

# FORMER BELLARIA INTRACOASTAL RESIDENCES PROJECT



## PROPERTY DESCRIPTION

3+/- Acres with 300+/- Feet of direct Halifax River frontage.  
Formerly Entitled for Upscale 53 Unit Riverfront Condominium Project.  
Units ranged from 2,500 SF to 5,600 SF including two story penthouses with potential dockage.  
The site is situated in a historical neighborhood on the Halifax Intracoastal Waterway and is a short walk to the World's Most Famous Daytona Beach.  
Convenient location to Ocean Walk Shoppes, Ocean Center, Restaurants, and more.  
Seller Financing available.

## LOCATION DESCRIPTION

Located in Daytona Beach perfectly nestled between Ormond Beach and Port Orange approximately 1 mile north of International Speedway Boulevard, five blocks to the beach, and just west of the Hard Rock Hotel and Café, and Daytona Beach Resort & Conference Center.  
Approximately 2.3 miles to Publix and Bellair Plaza, 4.3 miles to Halifax Health Medical Center, 5.4 miles to One Daytona, 5.5 miles to Daytona Beach International Airport, and 6 miles to Tomoka Town Center, Tanger Outlets, and I-95.

## JOHN W. TROST, CCIM

Principal | Senior Advisor  
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## OFFERING SUMMARY

|                    |                                    |
|--------------------|------------------------------------|
| <b>SALE PRICE:</b> | \$2,600,000                        |
| <b>LOT SIZE:</b>   | 3+/- Acres                         |
| <b>PARCEL NO:</b>  | 5305-01-01-0040<br>5305-01-01-0050 |

| <b>DEMOGRAPHICS</b>      | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------|---------------|----------------|----------------|
| <b>TOTAL HOUSEHOLDS</b>  | 2,557         | 19,525         | 41,677         |
| <b>TOTAL POPULATION</b>  | 4,698         | 46,275         | 100,809        |
| <b>AVERAGE HH INCOME</b> | \$42,319      | \$40,692       | \$44,044       |

## LOCATION ADDRESS

801 N. Halifax Avenue  
Daytona Beach, FL 32117

FORMER BELLARIA INTRACOASTAL RESIDENCES PROJECT | 801 N. Halifax Avenue Daytona Beach, FL 32118

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# RENDERINGS



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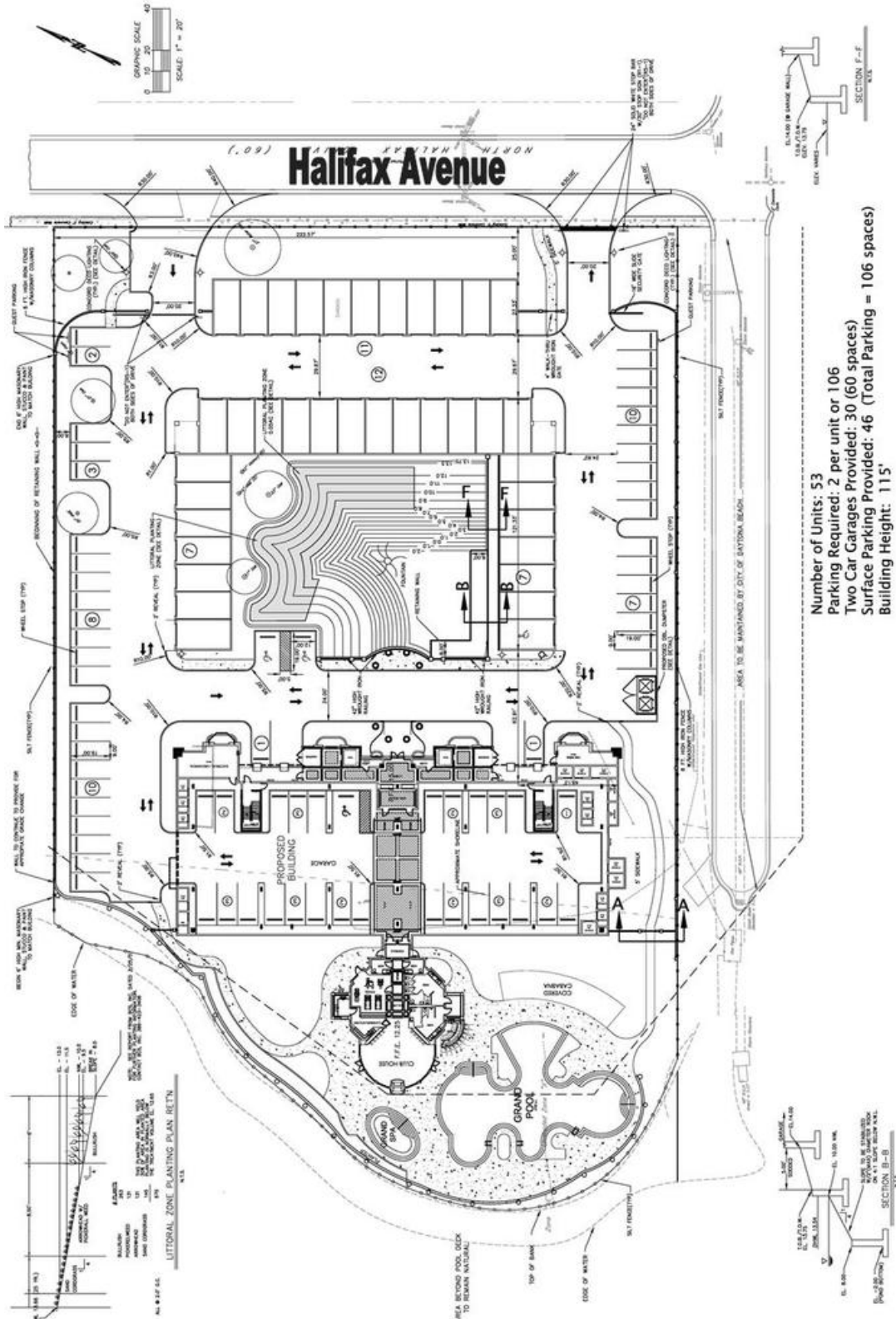
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# PROPOSED SITE PLAN



