



# For Sale

**Multifamily Development Site - 10.38+/- Acres | River Views | Daytona Beach, FL**  
NW Corner of Wilder Boulevard & Beach Street, Daytona Beach, FL 32114



## OFFERING SUMMARY

**SALE PRICE:** \$3,800,000

**LOT SIZE:** 10.38+/- Acres

**PARCEL NO:** 534013000050  
534013000040  
534013000054  
534013000060  
534006130070  
534005010090

**ZONING:** MFR-40

## PROPERTY OVERVIEW

**MULTIFAMILY DEVELOPMENT SITE - 10.38+/- ACRES | RIVER VIEWS DAYTONA BEACH, FL | Engineered Site Plan**

**Property Overview** - 10.38+/- acres overlooking the Halifax River with approximately 1,600 feet of frontage along Beach Street. Site plan for 200 multifamily units in five (5) four-story buildings with amenities. Zoned MFR-40, allowing up to 40 units per acre.

**Development & Permitting Advantage** - Major design, engineering, and entitlement work in progress - saving months of development time.

Permits Applied For: SJWMD ERP, USACE/ACOE, FDEP, DOH.

Approved / Received: FEMA CLOMR determination letter.

**Access & Location** - Frontage and access from Beach Street, Wilder Boulevard, and Palmetto Avenue.

Minutes to downtown dining, shops, Halifax Harbor Marina, and Riverfront Esplanade Park.

Close to Brown & Brown Insurance headquarters, Jackie Robinson Ballpark, and numerous downtown redevelopment projects.

**Opportunity** - Positioned within Daytona's riverfront renaissance corridor. Ideal for multifamily developers seeking a site with significant entitlement and permitting progress.

## LOCATION OVERVIEW

One block west of Halifax River on the NW corner of Wilder Boulevard and Beach Street.

