1648 Old Tomoka Road

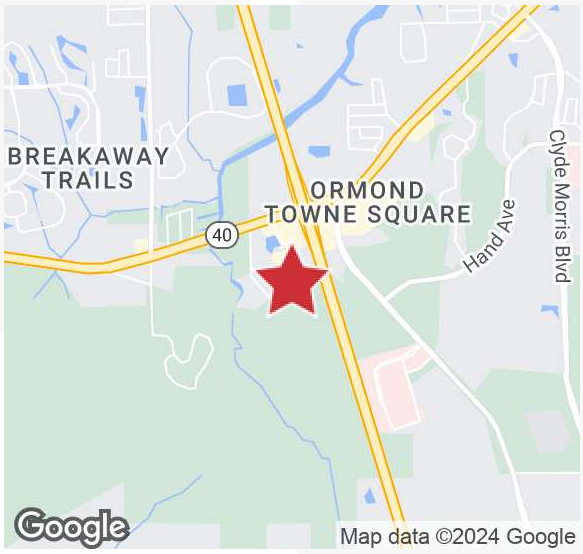
Ormond Beach, Florida 32174

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.



Price Reduction

Sale Price: $1,500,000

For more information

Ted Lightman, CCIM

O: 386 238 3600

tlightman@realvest.com

NAI Realvest CHARLES WAYNE

07.15.24

