

FOR SALE

1484 TOMOKA FARMS RD

1484 Tomoka Farms Rd Daytona Beach, FL 32124



PROPERTY DESCRIPTION

10.76 Acres of Vacant Land, Zoned for Multi-Family, but could be Re-Zoned for Light Industrial Project. Asking \$1,325,000.00 (\$123,141 per Acre). Abutting property to the North (16.47 AC) also Zoned Multi-Family.

PROPERTY HIGHLIGHTS

- 10.76 Acres
- Recently Zoned for Multi-Family
- Could be Re-Zoned For Light Industrial
- Great Location by I-95 and I-4
- Near Daytona Int'l. Airport and Daytona Int'l. Speedway, Two Large Amazon Centers And More
- Multi Family PD Density - 11.2 du/ac

OFFERING SUMMARY

Sale Price:	\$1,325,000
Number of Units:	1
Lot Size:	10.76 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	29	382
Total Population	59	67	846
Average HH Income	\$104,507	\$103,614	\$96,744

Eric Alexander
(386) 956-9366



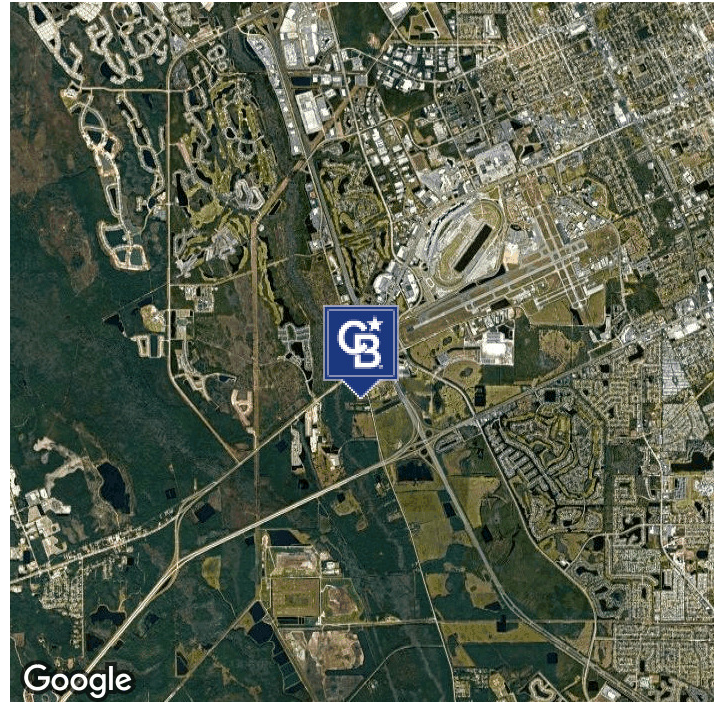
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COMMERCIAL**
AI GROUP

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OFFERING SUMMARY

Sale Price:	\$1,325,000
Available SF:	
Lot Size:	10.76 Acres
Number of Units:	1
Price / Acre:	\$123,141
Year Built:	N/A
Zoning:	PD-G
Market:	Daytona Beach
Submarket:	Volusia County

PROPERTY HIGHLIGHTS

Property is .4 Miles South of International Speedway Blvd. on the West side of Tomoka Farms Rd., just minutes from I-95 and I-4, two of the main Interstates in Florida, intersecting in Daytona Beach, Florida, within a couple of Miles from the Daytona Beach International Speedway, Daytona International Airport, a Last Mile Amazon delivery station and a new Amazon Robotics Fulfillment Center. Close to Embry Riddle Aeronautical University, Daytona State College, Bethune Cookman University, Halifax Medical Center, the Daytona One Shopping and Entertainment complex, anchored by Bass Pro Shoppes and numerous National and Regional Tenant Restaurants and Shopping Centers. Attached is a Proposed Site Plan for a 30,000 square foot Light Industrial Project utilizing the property As-Is, however, Buyer may be able to Mitigate back property Wetlands for additional square footage.

