

SALE

BRENTWOOD DRIVE

Brentwood Drive Daytona Beach, FL 32117



66 Unit Multifamily Development



Typical Residential Floor Plan

One-Bedroom



OFFERING SUMMARY

Sale Price:	\$290,500
Available SF:	
Lot Size:	3.51 Acres
Price / Acre:	\$82,764
Zoning:	MFR-20
Market:	Deltona/Daytona Beach
Submarket:	Downtown Daytona Beach

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to represent a rare infill multifamily development opportunity in Brentwood Drive, Daytona Beach, Florida, positioned within a growing residential corridor supported by expanding rental demand, strong in-migration trends, and sustained housing affordability pressure across Volusia County.

The site is being offered as a 90–120 unit garden-style multifamily development opportunity, with multiple density scenarios supporting both conservative and upside-driven investment strategies. At stabilized operation, the project benefits from strong rental demand in the Daytona Beach multifamily market.

Key Assumptions:
Average Rent: ~\$1,650/month
Expense Ratio: ~40%
Exit Cap Rate: ~6.25%

Under these assumptions, stabilized performance scales meaningfully with density:

- 90 Units → Lower bound feasibility case
- 100 Units → Institutional baseline case
- 120 Units → Upside-driven value creation case

Importantly, returns are highly sensitive to unit yield, making entitlement and design optimization the primary value drivers of the investment. Rather than a stabilized income asset, Brentwood Drive is a value-creation land play, where performance is driven by: Entitlement optimization, Density maximization, Construction efficiency, and Rent growth capture

This is a deal designed for developers who understand that in Florida infill markets, value is created; not purchased.

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COLDWELL BANKER
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REALTY

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- One-Bedroom
- Two-Bedroom

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LOCATION DESCRIPTION

Situated in Daytona Beach's established residential growth corridor, Brentwood Drive benefits from:

Strong regional employment base (healthcare, education, tourism, logistics)

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