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

444 Seabreeze Blvd, Suite 1000
Daytona Beach, FL 32118
386 238 3600 tel
nairealvest.com

Retailer Map

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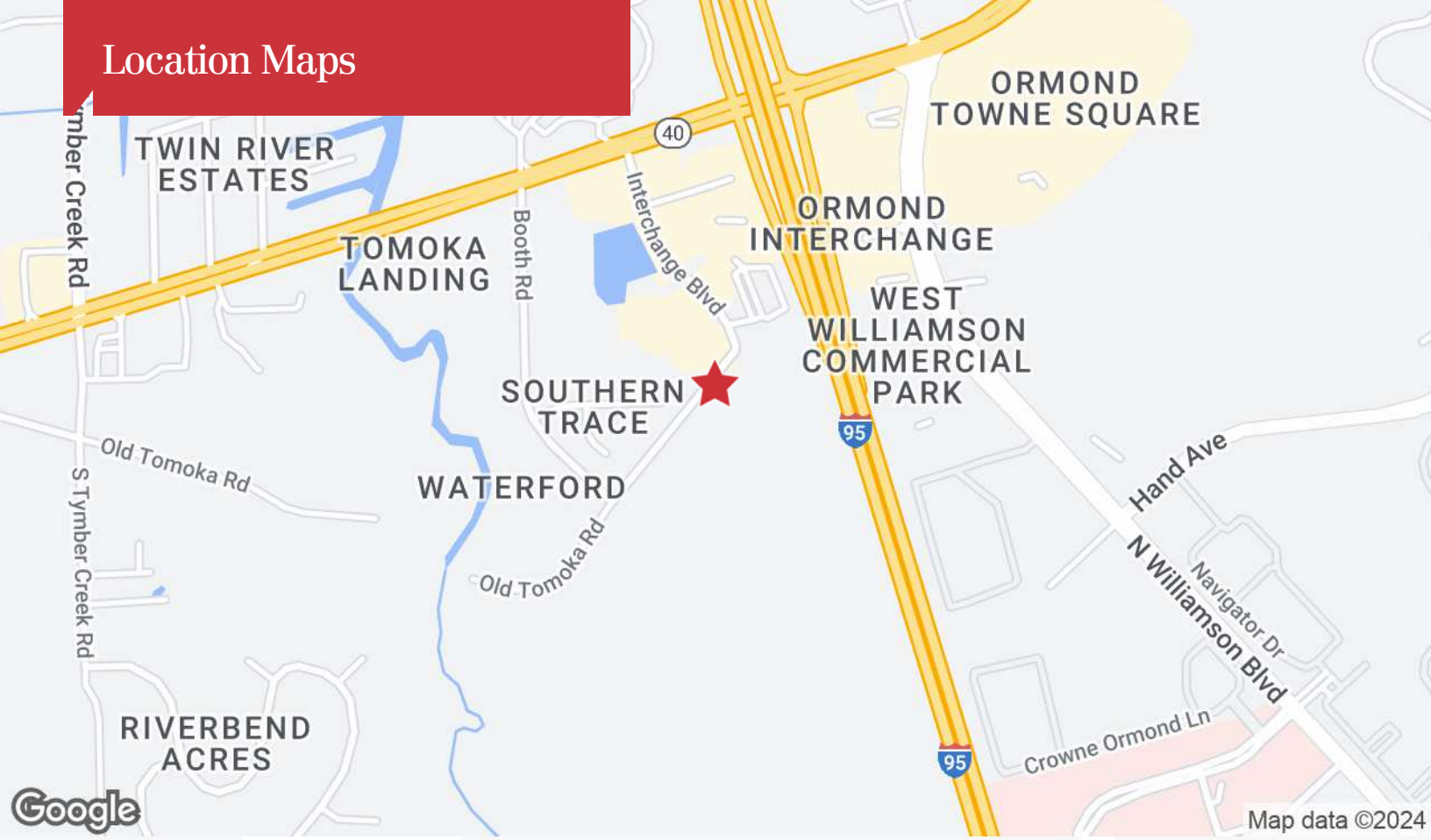
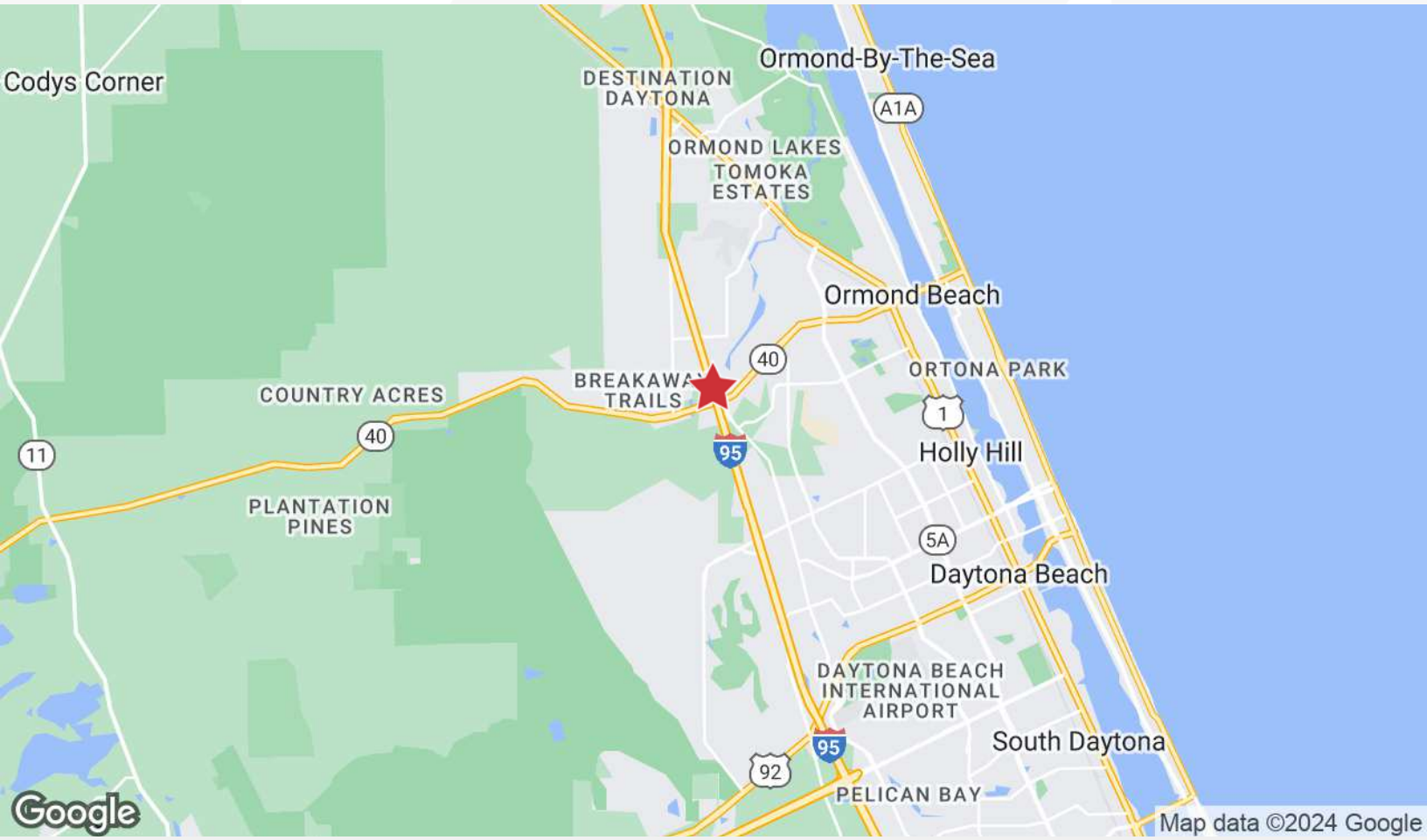
Location Maps