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01/24/2022

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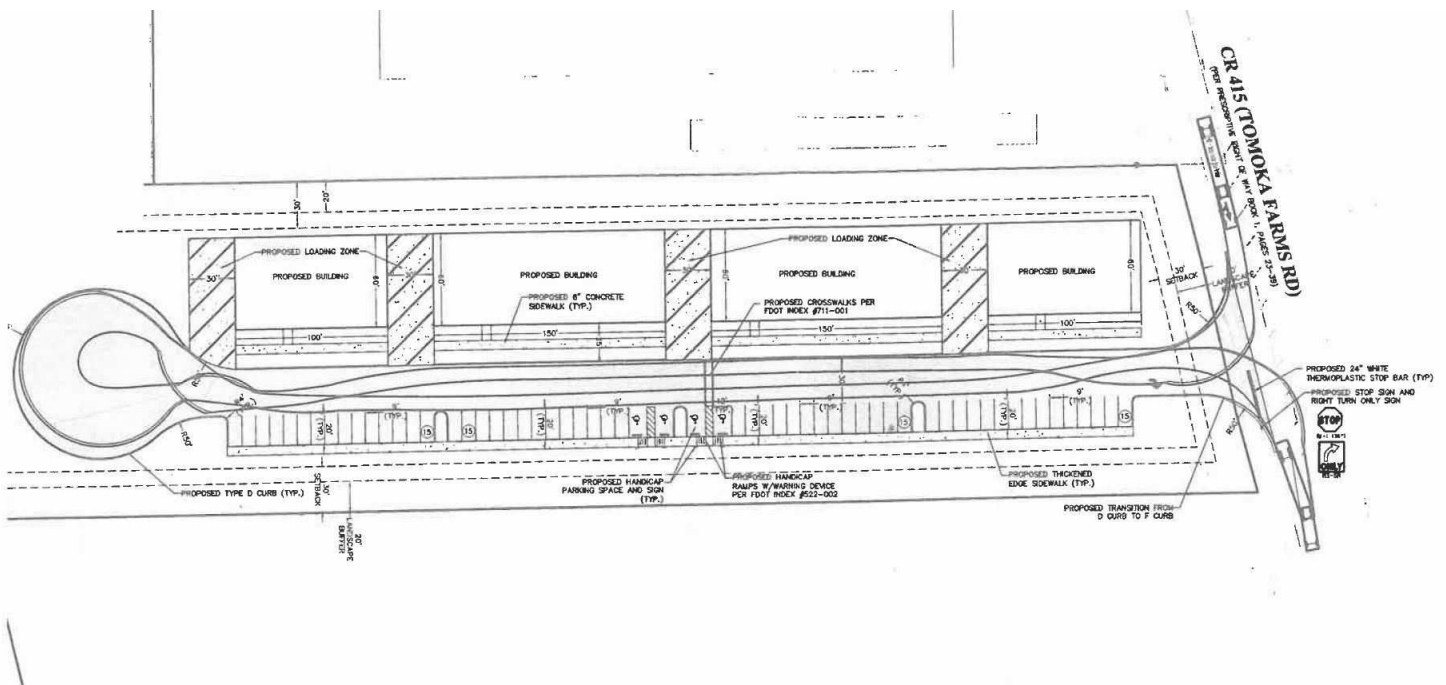


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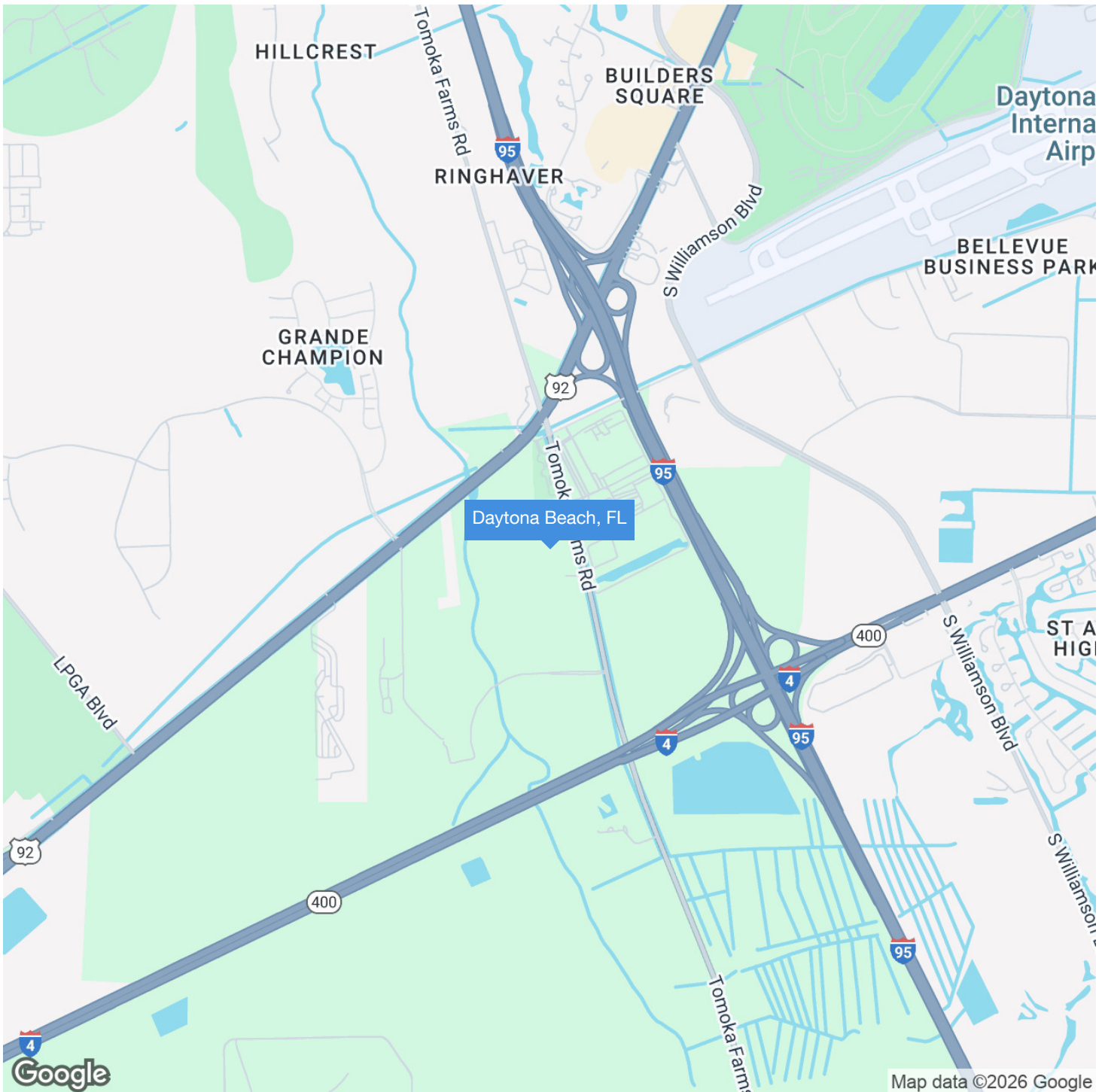


