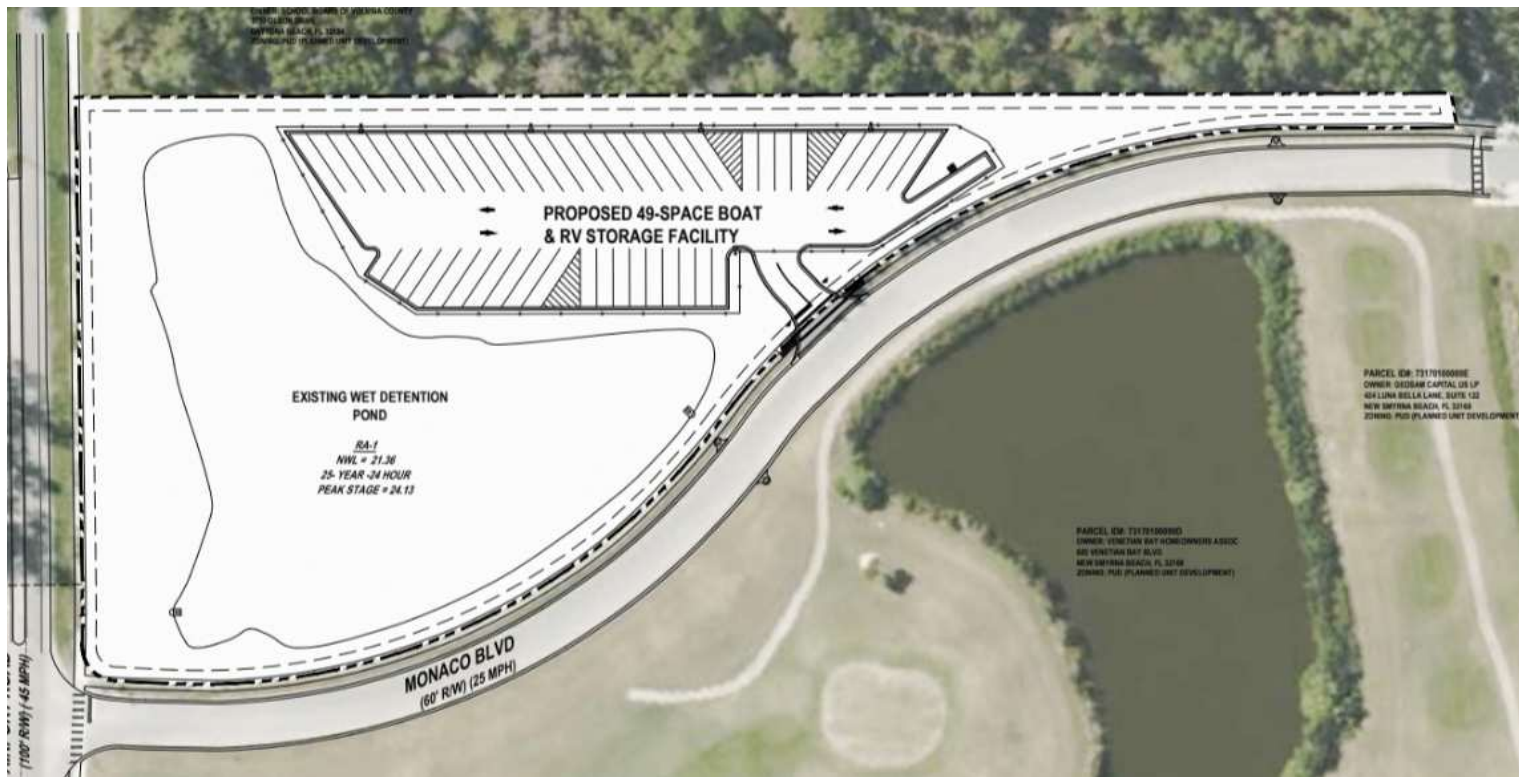


VENETIAN BAY RV & BOAT STORAGE SITE



PROPERTY DESCRIPTION

Prime Investment Opportunity: Fully Engineered 49-Space RV/Boat Storage Site in New Smyrna Beach, a hotspot for RV and boating enthusiasts.

Discover an exceptional development opportunity inside of the Venetian Bay master planned community with captive demand. This proposed 49-space RV and boat storage site offers a rare chance to capitalize on the existing demand for secure storage in an irreplaceable location.

