

4+/- ACRE DEVELOPMENT SITE



PROPERTY DESCRIPTION

4+/- Acre Entitled Development Site For Sale.

4+/- acre commercial site located at the entrance of a 200+ acre master-planned community in one of Daytona Beach's fastest-growing areas. The property offers excellent visibility along North Clyde Morris Boulevard and is adjacent to a 350-unit BTR townhome community breaking ground in summer 2025.

Zoned PD-G in 2023, allowing up to 60,000+/- SF of commercial development. Features include offsite stormwater retention, with flexibility for phased construction or subdivision - ideal for owner-users or investors.

Conceptually planned for a medical office building and daycare; can be subdivided.

Surrounded by major employment and healthcare centers - including AdventHealth, Halifax Health, and Twin Lakes Medical Center - the site is positioned to serve the growing demand for commercial and service-based uses.

High-traffic location with 15,600 AADT on Clyde Morris Blvd, just minutes from LPGA Blvd and I-95.

OFFERING SUMMARY

SALE PRICE:	\$2,400,000
LOT SIZE:	4+/- Acres
PARCEL NO:	4232-00-00-0018
TRAFFIC COUNT:	15,600 AADT
ZONING:	PD-G

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,490	23,431	49,252
TOTAL POPULATION	3,061	53,566	114,168
AVERAGE HH INCOME	\$80,380	\$72,313	\$72,700

LOCATION DESCRIPTION

Located on the east side of Clyde Morris Blvd and just north of Strickland Range Road.

Approximately 2.3 miles to LPGA Blvd and 3.2 miles to Interstate 95.

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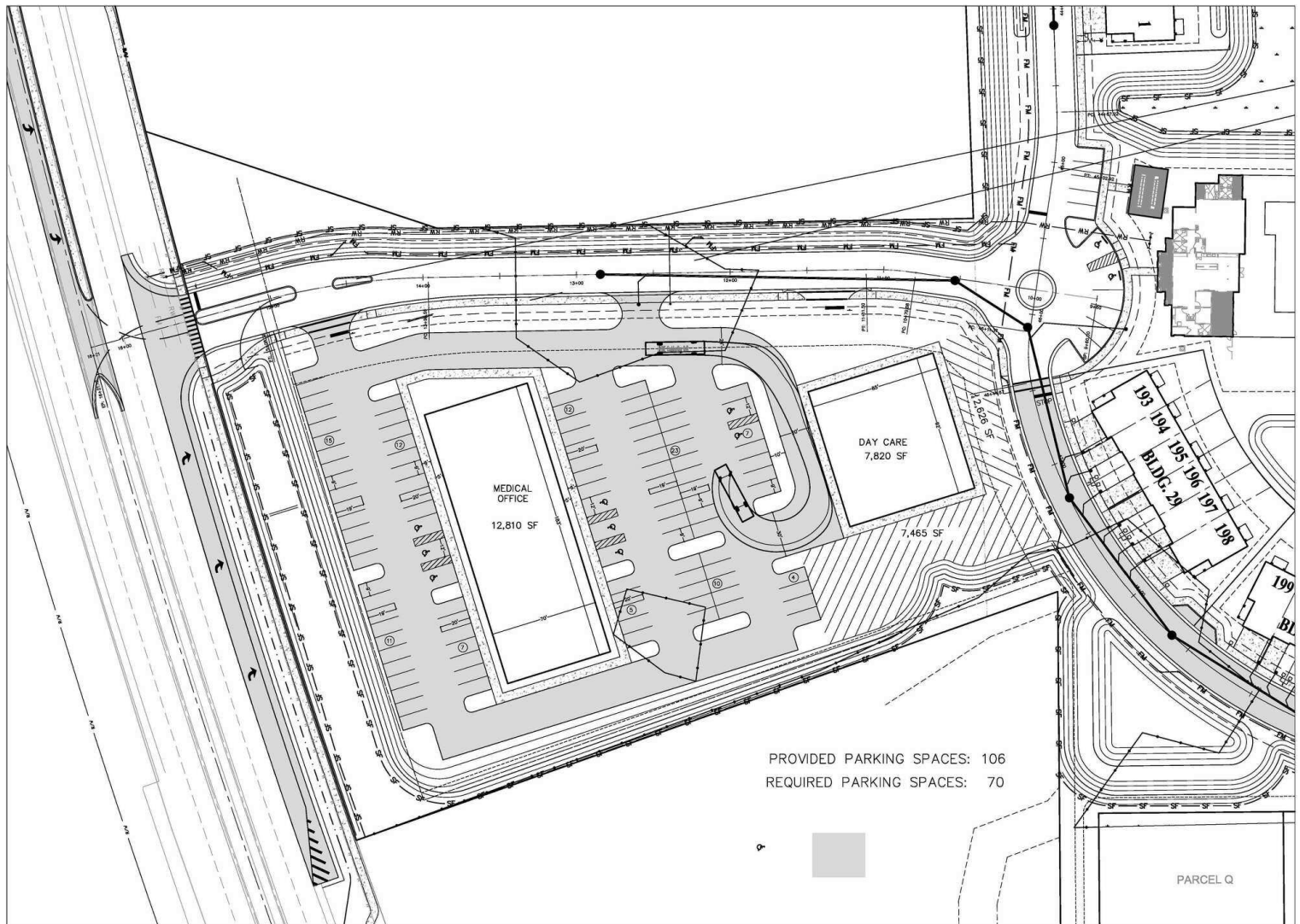
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4+/- ACRE DEVELOPMENT SITE | 19XX N. Clyde Morris Boulevard Daytona Beach, FL 32117