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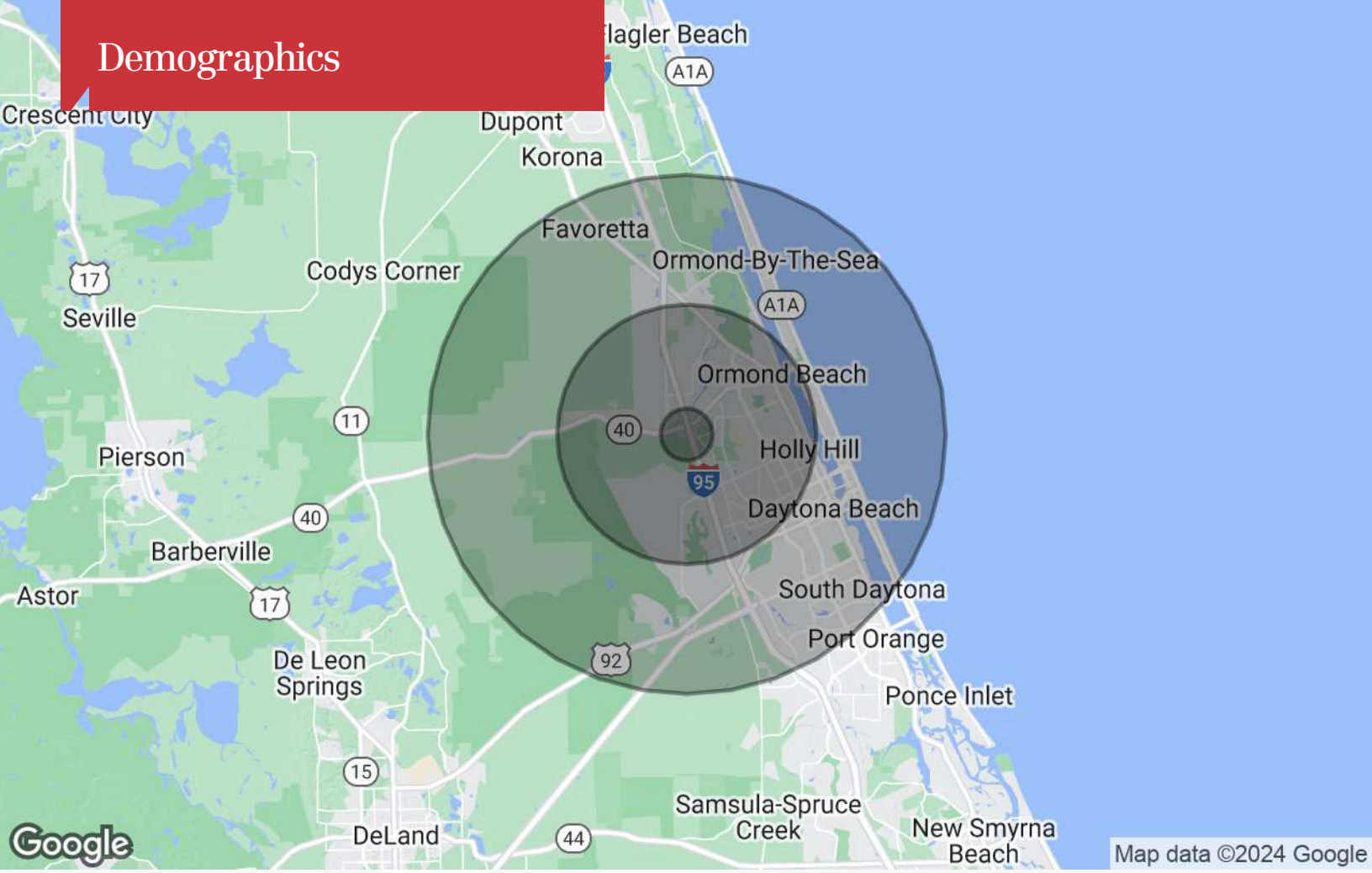
Demographics



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*

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