



# DAYTONA BEACH MF OPPORTUNITY PHASE 1

LPGA Blvd, Daytona Beach, FL 32124

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LPGA BLVD

**For Sale: \$5,180,000**

Phase 1: 280 Multifamily Units at \$18,500 / unit

Parcels: 522900000010 (± 41 Acres - North Parcel)  
523200000010 (± 56 Acres - South Parcel)



**1 MILE FROM  
FUTURE GROCERY  
ANCHORED  
SHOPPING CENTER**

Phase 1: PD approved for 280 units at intersection of Royal County Blvd and LPGA Blvd

First right of refusal of Phase 2 (additional 280 units)

Surrounded by strong demographics and average HH Income of \$99,348 within 5 minutes

Less than 1 mile from new 178-acre mixed-use Speedway West Towncenter and less than 4 miles from International Speedway Square and the Daytona International Speedway

Located within the LPGA Corridor which has been heavily redeveloped over the past 5+ years

Strategically situated less than 3 miles from I-95 access

Increased future access with completion of Royal County Blvd (West of property) and Grande Champion Blvd Connector to the north of the Speedway West Towncenter

Seller willing to give wetland mitigation credits



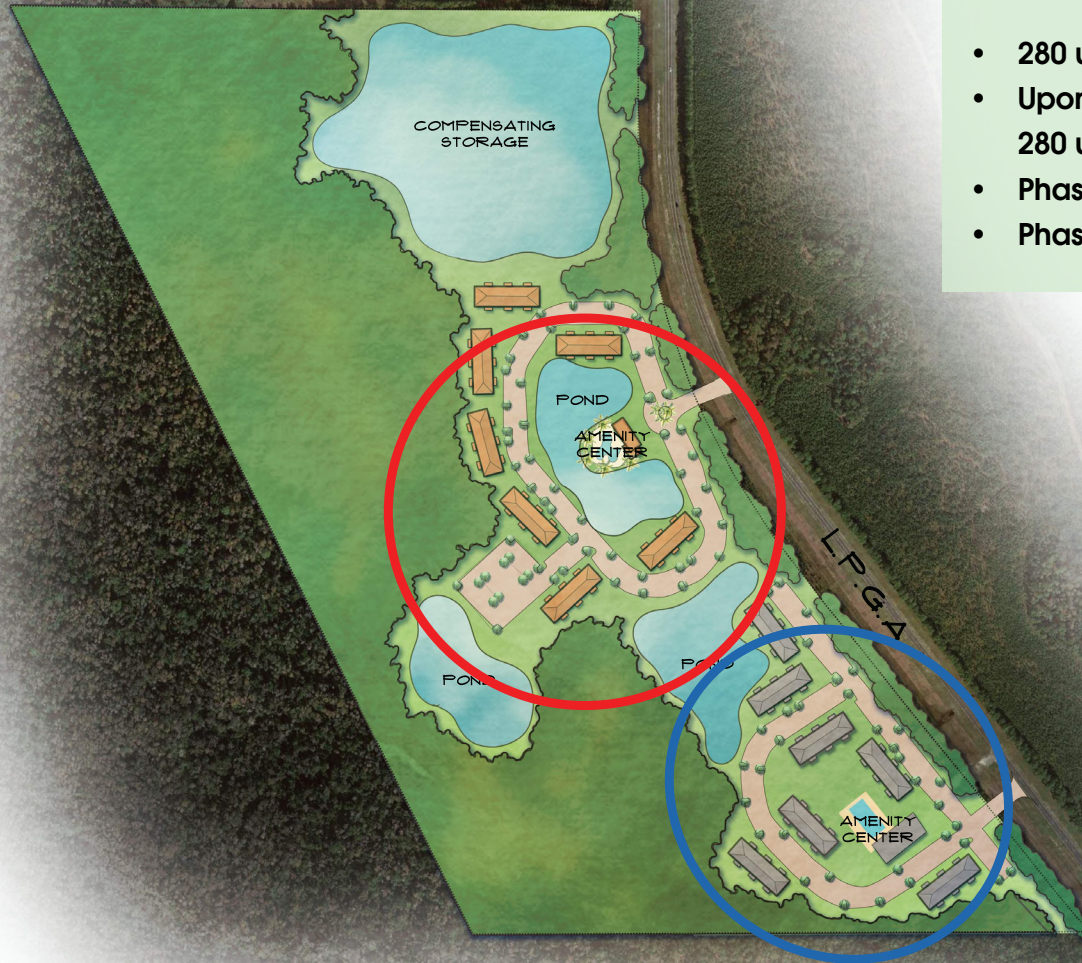
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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# PROPOSED DEVELOPMENT PLAN

