

# SALE

## BRENTWOOD DRIVE

Brentwood Drive Daytona Beach, FL 32117



66 Unit Multifamily Development



Typical Residential Floor Plan

One-Bedroom



### OFFERING SUMMARY

Sale Price:	\$454,000
Available SF:	
Lot Size:	3.51 Acres
Price / Acre:	\$129,345
Zoning:	MFR-20
Market:	Deltona/Daytona Beach
Submarket:	Downtown Daytona Beach

### PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to present an exceptional investment and development opportunity located on Brentwood Drive, Daytona Beach, FL 32117. This strategically positioned parcel is zoned MFR-20, allowing for multifamily residential development and offering discerning investors the flexibility to pursue a range of high-yield projects in one of Florida's most dynamic growth corridors.

The property is ideally situated within the thriving Deltona/Daytona Beach corridor, just minutes from major transportation arteries including N. Nova Road and I-95, ensuring convenient regional connectivity and long-term desirability for residents and investors alike. Its central location provides easy access to employment centers, retail hubs, and coastal recreational amenities that continue to drive migration and housing demand throughout Volusia County.

Current zoning supports the development of approximately 66 multifamily units. Alternatively, investors may consider reengaging with the City of Daytona Beach regarding the previously contemplated site plan for 28 build-to-rent single-family homes an increasingly attractive strategy in today's rental housing environment. Additionally, there may be potential to explore increased density under Florida's Live Local Act, presenting further upside through enhanced unit count and long-term cash flow potential.

Market fundamentals remain compelling. Average asking rents in the Daytona Beach area are approximately \$1,500 per month, slightly below the metro average of \$1,550, creating room for continued growth. Current unit averages reflect approximately:

- \* Studios: \$1,113
- \* One-Bedrooms: \$1,329
- \* Two-Bedrooms: \$1,557
- \* Three-Bedrooms: \$2,081

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With an average unit size near 2,625 square feet, the market demonstrates steady absorption and competitive positioning. Forecasts beginning in early 2026 project renewed rent growth momentum, with anticipated annual increases in the 2%-3% range, providing additional forward-looking upside.

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