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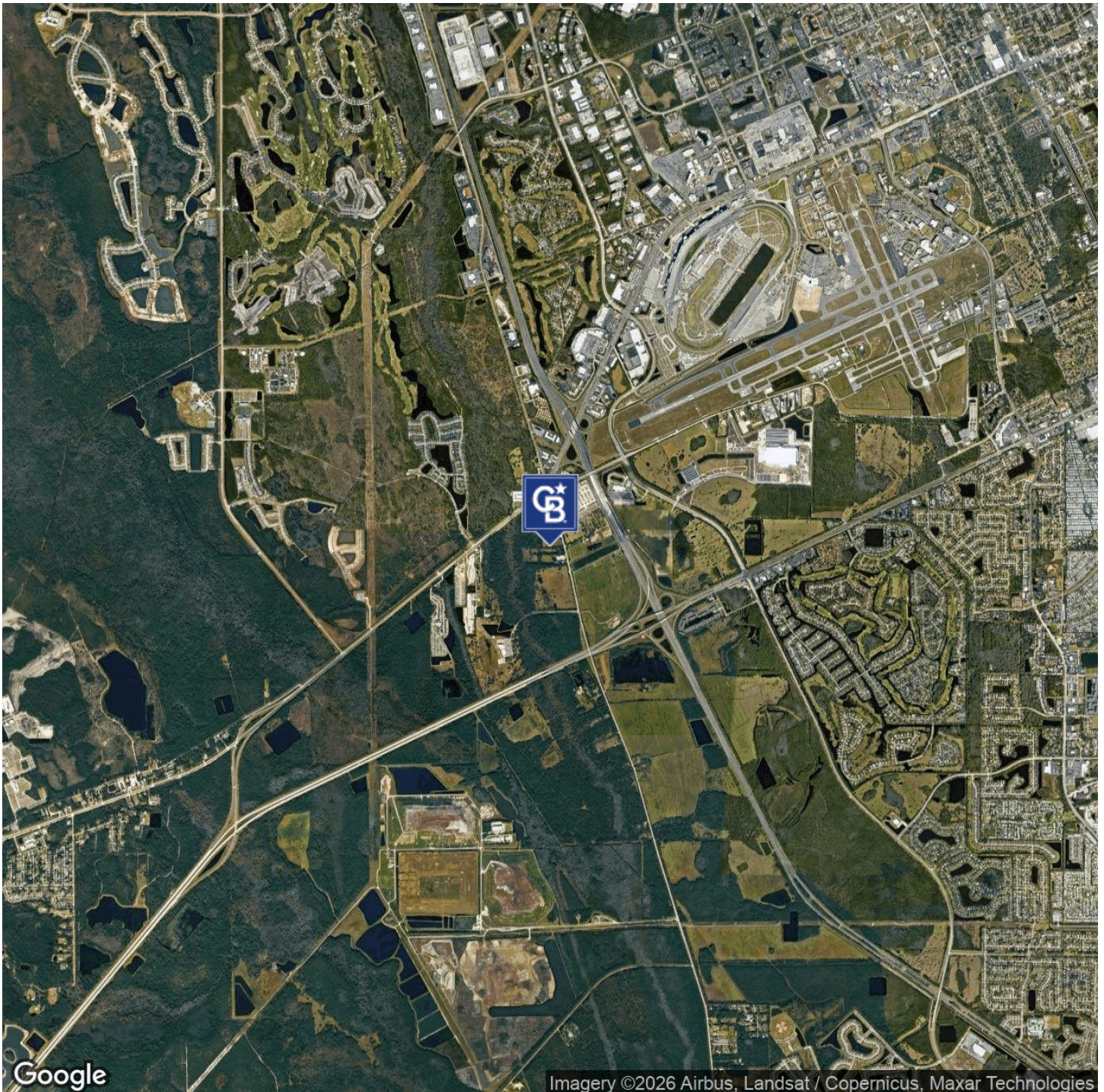