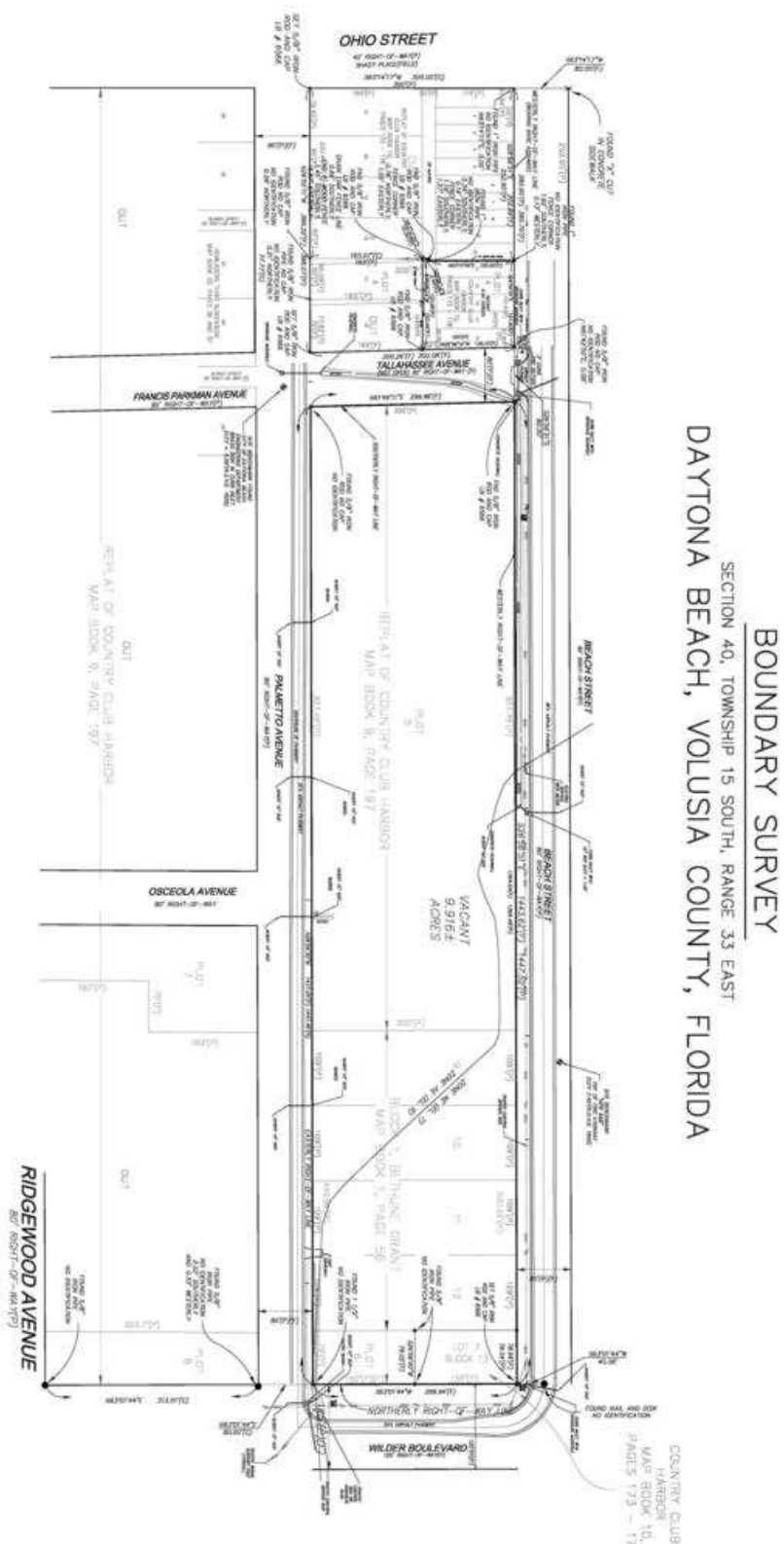
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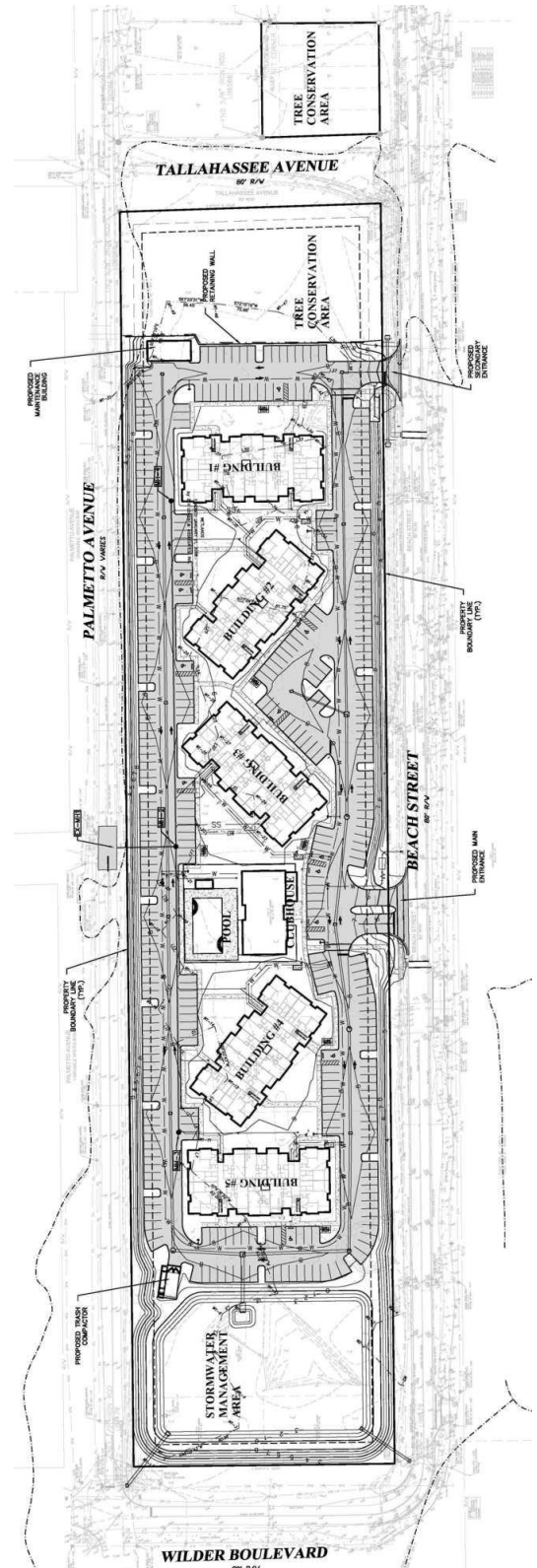