## PROPERTY DETAILS

- 280 units proposed in Phase 1
- Upon completion of Phase 1, an additional 280 units are available in Phase 2
- Phase 1 is outlined to the left in red
- Phase 2 is outlined to the left in blue



CONCEPT MULTI-FAMILY



1" = 150'



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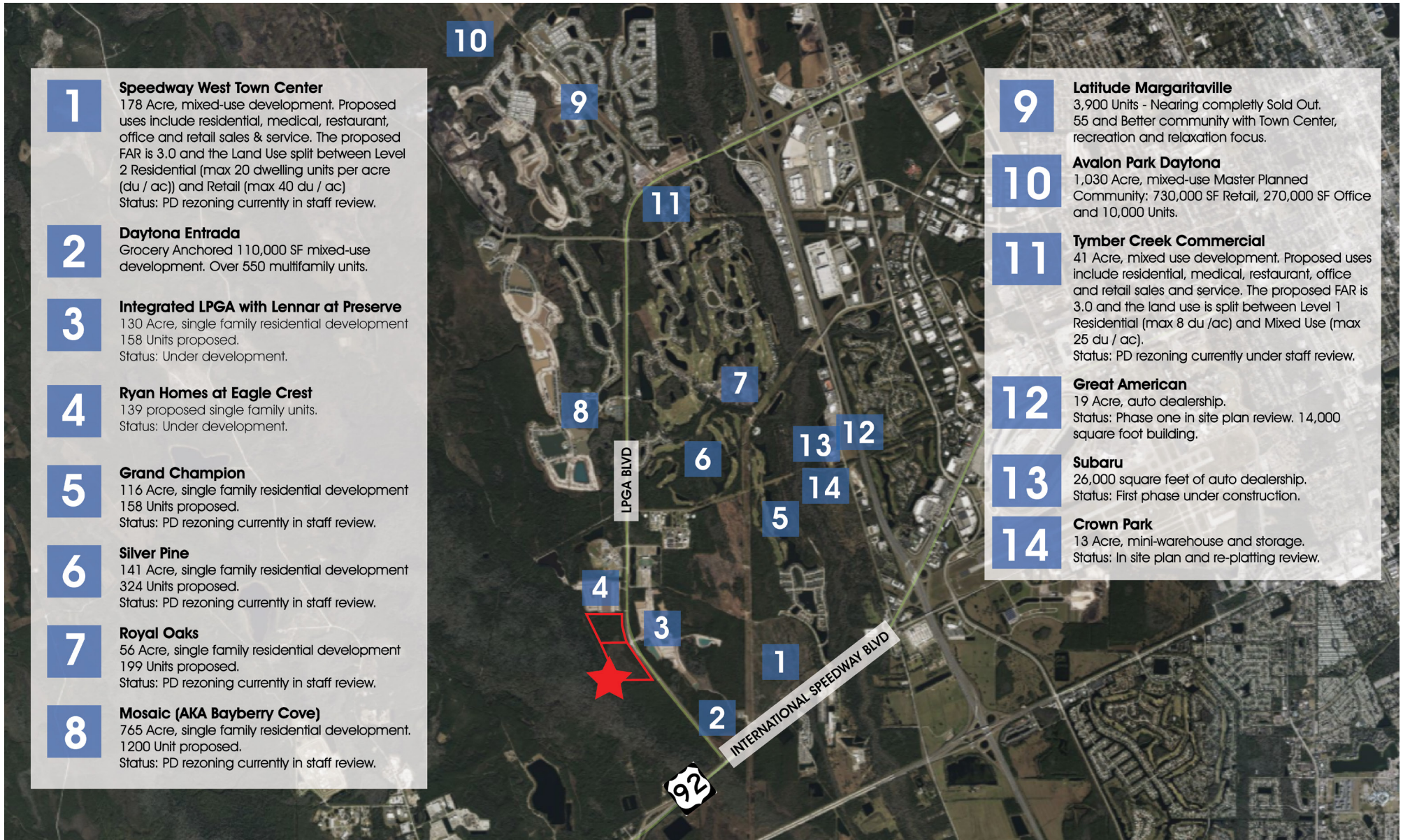
# SURROUNDING AREA



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# NEW DEVELOPMENTS



1

**Speedway West Town Center**

178 Acre, mixed-use development. Proposed uses include residential, medical, restaurant, office and retail sales & service. The proposed FAR is 3.0 and the Land Use split between Level 2 Residential (max 20 dwelling units per acre (du / ac)) and Retail (max 40 du / ac)  
Status: PD rezoning currently in staff review.

2

**Daytona Entrada**

Grocery Anchored 110,000 SF mixed-use development. Over 550 multifamily units.