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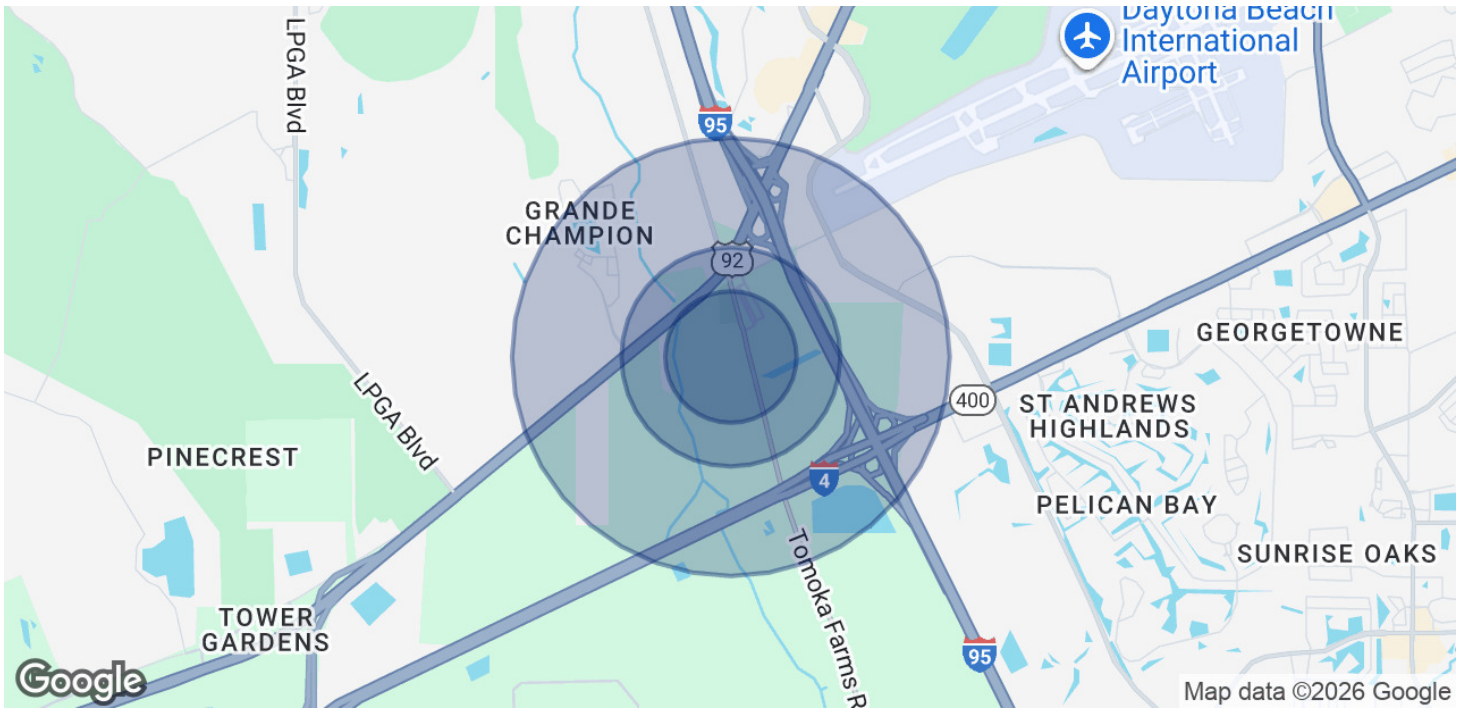


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	59	67	846
Average Age	47	47	47
Average Age (Male)	46	46	46
Average Age (Female)	47	47	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	29	382
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$104,507	\$103,614	\$96,744
Average House Value	\$405,193	\$401,479	\$387,895

Demographics data derived from AlphaMap

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