# Proposed Site Plan

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## BUILDING BREAKDOWN

|                           |           |
|---------------------------|-----------|
| UNITS PER BUILDING:       | 40        |
| UNITS PER FLOOR:          | 10        |
| SQUARE FOOTAGE PER FLOOR: | 9,010 SF  |
| BUILDING SQUARE FOOTAGE:  | 36,040 SF |



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**2 Building Type I - Rear Elevation**

1/8" = 1'-0"



**1 Building Type I - Front Elevation**

1/8" = 1'-0"

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# About the Area

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## DAYTONA BEACH: WHERE THE OCEAN MEETS OPPORTUNITY

Daytona Beach is a vibrant coastal city known for its stunning beaches, rich history, and dynamic growth. Located on Florida's Atlantic coast, Daytona Beach is more than just a popular tourist destination; it's a thriving community with endless opportunities for business and lifestyle enhancement. With its iconic boardwalk, bustling entertainment districts, and close proximity to Orlando and Jacksonville, Daytona Beach offers a unique blend of small-town charm and big-city amenities.

### Recent Projects and Developments

Daytona Beach is undergoing a significant transformation with several key projects that are reshaping the landscape:

**Daytona International Speedway:** Known as the "World Center of Racing," Daytona International Speedway is a legendary motorsports venue that hosts the iconic Daytona 500, among other major events. A state-of-the-art facility with enhanced seating, modern amenities, and improved fan experiences. The Daytona International Speedway continues to be a major economic driver and a key attraction, drawing visitors from around the globe.

**Riverfront Esplanade:** This ambitious \$31 million project revitalizes the downtown waterfront, creating a pedestrian-friendly area with parks, walking trails, and event spaces along the Halifax River. It has become a central hub for community gatherings, outdoor activities, and cultural events.

**Jackie Robinson Ballpark Renovation:** Home to one of the most historic baseball fields in the nation, the ongoing \$30 million renovation of Jackie Robinson Ballpark is breathing new life into this cherished landmark. The upgrades will preserve its historic charm while enhancing the fan experience with modern amenities, ensuring it remains a centerpiece of Daytona Beach's sports culture.

**Daytona Beach Regional Library Renovation:** The recent \$1.2 million renovation of the Daytona Beach Regional Library is transforming it into a state-of-the-art facility, offering expanded resources, modern technology, and community spaces. This project is part of the city's commitment to fostering education, culture, and lifelong learning for residents and visitors alike.

**Halifax Harbor Yacht Club:** Located in the heart of Daytona Beach, the Halifax Harbor Yacht Club is one of the premier marina facilities on Florida's east coast. With over 500 slips, it offers world-class amenities for boating enthusiasts and serves as a vibrant social hub for the maritime community.

**News-Journal Center:** The News-Journal Center is Daytona Beach's premier performing arts venue, hosting a wide range of cultural events, including theater productions, concerts, and art exhibitions. Its presence enhances the city's cultural scene and provides a stage for local and touring artists alike.

**Peabody Auditorium:** A cornerstone of Daytona Beach's cultural landscape, the historic Peabody Auditorium is renowned for its diverse lineup of performances, ranging from Broadway shows and concerts to ballets and comedy acts. As a premier entertainment venue, it continues to attract audiences from across the region, enriching the city's vibrant arts scene.

