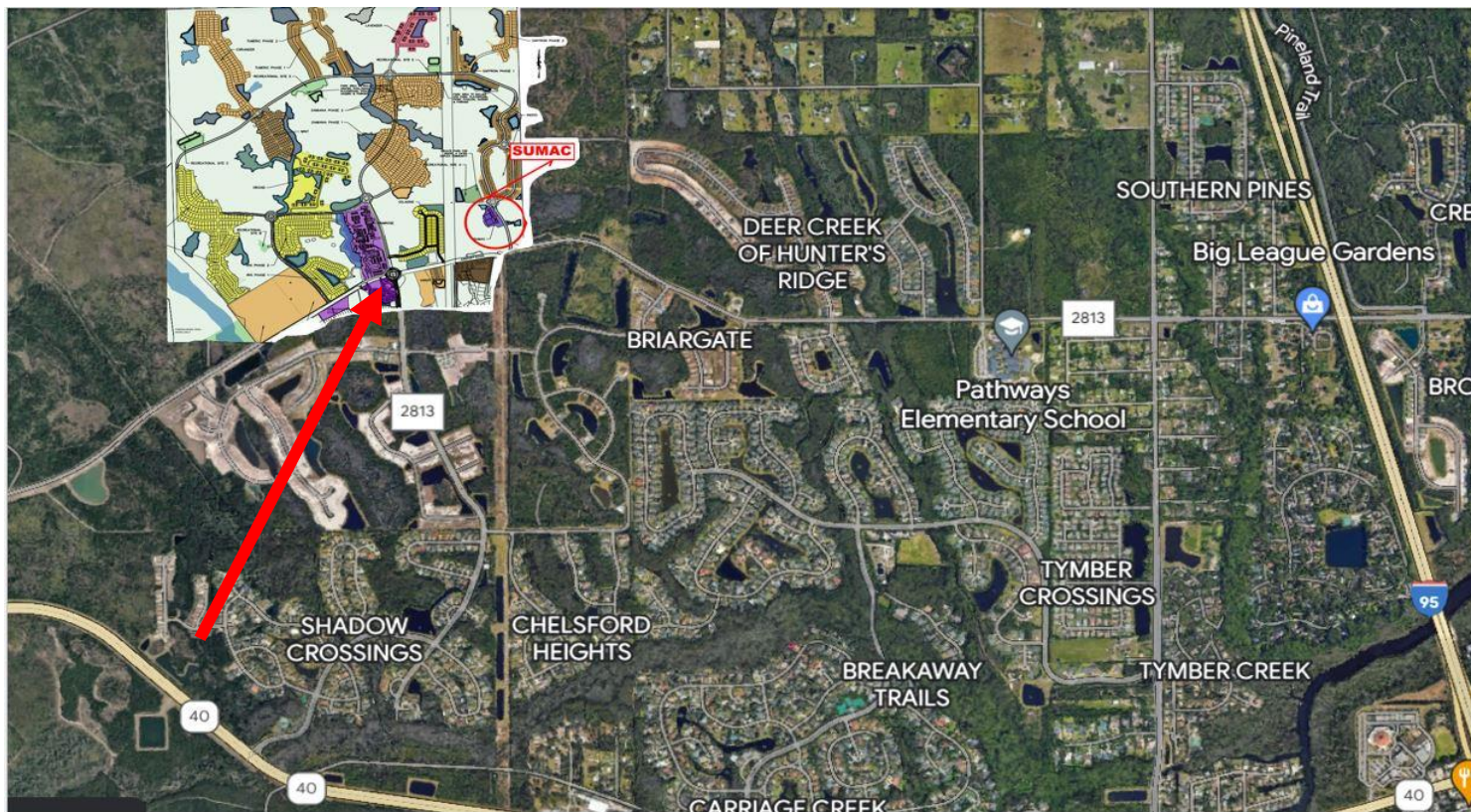| Approved Permitted Use	Approved Units
Low Density	1,110 Units
High Density	1,192 Units
Mixed use Office/Retail	324,245 SF
Light Industrial	242,788 SF

Existing Demographic Profile for Hunters Ridge

THE HUNTERS RIDGE DEVELOPMENT

City of Ormond Beach

Ormond Beach is a city in Volusia County, Florida. Ormond Beach lies directly north of Daytona Beach and is a principal city in Daytona Beach, FL Metropolitan Statistical Area. Ormond Beach has four downtown riverfront parks and a beachfront park along with 37 other parks and gardens large and small. The historic shopping district located along Granada Boulevard from A1A to Orchard Street is home to dozens of locally-owned shops and restaurants along with historic and cultural sites. With the post Covid exodus of the larger nearby cities into more sub urban settings Ormond Beach is experiencing an aggressive population and development increases in recent years.

