

CHURCH, BANQUET & SCHOOL - ATTRACTIVE SELLER FINANCING!

101 Indigo Drive
 Daytona Beach, Florida 32114

Property Summary

Property: 101 Indigo Drive

Parcel No: 5227-02-00-0011 & 5227-02-00-0021

Status: For Sale

Size: Parcel 1: 1.83+/- Acres
 Parcel 2: 25,520 SF Bldg. on 2.89+/- Acres
 4.72+/- Acres Total

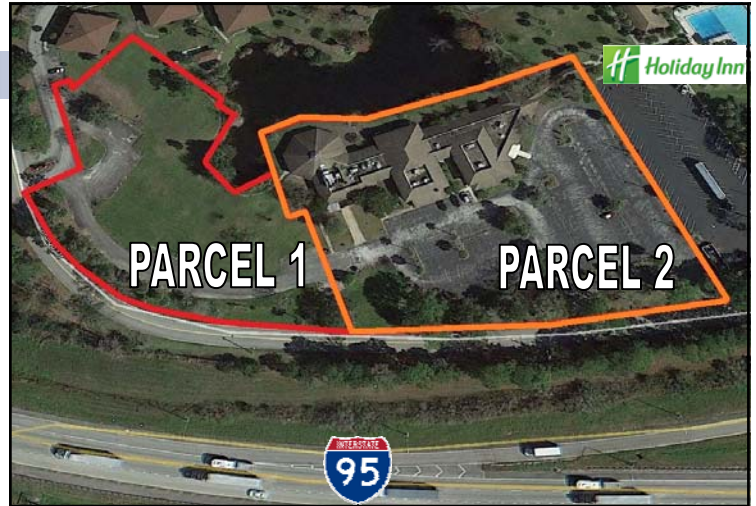
Price: **\$1,875,000**

Year Built: 1984

Zoning: T-5 Tourist/Highway Interchange

Population (est):	<u>1 MILES</u> 1,216	<u>3 MILES</u> 17,112	<u>5 MILES</u> 87,566
Average HHI (est.):	<u>1 MILES</u> \$46,972	<u>3 MILES</u> \$47,483	<u>5 MILES</u> \$41,873

Traffic Counts: 43,000 vehicles per day - International Speedway Boulevard
 75,500 vehicles per day - Interstate 95



- Property Highlights:
- Seller will provide attractive owner financing to a qualified buyer with a 10% down payment with interest rates in the 3% to 4% range. Seller will also waive typical lender fees for loan origination, prepayment penalty, or appraisal
 - Two Parcels - Interstate 95 frontage
 - Parcel One: 1.83+/- Acres. May be used for Multifamily, Hotel/Motel, Retail/Professional Services, Restaurant, School.
 - Parcel Two: One story 25,520+/- Multi-Purpose Building with full commercial kitchen, dining room, banquet rooms, and classroom. Water views from all points rear of building on 2.89+/- Acres. Great for House of Worship, Professional Offices or Banquet Facilities. Must see building with tremendous upside possibilities.
 - Just off International Speedway Boulevard and visible from Interstate 95
 - Located within Indigo Lakes Country Club community
 - Just minutes to \$289 million One Daytona mixed-use project, Colleges, Daytona International Speedway, Halifax Health Medical Center, and Trader Joe's distribution center
 - Approximately \$1.4 Billion in projects within five miles of the site

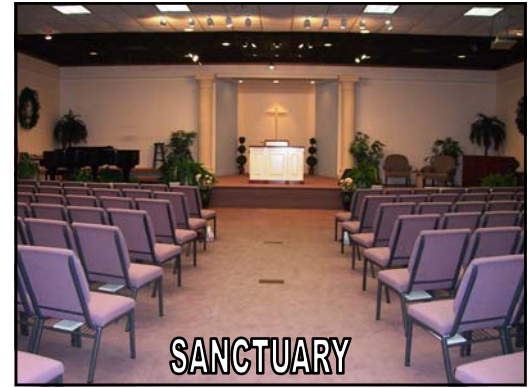
Rock Solid in Commercial Real Estate

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 (386) 295-5723 Mobile
 JTROST@CCIM.NET