3

**Integrated LPGA with Lennar at Preserve**

130 Acre, single family residential development  
158 Units proposed.  
Status: Under development.

4

**Ryan Homes at Eagle Crest**

139 proposed single family units.  
Status: Under development.

5

**Grand Champion**

116 Acre, single family residential development  
158 Units proposed.  
Status: PD rezoning currently in staff review.

6

**Silver Pine**

141 Acre, single family residential development  
324 Units proposed.  
Status: PD rezoning currently in staff review.

7

**Royal Oaks**

56 Acre, single family residential development  
199 Units proposed.  
Status: PD rezoning currently in staff review.

8

**Mosaic (AKA Bayberry Cove)**

765 Acre, single family residential development.  
1200 Unit proposed.  
Status: PD rezoning currently in staff review.

9

**Latitude Margaritaville**

3,900 Units - Nearing completely Sold Out. 55 and Better community with Town Center, recreation and relaxation focus.

10

**Avalon Park Daytona**

1,030 Acre, mixed-use Master Planned Community: 730,000 SF Retail, 270,000 SF Office and 10,000 Units.

11

**Tymer Creek Commercial**

41 Acre, mixed use development. Proposed uses include residential, medical, restaurant, office and retail sales and service. The proposed FAR is 3.0 and the land use is split between Level 1 Residential (max 8 du /ac) and Mixed Use (max 25 du / ac).  
Status: PD rezoning currently under staff review.

12

**Great American**

19 Acre, auto dealership.  
Status: Phase one in site plan review. 14,000 square foot building.

13

**Subaru**

26,000 square feet of auto dealership.  
Status: First phase under construction.

14

**Crown Park**

13 Acre, mini-warehouse and storage.  
Status: In site plan and re-platting review.

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# LOCATION

## Drive Times & Traffic Counts



1 minute  
(1.0 miles)



3 minutes  
(2 miles)



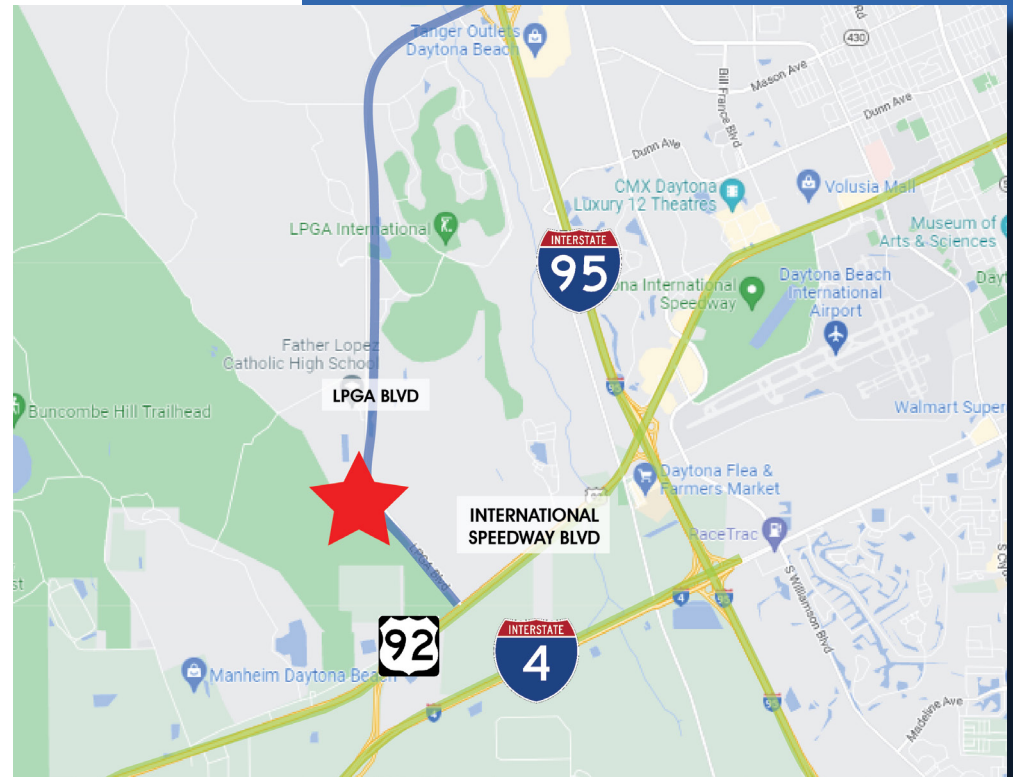
4 minutes  
(2.8 miles)



12 minutes  
(7.9 miles)



15 minutes  
(9.2 miles)



