



FOR SALE | RESIDENTIAL LAND

# PINELAND, A FULLY ENTITLED 192 SFR LOT SUBDIVISION

Pineland Trail | Ormond Beach, FL 32174



## PRESENTED BY:

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## PROPERTY HIGHLIGHTS

- Fully entitled residential development site in Ormond Beach, FL
- 192 platted single-family residential lots [80' x 100' minimum]
- All engineering and permitting is completed, site is ready for immediate development
- Project has been divided into five sections to allow for phased development
- Trade area has strong demographics and showcases national, regional and local builders
- Sale Price: \$2,730,240 [\$14,220 per entitled lot]





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PINELAND | 192 HOMESITES | ORMOND BEACH, FL

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





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# 1 | PROPERTY INFORMATION

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# Property Description

## PROPERTY OVERVIEW

SVN Alliance, as exclusive listing broker, is pleased to offer Pineland, a fully entitled 192 SFR lot subdivision in Ormond Beach, FL (Volusia County). The asking price is \$2,730,240.

Pineland is located at the NEC of I-95 and Airport Road. The site is ideally situated in an area of existing and future residential growth and just minutes from I-95, Granada Blvd and US Hwy 1. Pineland offers visibility from I-95 and its 66,000 cars per day, which is incredibly valuable exposure for a home builder.

Pineland's location is extraordinary. It is adjacent to Ormond Green, a single family subdivision that was built out in the 2000's. It is across Airport Road from River Oaks, a 100 lot community being built out now by DR Horton. Also across Airport Road is Broadwater, an exclusive gated community for the elite of Ormond Beach. The average home value in Broadwater is well over \$500,000 and the neighbor includes many \$1,000,000+ mansions.

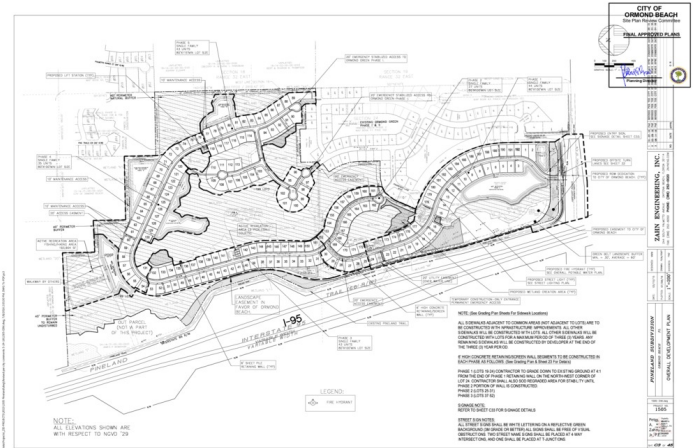
Homebuilders active in this trade area include DR Horton, KB Home, Vanacore Homes, Gallery Homes, Fretwell Homes, Americas Home Place, Landon Homes, Vintage Estate Homes [Mercedes]. The average house/lot price for new construction in the area is above \$275,000.

## DEVELOPMENT OPPORTUNITY

Pineland represents a tremendous opportunity for a developer or builder. The inventory of SFR lots in this corridor is depleting quickly and no new development is coming.

The opportunity to begin construction immediately on Pineland is a huge benefit. Any completing subdivisions in the area at least 12+ months away from starting development. Contact broker for further details on Pineland's existing entitlements and construction bids.

Finished 80' wide SFR lots are currently valued at \$60,000 - \$70,000 in Ormond Beach. When Pineland's first phase is ready to be delivered those values could easily be higher.





# Executive Summary



## SALE OVERVIEW

<b>SALE PRICE:</b>	\$2,730,240 [\$14,220 Per Lot]
<b>NUMBER OF LOTS:</b>	192 SFR Lots
<b>LOT SIZES:</b>	80' X 100' Minimum
<b>ACREAGE:</b>	157+/- Acres
<b>ZONING:</b>	PRD
<b>PARCEL ID:</b>	4124-00-00-0020

## PROPERTY DESCRIPTION

Pineland is located in the heart of Ormond Beach with quick access to I-95, Granada Blvd and US Hwy 1.

Project is fully entitled and construction can begin immediately.

Site offers visibility from I-95, great marketing tool for a builder. Located in a high growth area with upscale subdivisions that include national, regional, and local home builders.

Large conservation areas throughout project offer ability for lot premiums and subdivision amenities.

Property is zoned PRD (Ormond Beach) and has been engineered for phased development: Phase 1: 44 lots, Phase 2: 27 lots, Phase 3: 43 lots, Phase 4: 35 lots, Phase 5: 43 lots.

