

316 North Clyde Morris Blvd

Daytona Beach, Florida 32114

Property Highlights

- Fully entitled 198 Unit Senior Living site turnkey development opportunity
- 11.3± acre site direct access from Halifax Medical Center Drive
- Directly across from Halifax Health Medical Center Campus in Daytona Beach
- · Close proximity to various medical center, dining and recreation centers in the area
- Immediate access to International Speedway Blvd, from I-95 to the beach
- Minutes to I-95, I-4, Daytona Beach International Airport, Daytona International Speedway and the World's Most Famous Beach



Sale Price: \$5,100,000

For more information

Ted Lightman, CCIM

O: 386 238 3600 tlightman@realvest.com



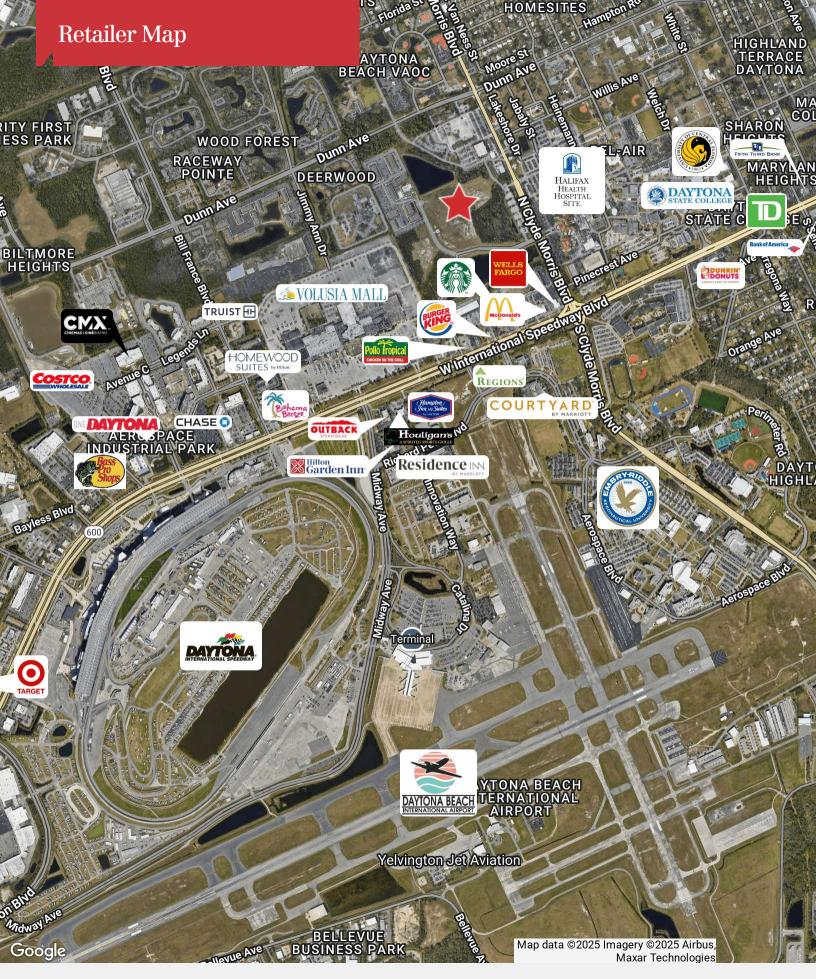








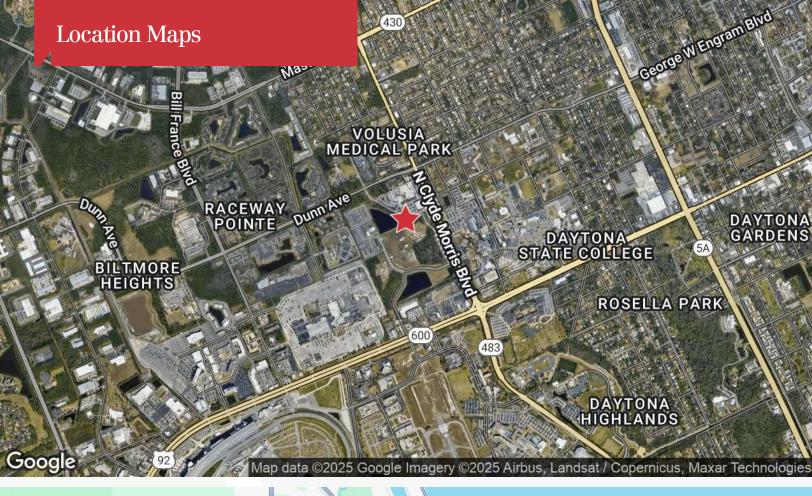


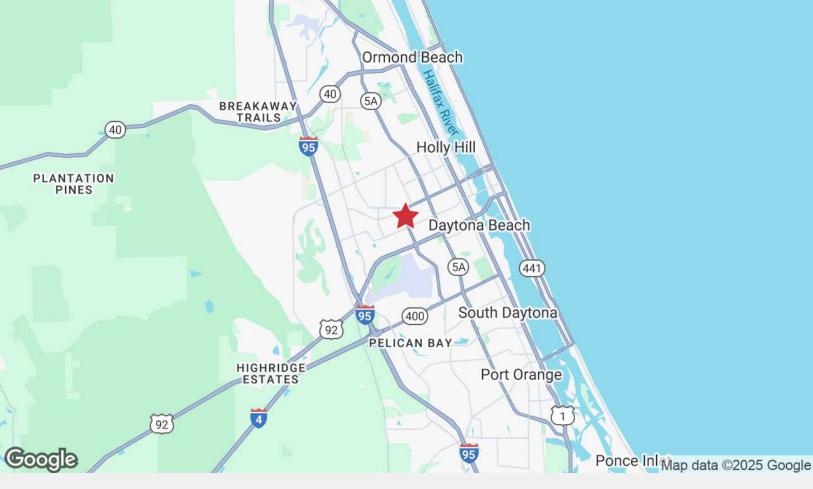




The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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

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







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Demographics Favoretta Ormond-By-The-Sea Codys Corner Ormond Beach Holly Hill Pierson 95 Daytona Beach 40) Barberville South Daytona 17 Port Orange (92) De Leon Springs Ponce Inlet

(44)

Lake Helen

Map data ©2025 Google

Population	3 Miles	5 Miles	10 Miles	
TOTAL POPULATION	62,128	131,098	239,029	
MEDIAN AGE	41	45	47	
MEDIAN AGE (MALE)	40	44	46	
MEDIAN AGE (FEMALE)	42	46	48	
Households & Income	3 Miles	5 Miles	10 Miles	
Households & Income TOTAL HOUSEHOLDS	3 Miles 25,370	5 Miles 58,832	10 Miles 106,053	
TOTAL HOUSEHOLDS	25,370	58,832	106,053	

Samsula-Spruce Creek

(44)

95

New Smyrna Beach

Edgewater

DeLand



^{*} Demographic data derived from 2020 ACS - US Census