

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

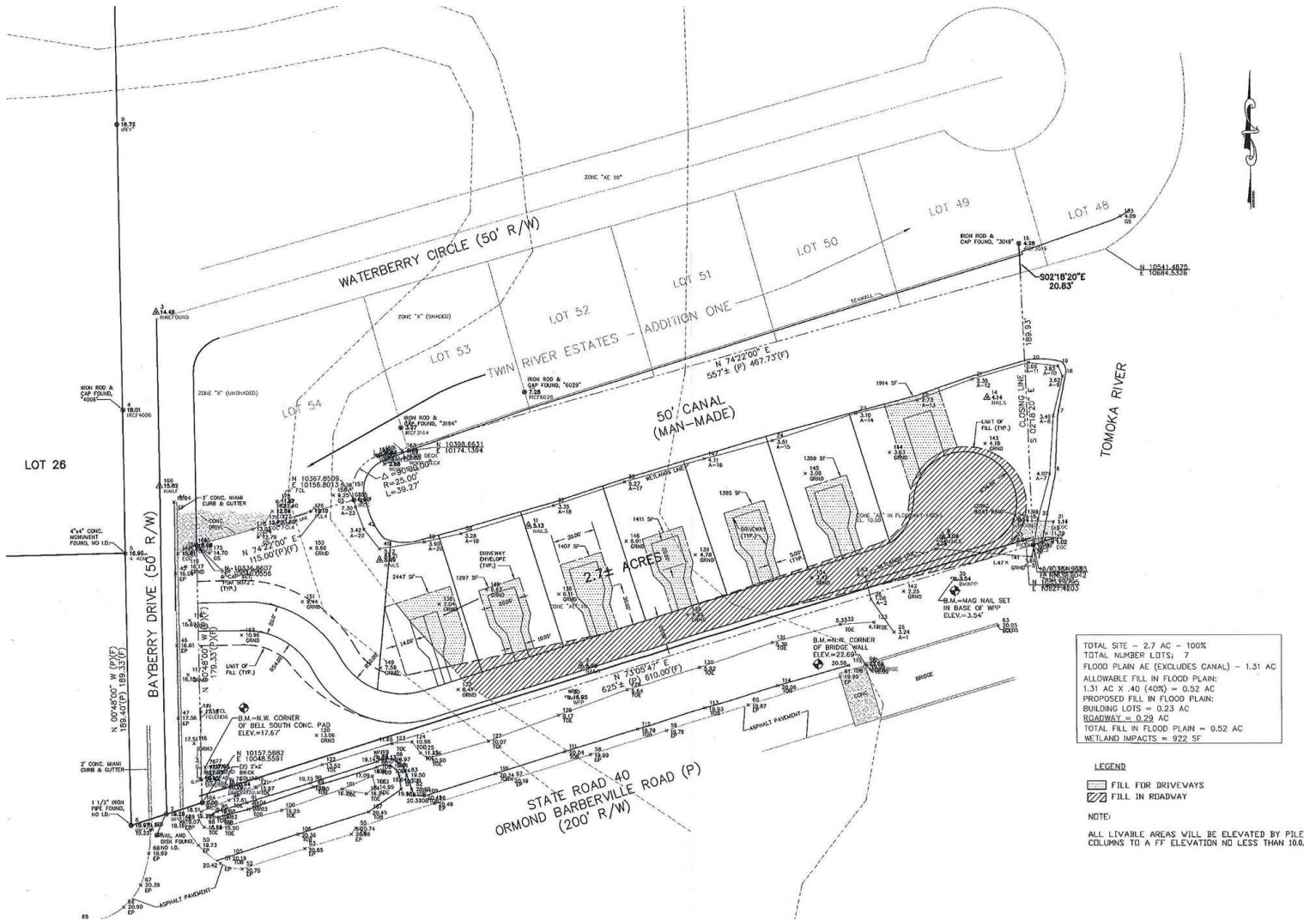
Principal | Senior Advisor  
O: 386.301.4581 | C: 386.295.5723  
john.trost@svn.com

OFFERING SUMMARY

SALE PRICE:	\$1,350,000
LOT SIZE:	2.7+/- Acres
PARCEL NO:	4125-00-00-0143
TRAFFIC COUNT:	25,500 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

