

# RIVERFRONT DEVELOPMENT PARCEL



## PROPERTY DESCRIPTION

Premier Riverfront Development Site on 2.7+/- Acres.

Discover the perfect opportunity with this river access property.

Spanning over 617+/- feet of frontage on Granada Boulevard (SR 40), this prime location is situated just half a mile west of Interstate 95.

Direct access to the Tomoka River, this site offers unparalleled potential.

The property is planned to accommodate seven thoughtfully designed homesites with potential for multifamily.

## LOCATION DESCRIPTION

Located on the north side of Granada Boulevard west of Interstate 95.

## LOCATION ADDRESS

NEC of W. Granada Boulevard & Bayberry Drive  
Ormond Beach, FL 32174

## JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

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## OFFERING SUMMARY

**SALE PRICE:** \$995,000

**LOT SIZE:** 2.7+/- Acres

**PARCEL NO:** 4125-00-00-0143

**TRAFFIC COUNT:** 26,500 AADT

**ZONING:** Volusia County R-4C

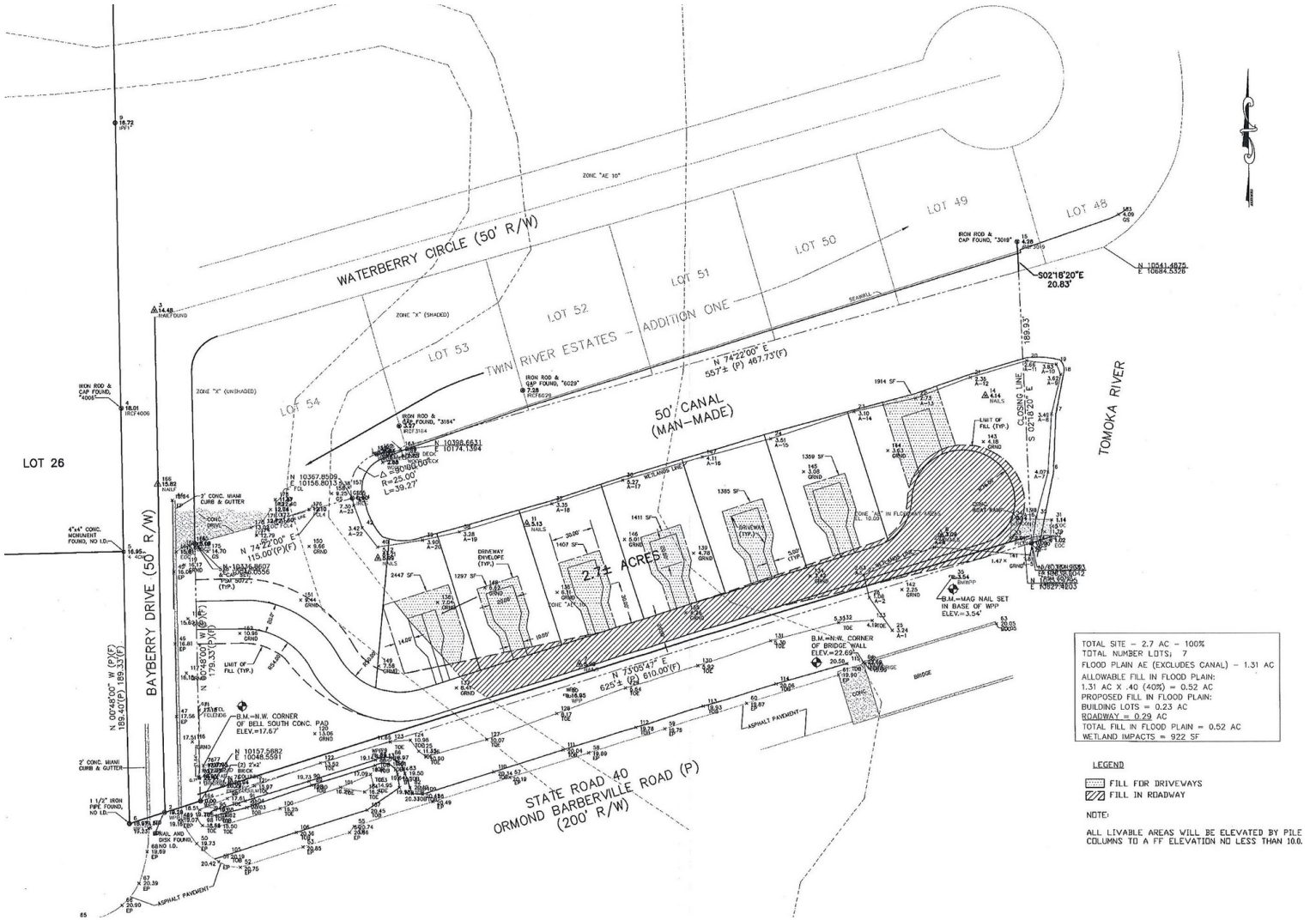
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,461	11,444	30,899
TOTAL POPULATION	3,601	23,622	66,385
AVERAGE HH INCOME	\$98,169	\$69,850	\$59,368