**400 Beach Apartments:** A new beacon of luxury living, the planned 400 Beach apartments on Beach Street will offer high-end residential options in the heart of downtown Daytona Beach. These luxury apartments are designed to provide residents with modern amenities, stunning river views, and convenient access to the vibrant Beach Street area, making it an ideal choice for those seeking an upscale urban lifestyle.

**Daytona Beach Convention Hotel & Condominium:** Located on the oceanfront, this project is a mix of luxury hotel accommodations and residential condominiums. It's designed to attract both tourists and permanent residents, offering upscale amenities and stunning views of the Atlantic Ocean.

**One Daytona:** Adjacent to the world-famous Daytona International Speedway, One Daytona is a premier mixed-use development featuring retail shops, dining, entertainment venues, and residential options. It's a prime example of how Daytona Beach is expanding beyond its racing roots to offer diverse lifestyle experiences.

**Beach Street Revitalization:** The ongoing revitalization of Beach Street is transforming this historic area into a lively corridor for shopping, dining, and living. With new restaurants, boutique shops, and residential condos like 400 Beach, Beach Street is set to become a must-visit destination for both locals and visitors.

### A Bright Future Ahead

With its strategic location, growing infrastructure, and strong community spirit, Daytona Beach is poised for continued growth and success. Whether you're looking to invest, start a business, or find your dream home, Daytona Beach offers a unique blend of opportunity, lifestyle, and natural beauty.

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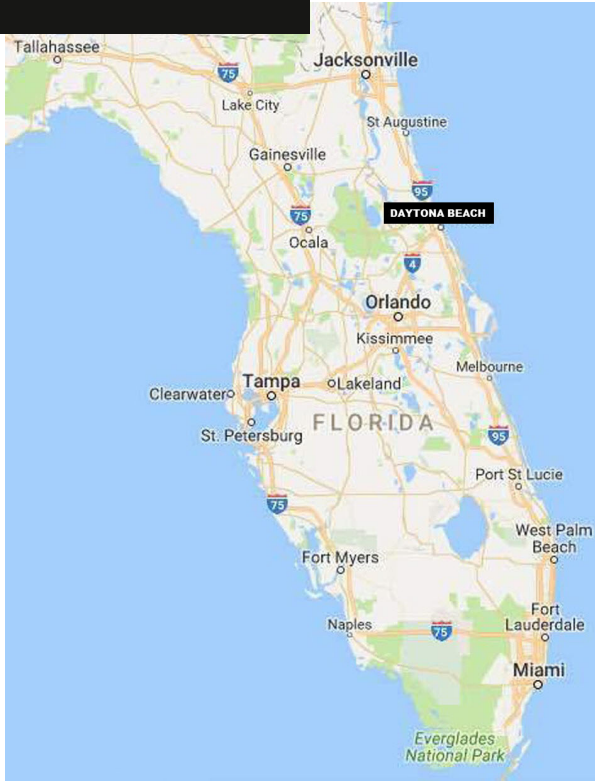
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# Daytona Beach Overview

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## 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 7 miles south of 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 3,400 homes; Latitude Landings Publix-anchored retail center (200,000 SF) with Phase I complete
- ICI Homes' Mosaic Community with 1,150+/- single family homes
- Avalon Park planned 7,878 homes with and 400-acre downtown district - Coming Soon

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# Aerials - Downtown Daytona