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CONCEPTUAL SITE PLAN



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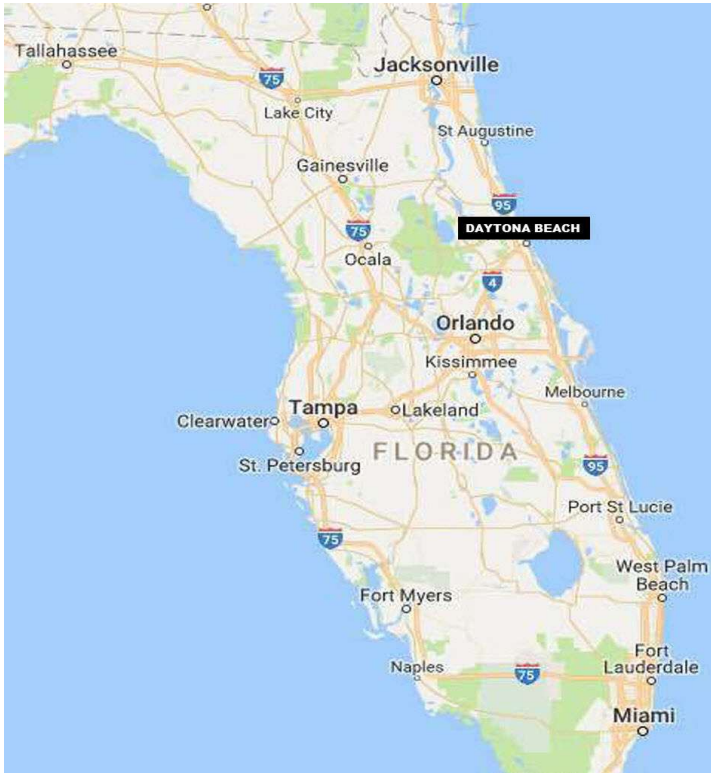
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DAYTONA BEACH OVERVIEW



HOME OF THE "WORLD'S MOST FAMOUS BEACH"

- Only 50 miles northeast of Orlando, 100 miles south of Jacksonville, and 62 miles to Kennedy Space Center
- Features a tropical climate (average temperatures approximately 80 degrees Fahrenheit)
- Extremely strong tourism base - over 10.2 million visitors per year
- Tourism creates approximately \$5.6 billion annually to local retail and hospitality businesses

EASE OF ACCESSIBILITY

- Located near the intersection of I-95 and I-4
- Third busiest mass transit intersection in the state of Florida
- 3 major airports within 60+ miles - Daytona Beach International Airport, Orlando International Airport, and Sanford Airport
- I-95/I-4 Interchange getting \$250 million federally funded improvements

EXCEPTIONAL BUSINESS ENVIRONMENT AND HIGHER EDUCATION FOOTPRINT

- **Public Companies:** Brown & Brown (NYSE: BRO), TopBuild (NYSE: BLD), International Speedway Corporation (NASCAR)(NYSE: ICS), Teledyne Oil, and Consolidated Tomoka Land Company (NYSE: CTO)
- Significant number of small and light manufacturing, major distribution centers, aerospace and defense products, and automotive
- **4 MAJOR UNIVERSITIES / COLLEGES:**
 - Embry-Riddle Aeronautical University - 7,886 Students
 - Stetson University - 3,547 students
 - Bethune-Cookman University - 3,123 students
 - Daytona State College - 23,000 students

FAST GROWING LPGA BLVD CORRIDOR

- **Located on LPGA Boulevard's new power business corridor in Daytona Beach:**
- 350,000 SF Tanger Outlets and 1.2M SF Tomoka Town Center "Power Lifestyle Center" with 600+ multifamily units
- Latitude Margaritaville planned for up to 4,000 homes; Latitude Landings Publix-anchored retail center (200,000 SF) with Phase I complete - 300+ homes developed per year
- ICI Homes' Mosaic Community under construction with 1,150+/- single family homes
- Avalon Park planned 7,878 homes with and 400-acre downtown district

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An aerial satellite view of a property in North Carolina. A road labeled "N Clyde Morris Blvd" runs diagonally from the top left towards the bottom center. To the right of the road is a large, dark, irregularly shaped pond. Below the pond is a building with a grey roof and a parking lot. A red pin icon is placed on the map between the pond and the building. The surrounding area is covered in dense green trees and vegetation. In the bottom left corner, the word "Google" is visible. In the bottom right corner, the text "Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies" is displayed.



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