## LOCATION OVERVIEW

Located just east of I-95 and north of Airport Road, on Pineland Trail. Adjacent to Ormond Green (built out) and across the street from River Oaks (DR Horton) and Broadwater (built out).





# Property Details

<b>PROPERTY NAME:</b>	Pineland
<b>MUNICIPALITY:</b>	City of Ormond Beach
<b>PROPERTY ADDRESS:</b>	Pineland Trail, Ormond Beach, FL 32174
<b>ASKING PRICE:</b>	\$2,730,240
<b>NUMBER OF LOTS:</b>	192 SFR Lots
<b>PRICE PER LOT:</b>	\$14,220
<b>ACREAGE:</b>	157+/- Acres
<b>PRICE PER ACRE:</b>	\$17,390
<b>LOT SIZE:</b>	80' x 100' minimum
<b>SETBACKS:</b>	Front: 20', Rear: 20', Sides: 10', Side Corner: 20'
<b>PHASED PLAN:</b>	Phase 1 - 44 lots, Phase 2 - 27 lots, Phase 3 - 43 lots, Phase 4 - 35 lots, Phase 5 - 43 lots
<b>DEVELOPMENT COSTS:</b>	Bid is available, contact broker for details
<b>FUTURE LAND USE:</b>	Suburban Low Density Residential
<b>ZONING:</b>	Planned Residential Development
<b>SCHOOLS:</b>	Elementary: Pine Trail Elementary [A rating] Middle: Ormond Beach Middle School [B rating] High: Seabreeze High School [B rating]
<b>UTILITIES:</b>	Water/Sewer: City of Ormond Beach Electric: FPL Cable: Spectrum
<b>AADT:</b>	Airport Road: 4,500 cars, I-95: 66,000 cars
<b>PROPERTY BOUNDARY:</b>	North: City of Ormond Beach South: Airport Road East: Ormond Green West: Pineland Trail/I-95
<b>PROPERTY TAXES (2016):</b>	\$16,815
<b>VOLUSIA COUNTY PARCEL ID:</b>	4124-00-00-0020
<b>ADDITIONAL INFO:</b>	Contact broker for additional info including permits, plans, bids, etc.





# Permit/Entitlement Summary Report

## **CITY OF ORMOND BEACH**

Planned Residential Development (PRD) zoning, Ordinance 2016-29, amended in 2016 and expires Oct 21, 2021  
Preliminary Plat/Site Plan Approval for Pineland Phase 1 - 44 lots, expires Aug 15, 2018

## **ST JOHNS RIVER WATER MANAGEMENT DISTRICT**

Permit # 4-127-74961-5, expires Dec 29, 2017

## **ARMY CORE OF ENGINEERS**

NWP 29, Permit # SAJ-2006-02838, expires Mar 18, 2017 [a one-year extension has been applied for]

## **OUTSTANDING PERMITS TO BEGIN CONSTRUCTION**

FDEP Sewer Permit, not applied for, anticipated within 40 days of application, \$500 application fee

FDOH Water Permit, not applied for, anticipated within 40 days of application, \$700 application fee

Volusia County Use Permit, not applied for, anticipated within 40 days of application, \$131 application fee

The above prices do not include the engineering fees required to secure the permits but the design is substantially complete. Minor tweaking requested from the agencies may be required. Additional permit fees may also be required to start construction.