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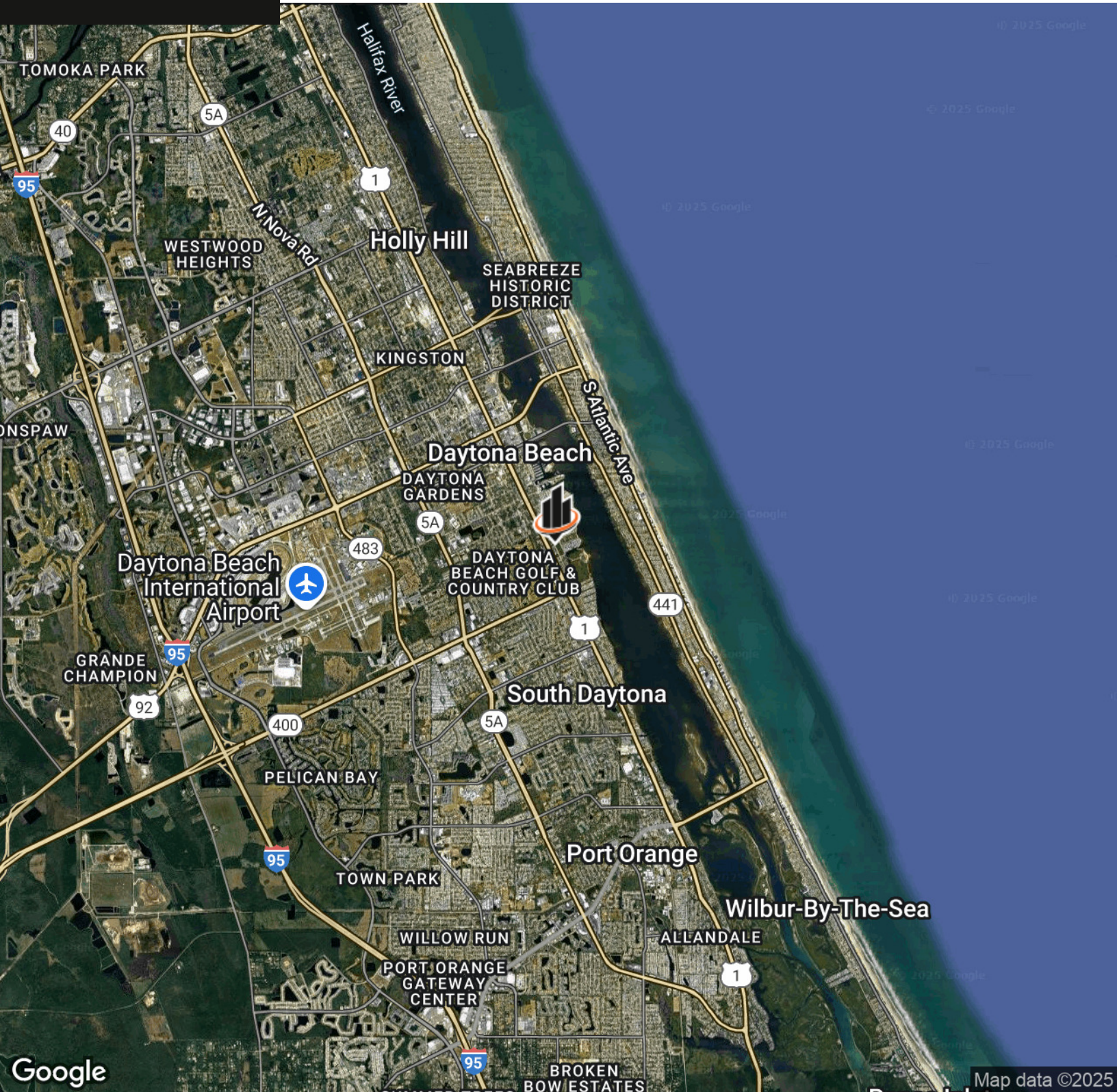
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# Aerial Map

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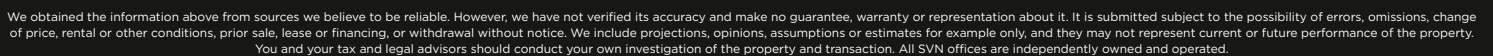