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# CONCEPTUAL LAYOUT



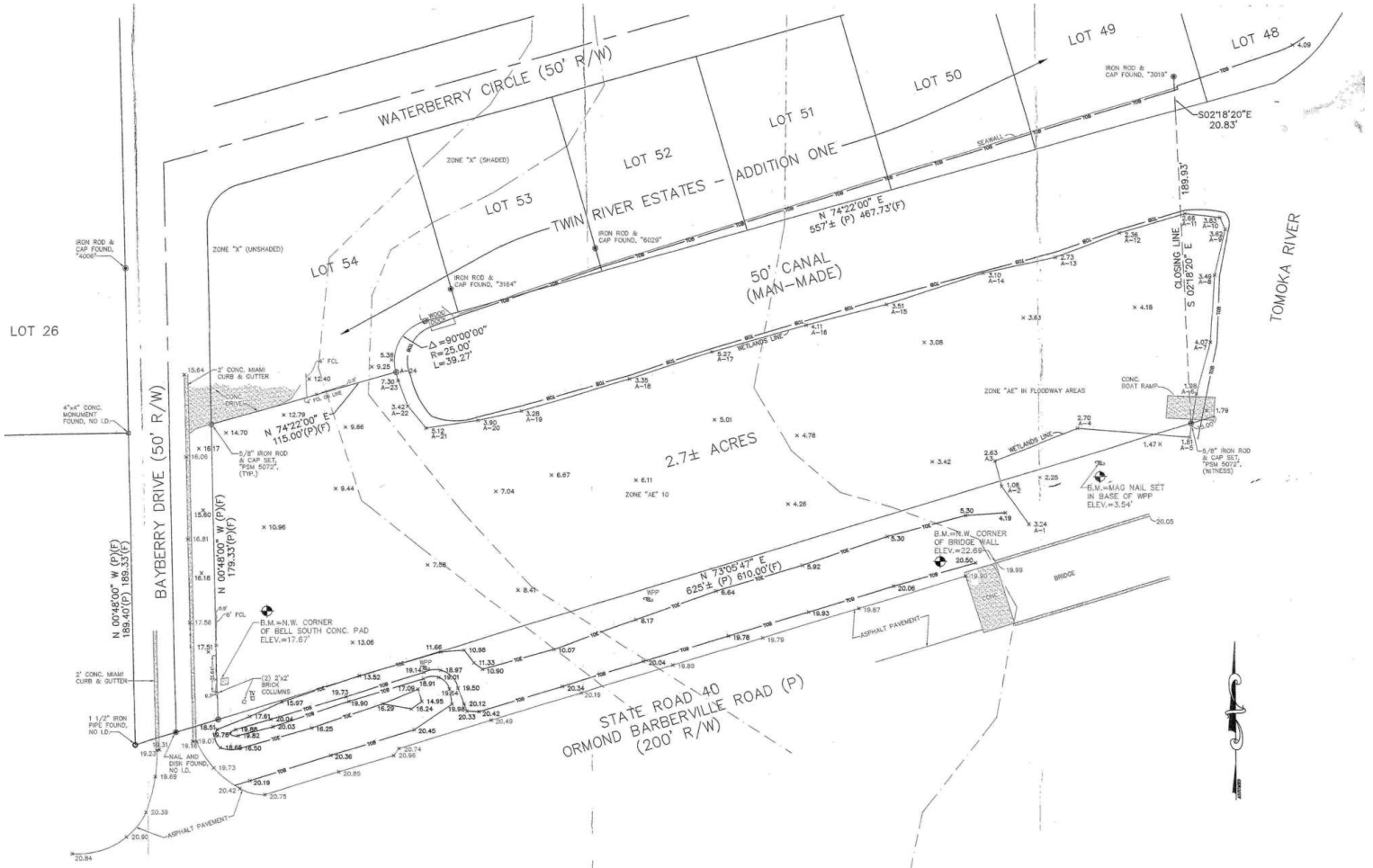
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# SURVEY



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# LOCATION MAPS



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