www.JohnTrost.com

Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

PICTURES



ROCK SOLID IN COMMERCIAL REAL ESTATE

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SURVEY - PARCEL 2

LEGAL DESCRIPTION - CONFERENCE CENTER (This is a NEW map)
 A portion of Lot 2, THE VILLAGE AT INDIGO LAKES, as per map recorded in Map Book 39, Page 185, of the Public Records of Volusia County, Florida, said parcel being more particularly described as follows: BEGINNING at the Southeast corner of said Lot 2, said point lying in a curve of the Eastern right-of-way Northernly and Westerly along said right-of-way line, having a radius of 1785.86 feet, on arc distance of 308.77 feet, or through a central angle of 107°06', having a chord distance of 308.37 feet, and a chord bearing of North 46°32'28" West, to the Southwest corner of said Lot 2; thence continue along the Western line of said Lot 2 a distance of 315.24 feet; thence run North 23°36'21" East a distance of 80.00 feet to a corner of said Lot 2; thence, departing the boundary of said Lot 2, continue North 23°36'21" East a distance of 80.00 feet; thence run South 71°30'00" East a distance of 30.00 feet; thence run South 66°00'00" East a distance of 28.00 feet; thence run South 44°00'00" East a distance of 54.00 feet; thence run South 43°00'00" East a distance of 145.00 feet; thence run South 40°35'49" East a distance of 70.66 feet to a corner of said Lot 2 in the Eastern line of said Lot 2; thence South 65°32'27" East, along the boundary of said Lot 2, a distance of 55.00 feet; thence run South 24°56'33" West, along the boundary of said Lot 2, a distance of 346.23 feet to the 280' DP-BEGINNING of this restriction. The above-described parcel is subject to the easements or rights-of-way of record.



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LEGEND

- 1 = BOUNDARY
- 2 = RECORD
- 3 = SECONDARY
- 4 = EASEMENT
- 5 = ELEVATION
- 6 = DISTANCE
- 7 = BEARING
- 8 = AREA
- 9 = PERIMETER
- 10 = PERCENTAGE
- 11 = VOLUME
- 12 = DATE
- 13 = NAME
- 14 = NUMBER
- 15 = SYMBOL
- 16 = COLOR
- 17 = LINE
- 18 = POINT
- 19 = CURVE
- 20 = ANGLE
- 21 = DISTANCE
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- 98 = NUMBER
- 99 = SYMBOL
- 100 = COLOR

STREET / DP / SHEETS 03-01-96 - ADDED WELL SITE

TYPE OF SURVEY: BOUNDARY

THIS PLAT IS ALSO HEREBY CERTIFIED TO:

1. MINISTRY OF THE WORD CHURCH
2. ATTORNEYS TITLE INSURANCE FUND, INC.
3. [Signature]
4. [Signature]

DATE: 01-21-98
SCALE: 1" = 30' FEET
FIELD BOOK: 86-1114
JOB NO.: 86-1114
DATE: 01-21-98
BY: [Signature]

INDIGO DRIVE (80' R/W)
 (O.R. BOOK 2046, PAGE 1058)

INDIGO HOLIDAY INN MOTEL

INDIGO LAKES PARKWAY

LOT 2

PARCEL 2
25,520+/- SF BLDG
2.89+/- ACRES

LAKE

WELL

SCALE 1" = 30' FEET

POINT OF BEGINNING

INDIGO LAKES PARKWAY

INDIGO DRIVE (80' R/W)

