



OFFERING SUMMARY

SALE PRICE:	\$925,000
LOT SIZE:	9.13+/- Acres
PARCEL NO:	6316-00-00-0070
TRAFFIC COUNT:	16,600 AADT
ZONING:	R-3M, Multi-Family Residential (12 Units/Acre)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,974	24,215	49,066
TOTAL POPULATION	10,972	53,105	106,089
AVERAGE HH INCOME	\$61,603	\$77,412	\$80,477

PROPERTY DESCRIPTION

Spruce Creek Commons - Your Next For Sale or Rental Residential Community or Assisted Living Opportunity. This is your chance to bring a new neighborhood to life in one of Port Orange's most sought-after residential areas.

Spruce Creek Commons spans 9.13+/- acres, is zoned 12 dwelling units per acre, and has an attached conceptual site plan for 50-60 townhome lots.

Utilities are available.

The location offers close proximity to top Port Orange schools and Dunlawton Avenue shopping destinations including Publix, Target, Walmart, BJ's Wholesale Club, Lowe's, Home Depot, and many others.

LOCATION DESCRIPTION

Located on Spruce Creek Road just north of Nova Road and approximately 1.2 miles south of Dunlawton Avenue, 3 miles to I-95, and 3.3 miles to the beach.

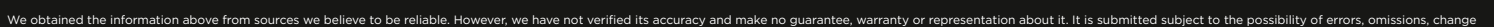
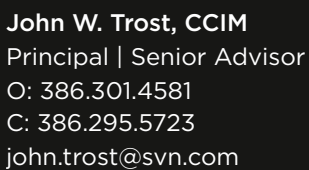
Conceptual Site Plan

Spruce Creek Commons | Multifamily/ALF Site

4870 Spruce Creek Road, Port Orange, FL 32127



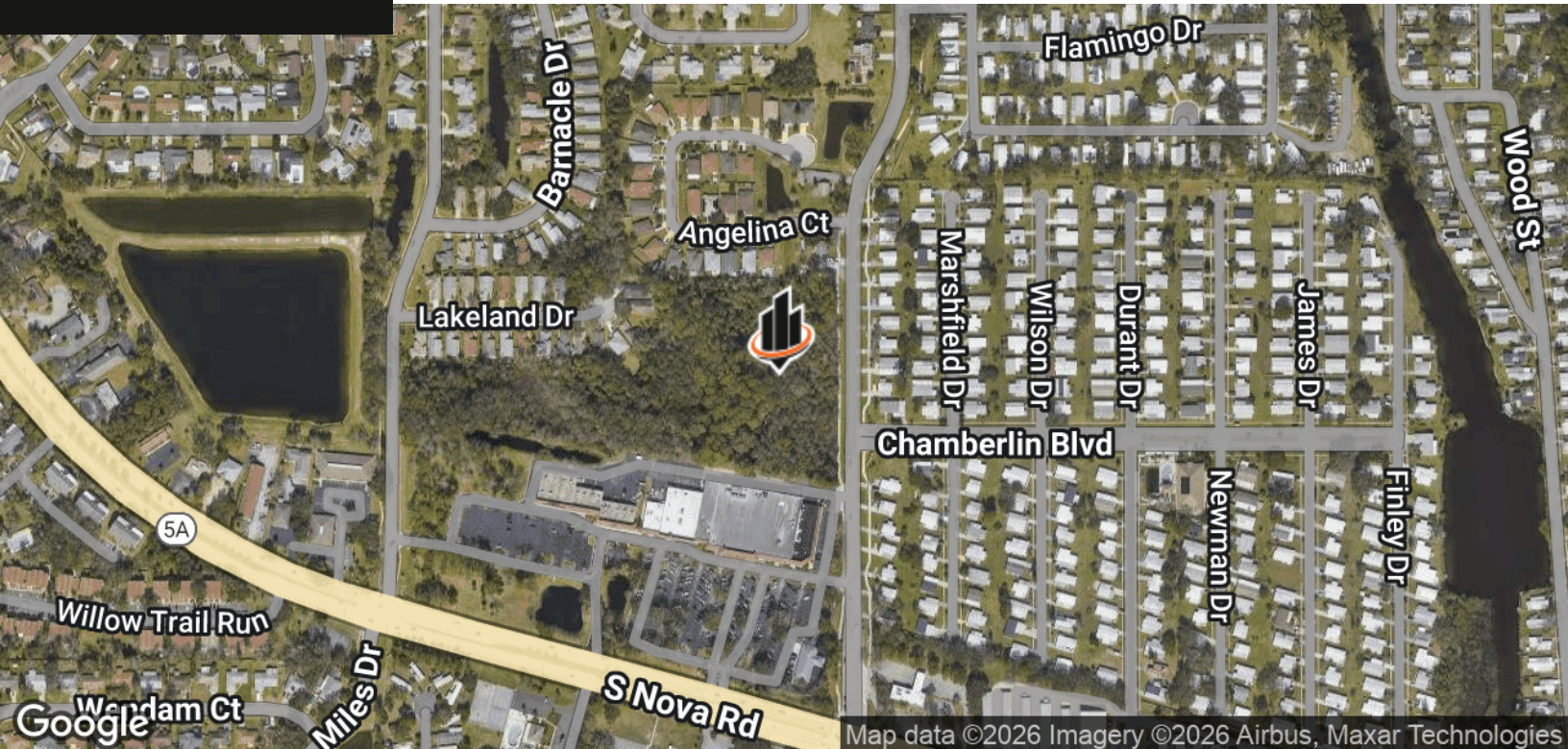
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Location Maps

Spruce Creek Commons | Multifamily/ALF Site

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