# CONCEPTUAL LAYOUT



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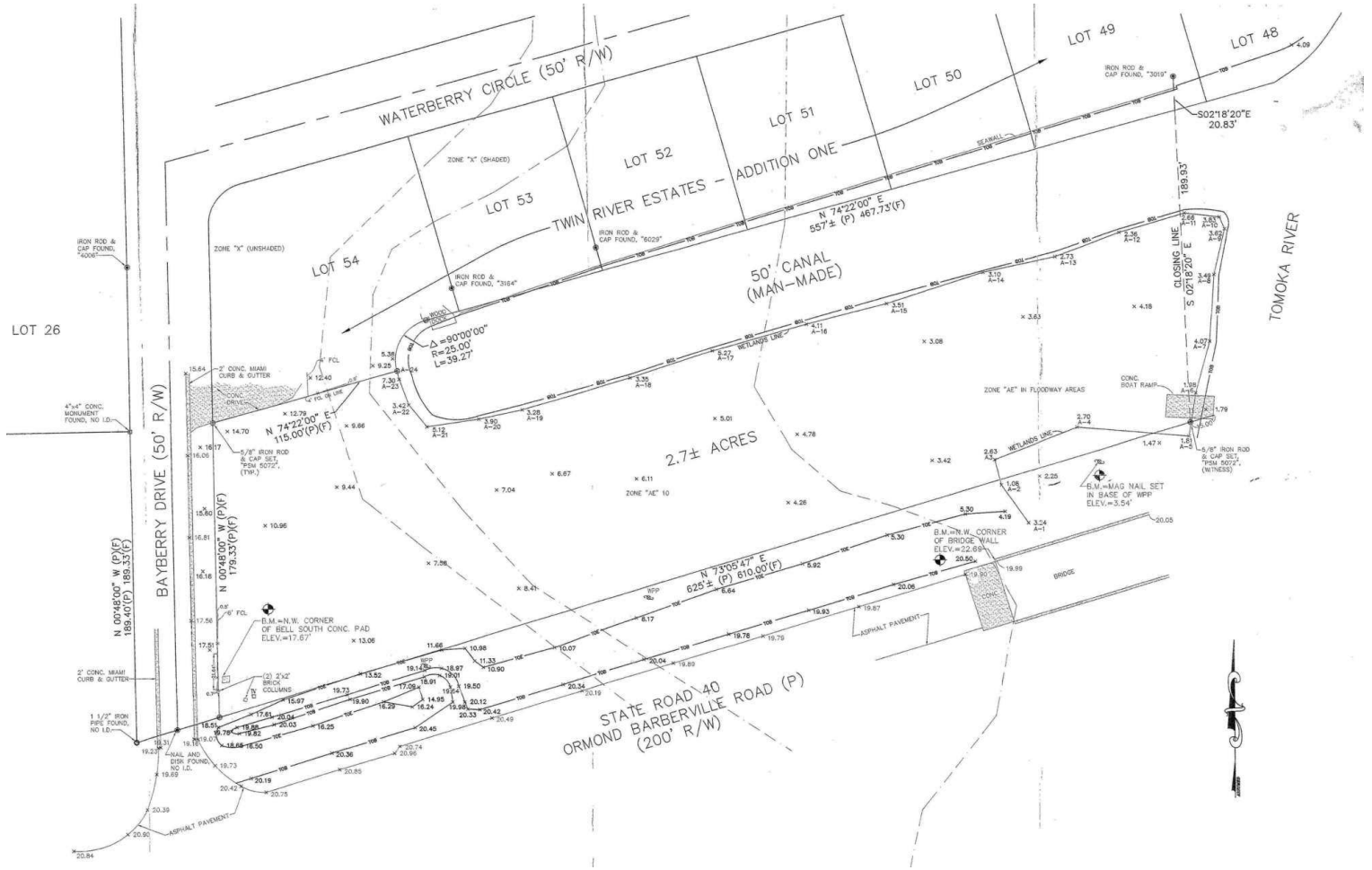
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**RIVERFRONT DEVELOPMENT PARCEL** | NE Corner Of W. Granada Boulevard & Bayberry Drive Ormond Beach, FL 3:

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# SURVEY



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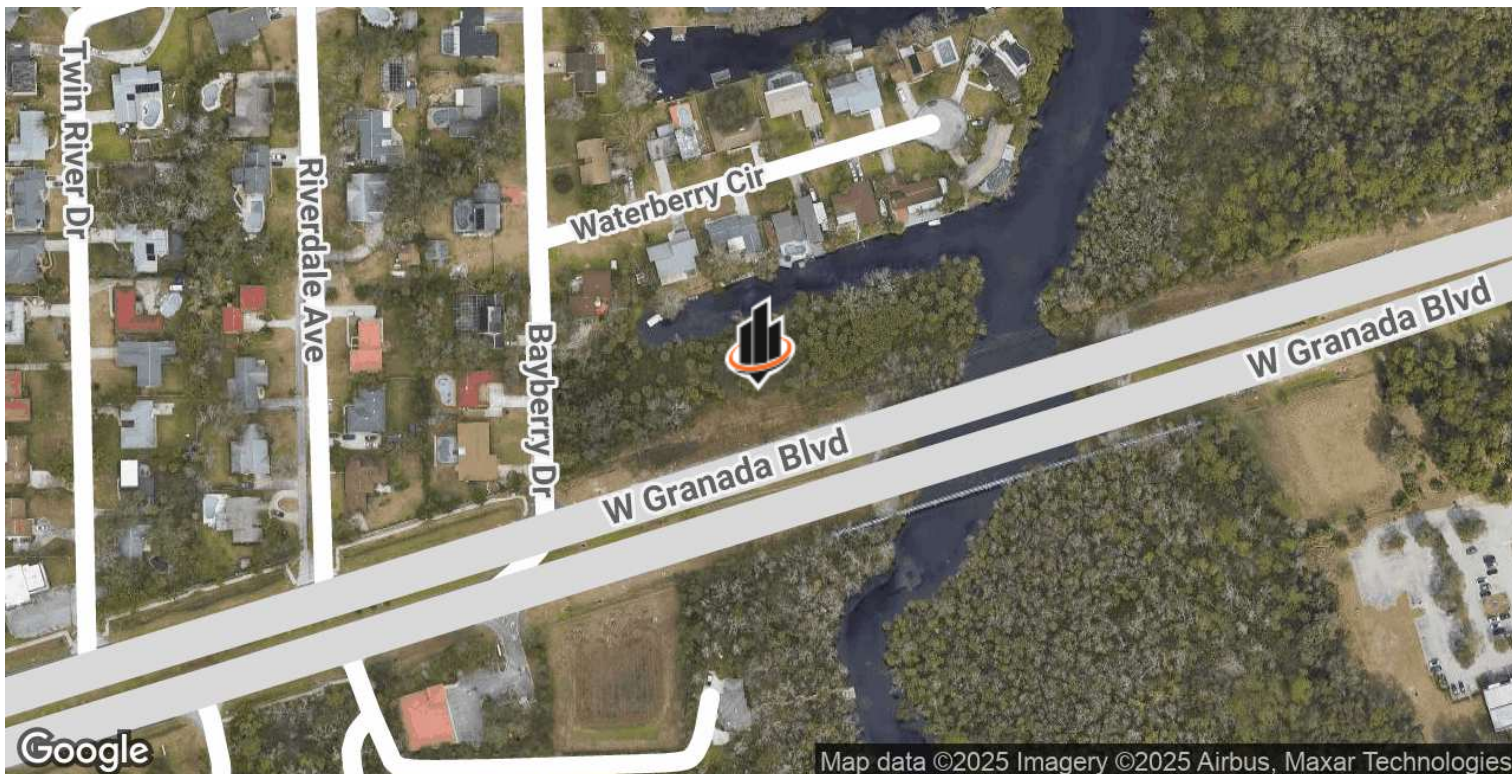
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## LOCATION MAPS



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**RIVERFRONT DEVELOPMENT PARCEL** | NE Corner Of W. Granada Boulevard & Bayberry Drive Ormond Beach, FL 32137

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