INDIGO HOLIDAY INN MOTEL

LAKE

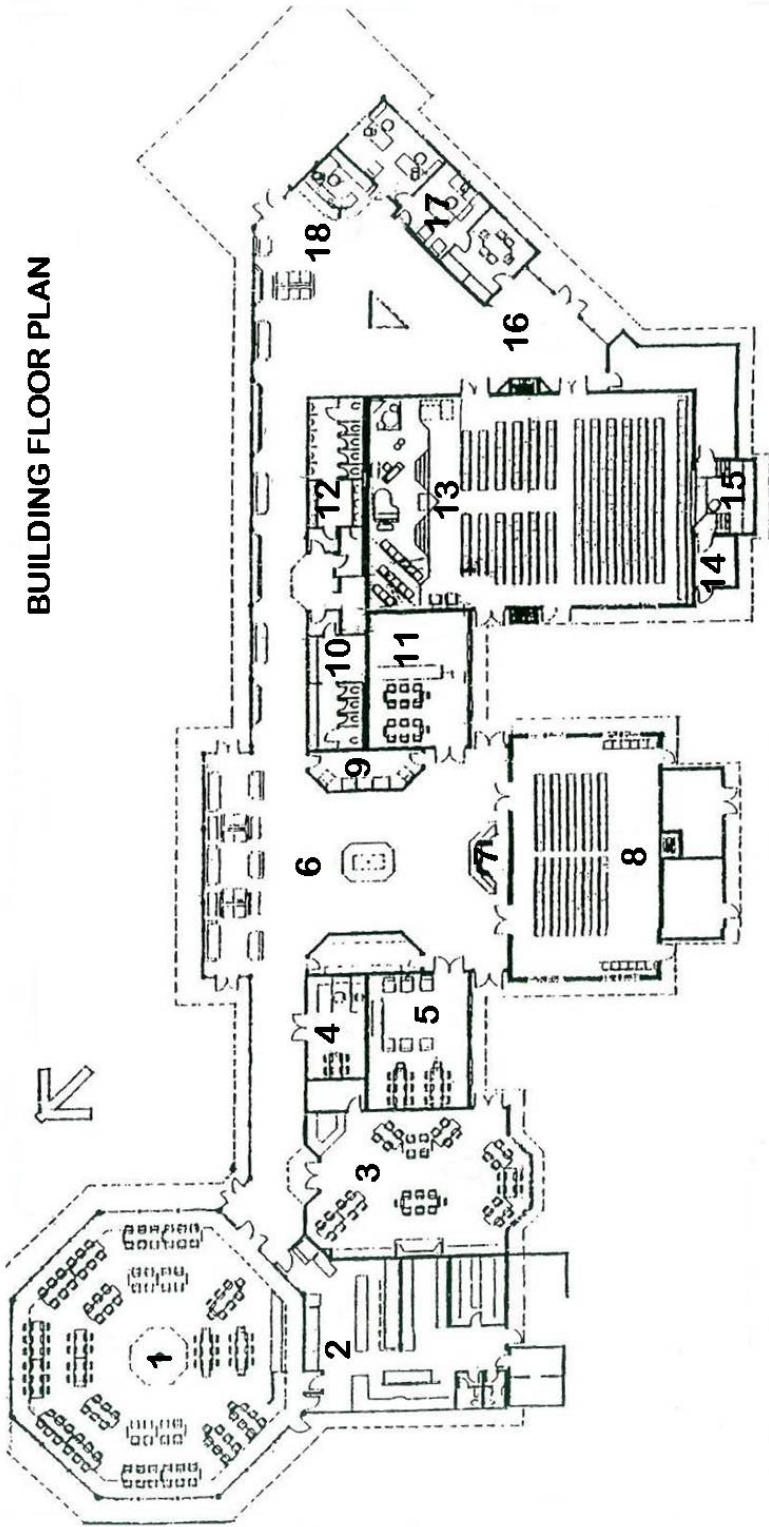
WELL

SCALE 1" = 30' FEET

POINT OF BEGINNING

FLOOR PLAN

BUILDING FLOOR PLAN



IDEAS FOR BUILDING USE

- | | | | |
|---------------|----------------------|--------------------|-------------|
| 1. SANCTUARY | 6. LOBBY | 11. NURSERY | 16. LOBBY |
| 2. KITCHEN | 7. LOBBY | 12. MEN'S RESTROOM | 17. OFFICES |
| 3. OFFICES | 8. CHILDREN'S | 13. CLASSROOM | 18. LOBBY |
| 4. CHILDREN'S | 9. CHILDREN'S | 14. STORAGE | |
| 5. CHILDREN'S | 10. WOMEN'S RESTROOM | 15. SOUND | |