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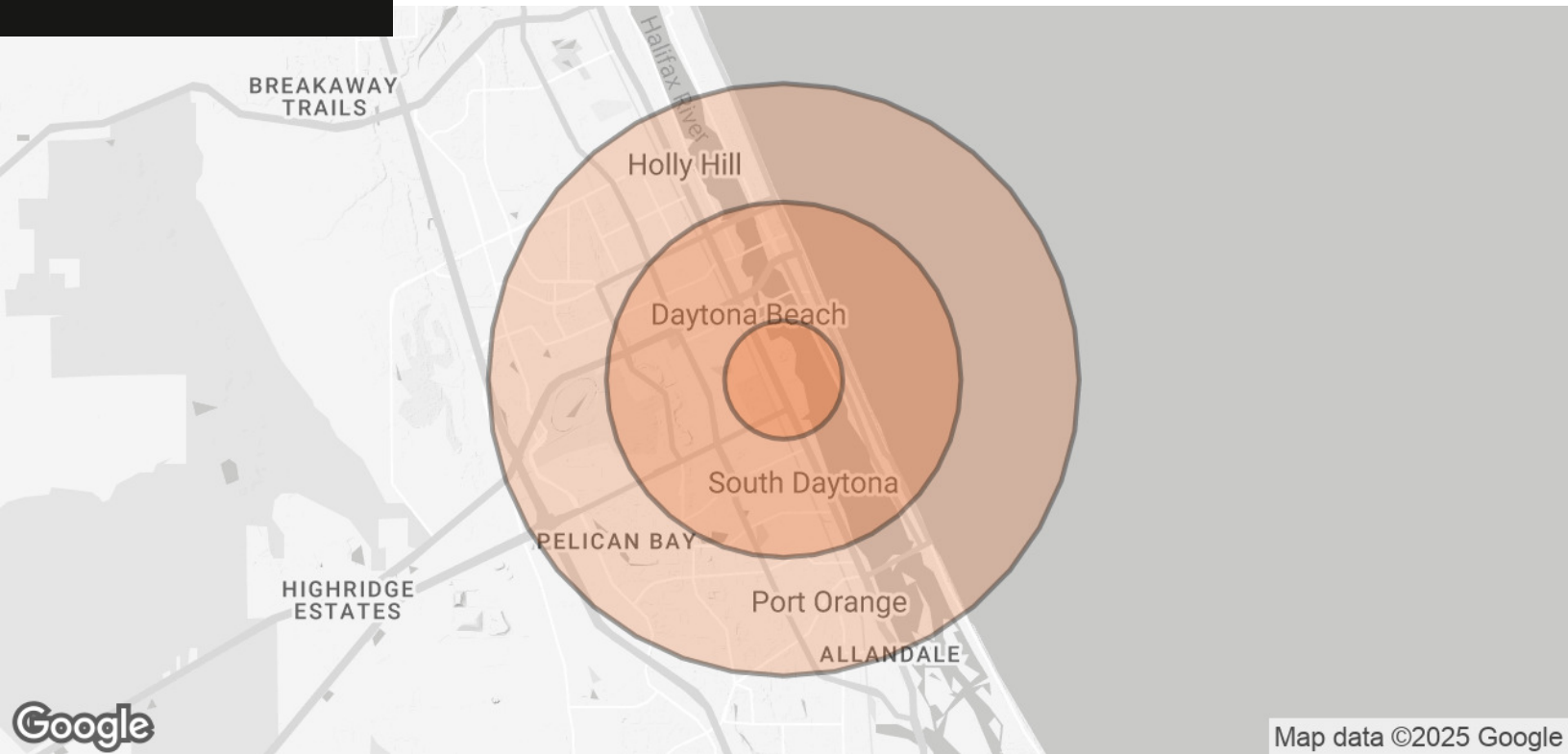






# Demographics Map

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 8,973  | 60,798  | 121,233 |
| AVERAGE AGE          | 42.9   | 40.9    | 41.4    |
| AVERAGE AGE (MALE)   | 41.8   | 39.4    | 39.3    |
| AVERAGE AGE (FEMALE) | 43.0   | 42.7    | 43.8    |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 4,362    | 27,229    | 55,370    |
| # OF PERSONS PER HH | 2.0      | 2.4       | 2.4       |
| AVERAGE HH INCOME   | \$44,719 | \$53,046  | \$55,296  |
| AVERAGE HOUSE VALUE |          | \$207,942 | \$195,436 |

2020 American Community Survey (ACS)

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