Key Features: Civil engineering plans are complete and will be provided. Buyer just needs to submit them to New Smyrna Beach for approvals.

49 Designated Spaces: Ample room for RVs, boats, and trailers, catering to a wide range of clientele.

Prime Location: Nestled in the thriving Venetian Bay community, with easy access to major highways and local marinas.

Growing Community: Benefit from the continued development and popularity of the Venetian Bay area, attracting both locals and seasonal visitors. The Downtown Venetian Bay Town Center has approximately 2,000 homes within a short walking distance and over 2,900 homes currently, with plans to grow to over 4,000 homes at full build-out.

Don't miss this chance to invest in a lucrative storage site in one of Florida's most desirable coastal communities. Perfect for developers, investors, or anyone looking to expand their real estate portfolio.

CHRIS BUTERA

Principal

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OFFERING SUMMARY

SALE PRICE: \$499,000

LOT SIZE: 5+/- Acres

PARCEL NO: 7317-01-00-000B

TRAFFIC COUNT: 5,800 AADT

ZONING: PUD

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,692	3,806	7,150
TOTAL POPULATION	3,710	8,892	16,934
AVERAGE HH INCOME	\$126,803	\$123,912	\$115,575

LOCATION OVERVIEW

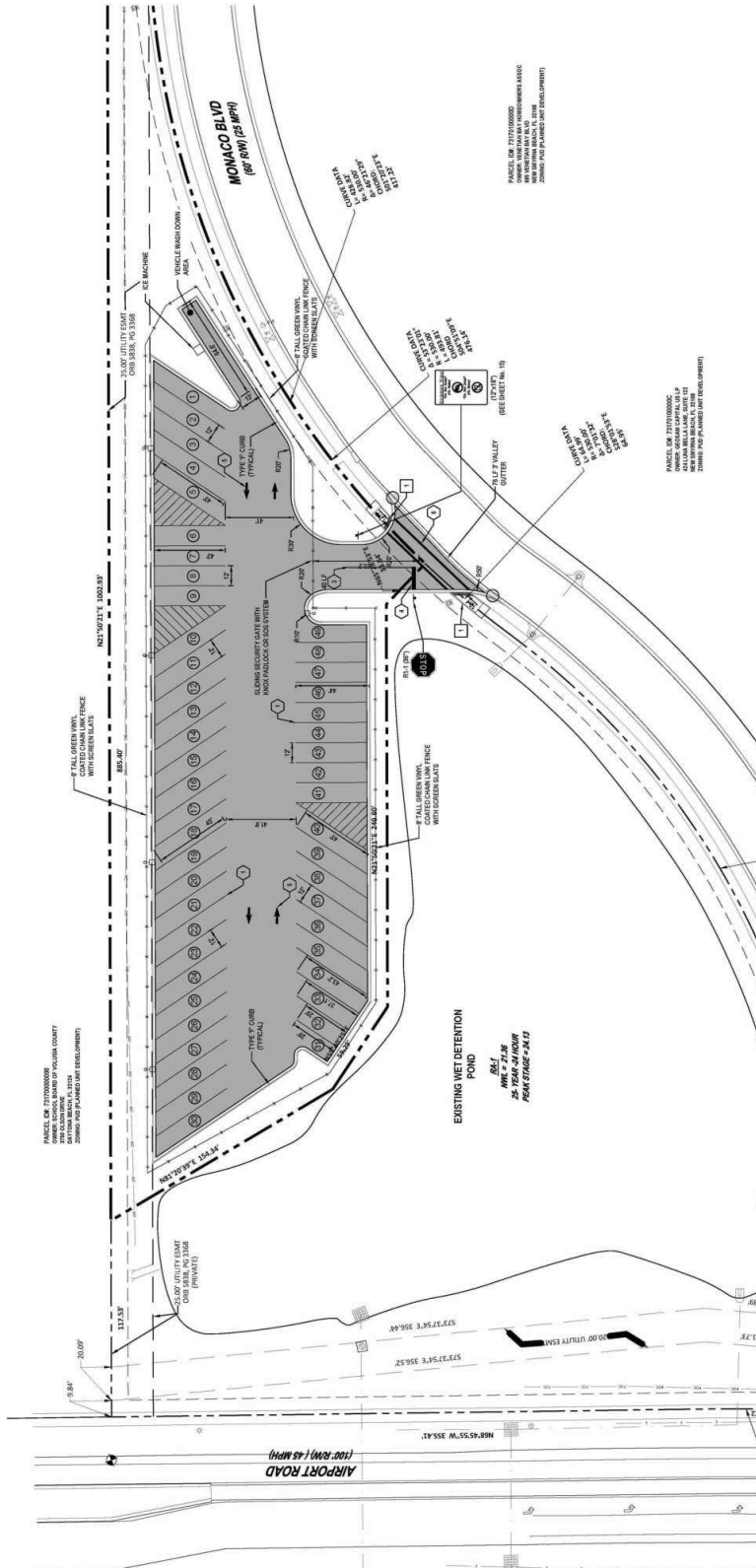
Located at the corner of Airport Road and Monaco Blvd.