## Average Annual Daily Trips

**2023**

LPGA Blvd	8,800
International Speedway Blvd	32,000
I-4	66,500

## Surrounding Businesses

**2024**

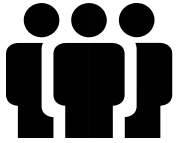
	5 Mins	10 Mins	15 Mins
Retail Businesses	23	190	1,331
Food & Drink Businesses	4	70	377

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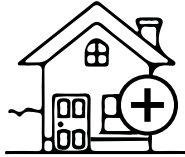
# DEMOGRAPHICS







**EMPLOYMENT  
POPULATION**  
± 16,690  
(10 min drive time)



**MEDIAN AGE**  
43.4  
(15 min drive time)



**RESIDENTIAL UNITS  
COMING SOON**  
± 7,937  
(3 mile radius)

		 Total Population	 Total Families	 Total Households	 Average Income
5 mins	2024	1,344	312	503	\$99,348
10 mins	2024	17,156	4,379	7,472	\$105,268
15 mins	2024	118,069	28,137	50,886	\$81,621



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# DAYTONA BEACH MARKET HIGHLIGHTS

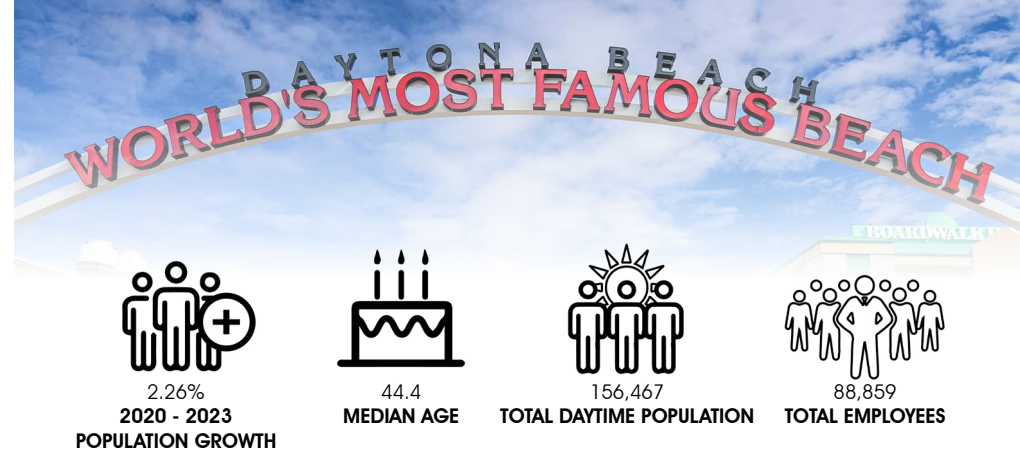
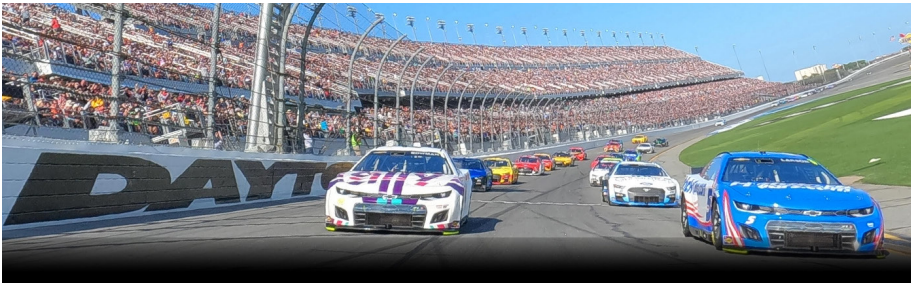
## AN AMERICAN FAVORITE COASTAL DESTINATION

Daytona Beach is the largest city in Volusia county with a population of 74,437 within the 68 square miles of the city limits. As the birthplace of Speed, home of over 23 miles of beautiful white-sand beaches and Florida's tallest lighthouse; Daytona's features draws in a diverse demographic.

Over 9 million people visit Daytona Beach annually, making it one of America's favorite coastal destinations. Over 60 miles of hiking and biking trails, 2 wooden piers, more than 30 well-maintained parks, and one beach-side amusement park are just some of the recreational outlets and activities available in the Daytona Beach area.

## NASCAR'S "SUPER BOWL"

Daytona International Speedway is known as the "Super Bowl" of racing and is NASCAR's biggest annual event bringing in over 100,000 visitors to the Daytona Beach area.



## CITY-DRIVEN REDEVELOPMENT

The city of Daytona Beach currently has four redevelopment plans in place that comprises five redevelopment districts. Those districts are Ballough Road, Downtown, Main Street, Midtown, and South Atlantic. Each plan was set in order to improve or enhance resident and visitors experience and revitalize each area.