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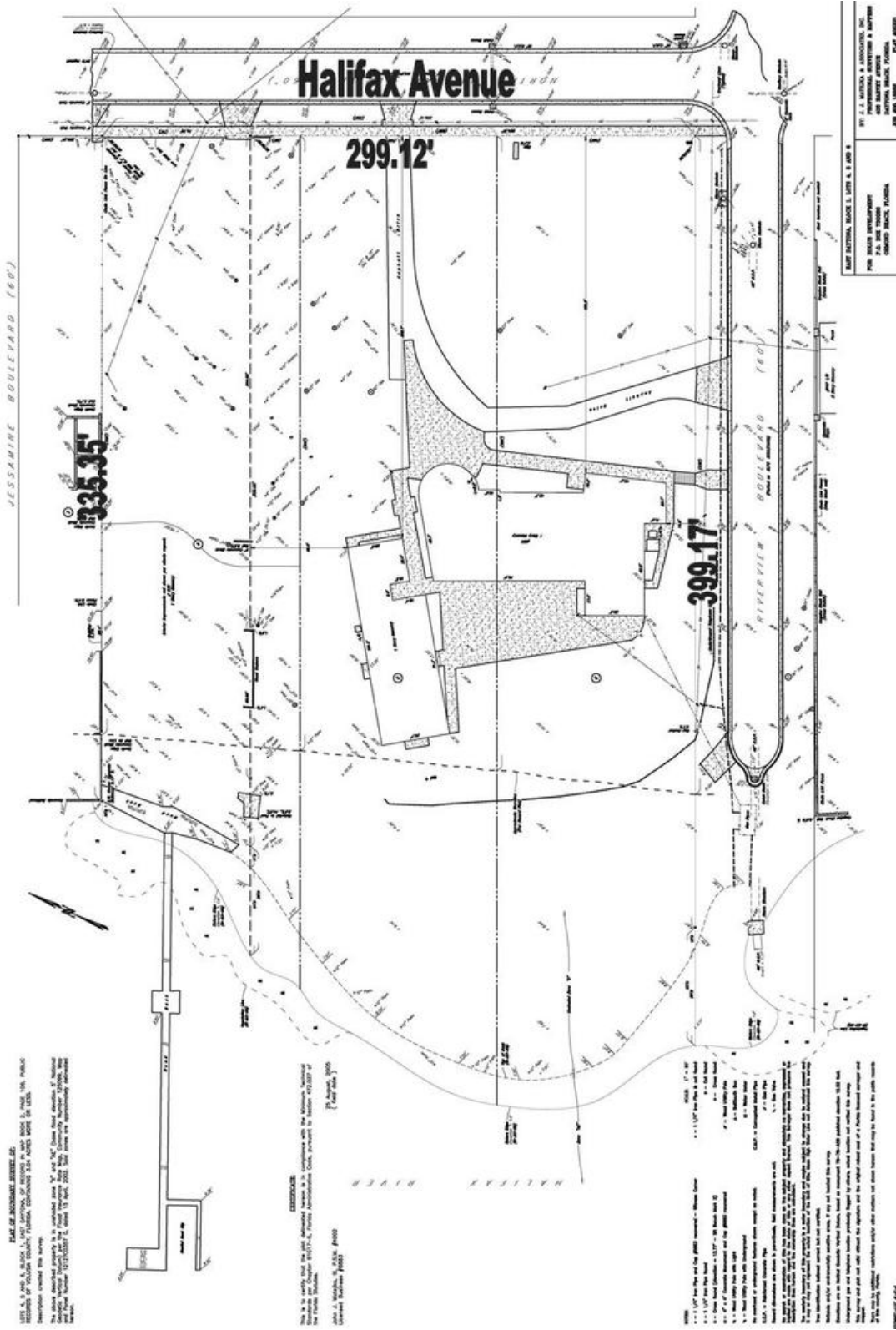
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# SURVEY



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