VENETIAN BAY RV & BOAT STORAGE SITE | 127 N. Airport Road New Smyrna Beach, FL 32168

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SITE LAYOUT PLAN



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RENDERINGS



Entrance from Airport Road

VENETIAN BAY STORAGE



Entrance from Verano Subdivision

VENETIAN BAY STORAGE

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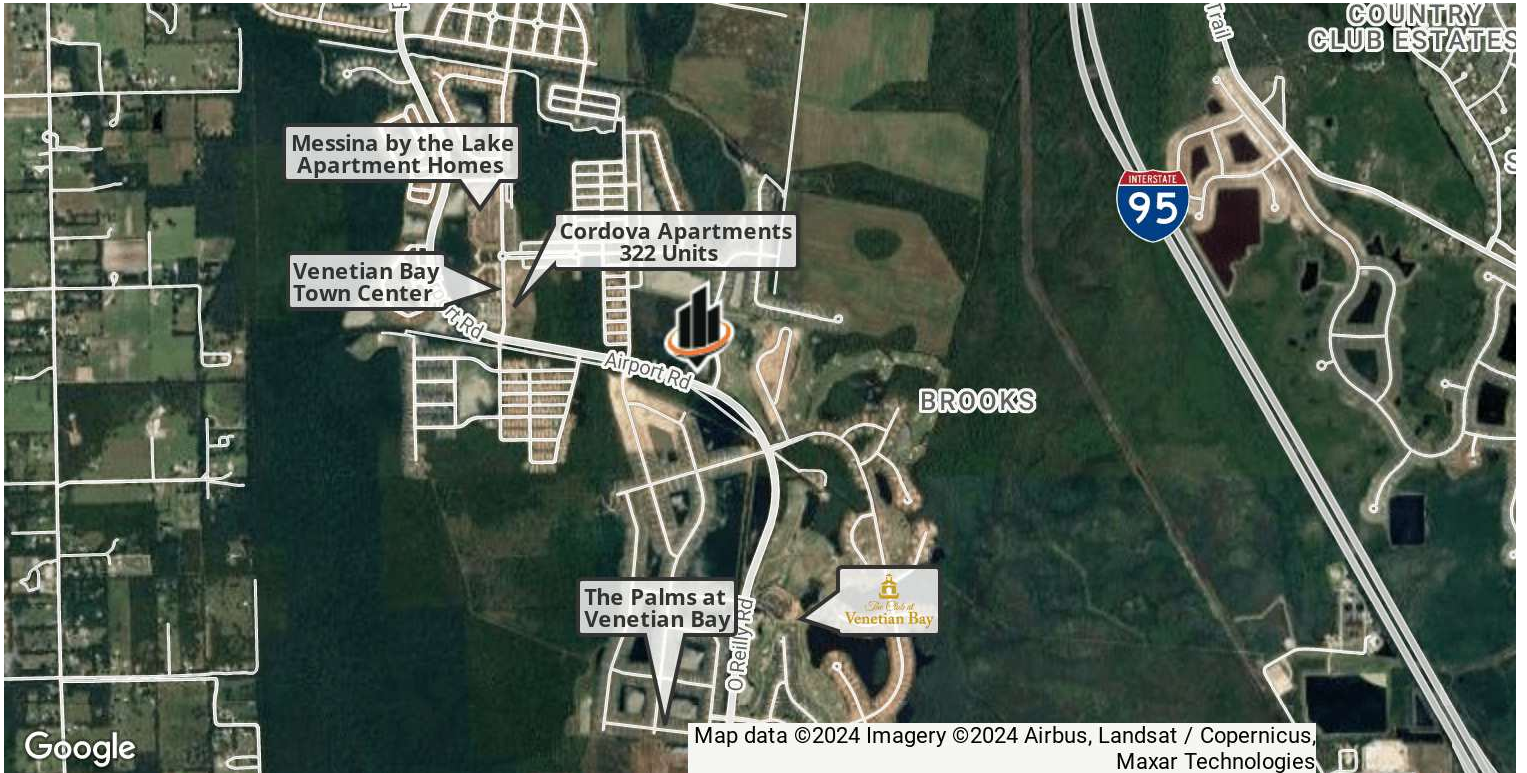
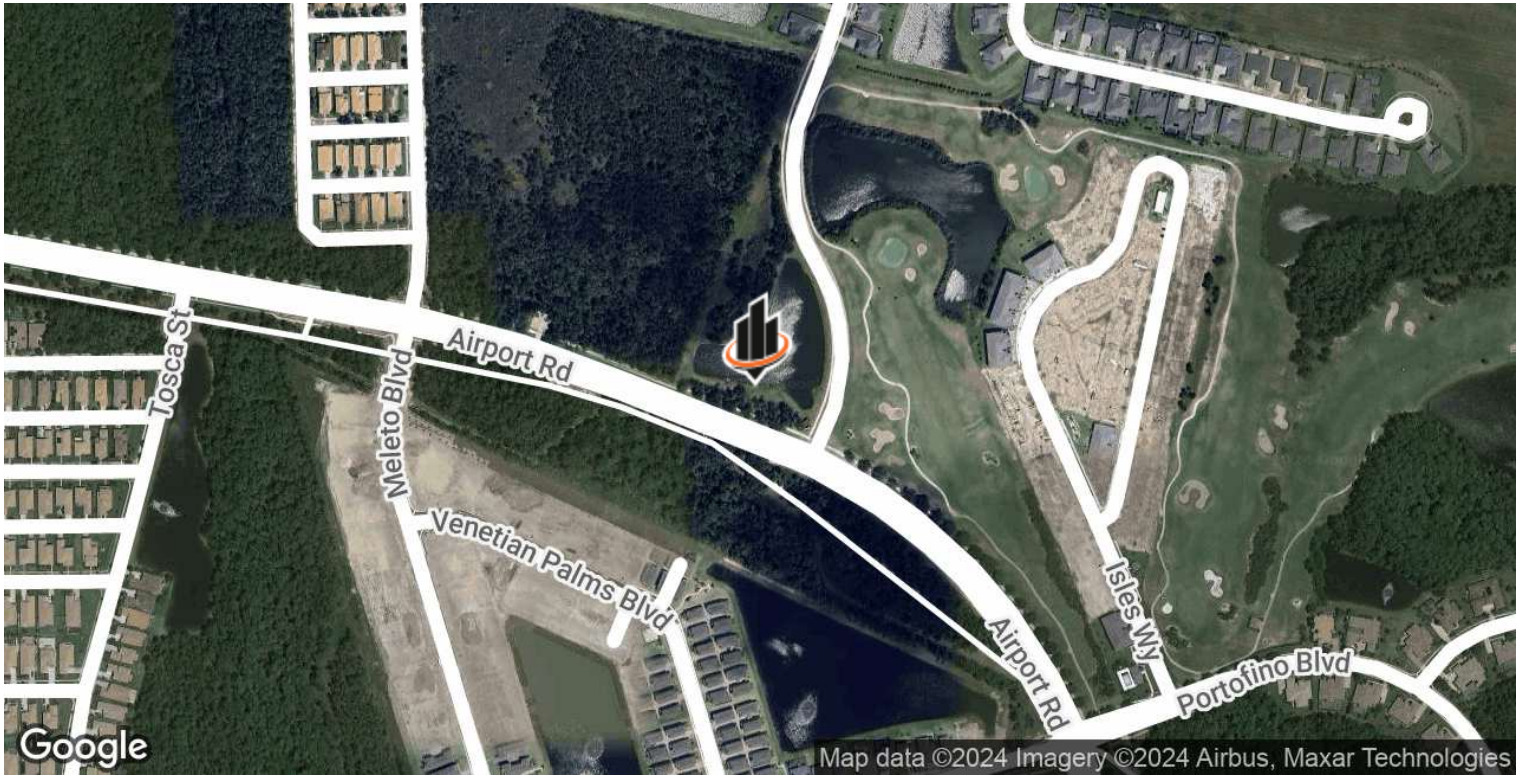
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LOCATION MAPS



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