Demographic Profile for Ormond Beach
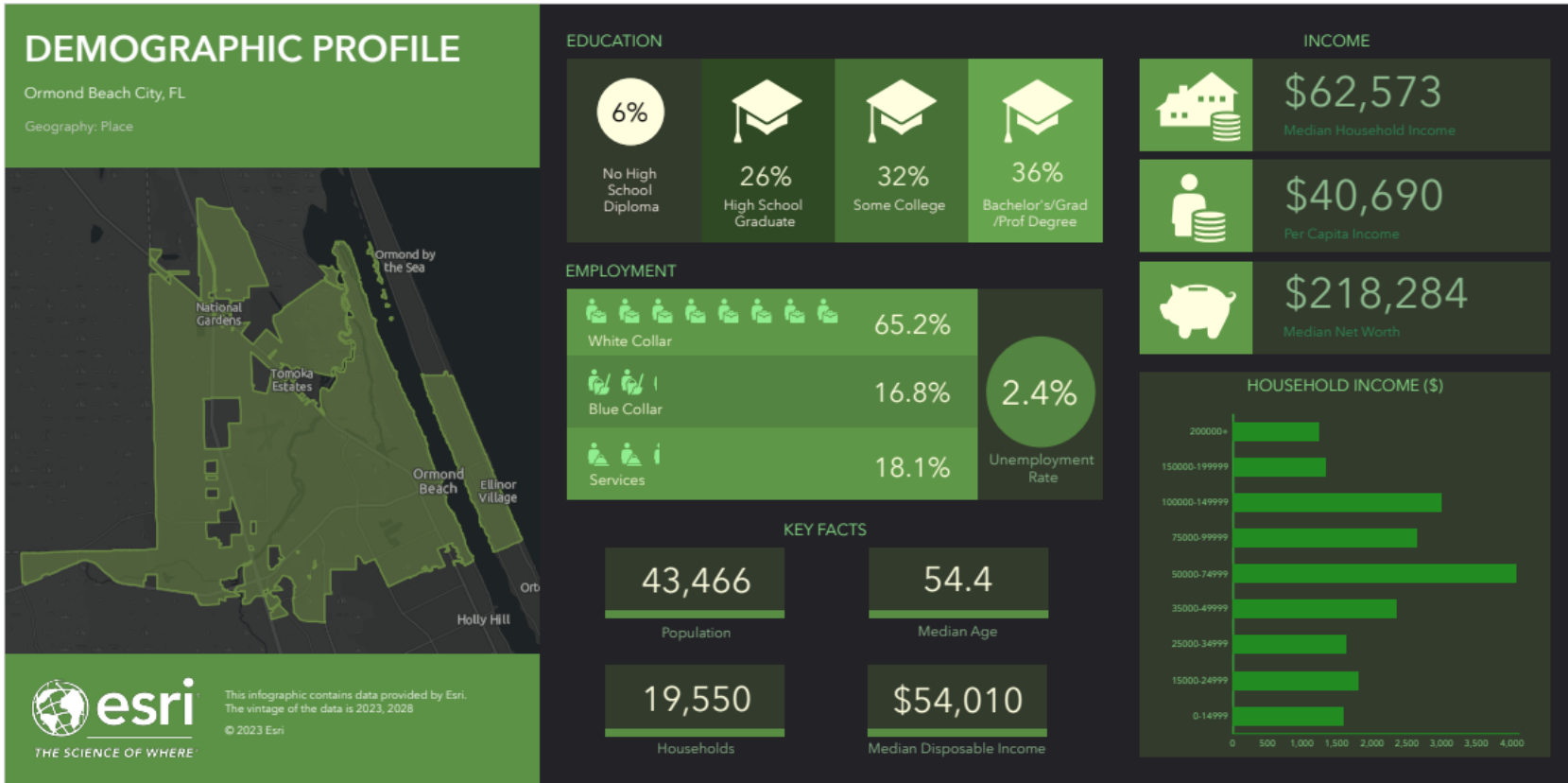
City Of Daytona Beach

The City of Daytona Beach is the nearest Major Metro and only minutes away. Daytona has been attracting visitors and residents for nearly a century. Daytona's main attractions are its beaches, know as " the worlds most famous beach" and the iconic Daytona Speedway. Daytona continues to grow through aggressive projects such as:

- One Daytona, a mixed used commercial development of approximately 360,000 SF

- Nearly half billion dollar remodel of the Speedway center.

- Margaretville Latitudes, 6,900 unit age restricted community

- Tanger Outlet Mall 350,000 SF outdoor style mall with nearly 100 retailers

HUNTERS RIDGE RESIDENTIAL GOLF PROPERTIES
COMMERCIAL SITES

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