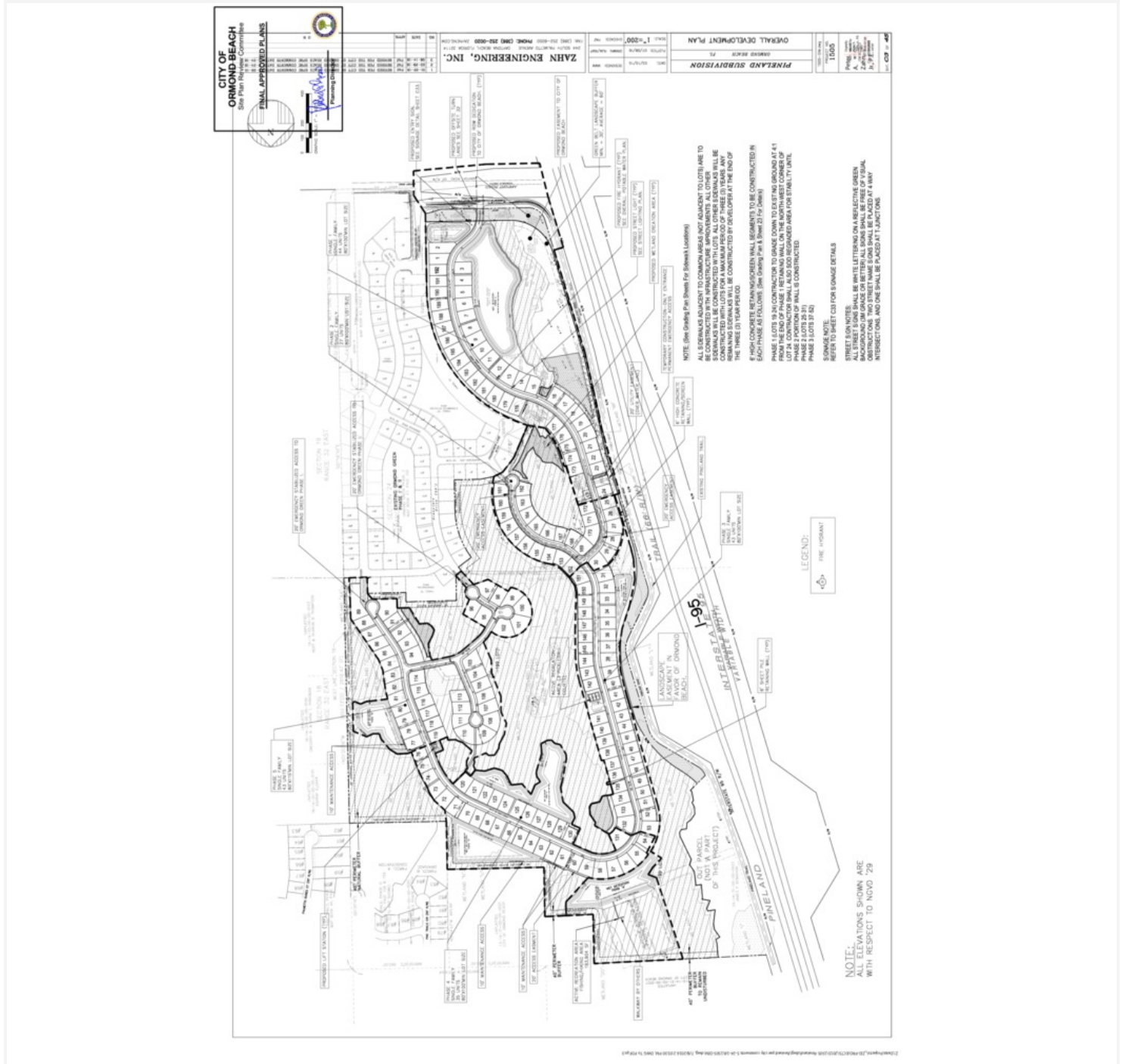


## 2 | SITE PLAN & AERIALS

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# Overall Development Plan





# Aerial With Site Plan







# Aerial With Boundary







# 3 | LOCATION INFORMATION

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# Ormond Beach Information

## OVERVIEW

Known as the "Birthplace of Speed", Ormond Beach is near everything in Central Florida. It is a community bisected by major arteries going everywhere, I-95 runs north to Maine & south to Miami. I-4 takes you west where you will travel through Orlando, the Magic Kingdom at Disney World, and on to Tampa. The community is separated by the Halifax River, which is the Intracoastal Waterway traveling the East Coast of the United States. Florida East Coast Railway runs trains through this area many times daily. Nearby in Daytona Beach you can connect to the world aboard one of the carrier's servicing Daytona International Airport, just ten minutes from downtown Ormond Beach. Ormond Beach has a population of approximately 39,000 people.

The subtropical climate feels more tropical in the summer. With an average high temperature of 88 degrees during the summers, it can get rather warm. But the wonderful seabreeze effect and afternoon showers cool things down and make everyone more comfortable. A unique phenomenon, the seabreeze effect, takes the heat generated over land and mixes it with the cooler climate over the Atlantic Ocean to generate a cooling breeze over the peninsula and slightly inland. Actual temperatures in Ormond Beach can be several degrees cooler than in other Central Florida areas.

Ormond Beach claims the highest standard of living in Volusia County, Florida. Originally established as a tourist haven for the rich and famous at the turn of the century, Ormond Beach continues to mature in a systematic manner consistent with it's residential beauty. Today, we find Ormond Beach as an attractive bedroom community with a clean light-industrial base and an effective education system producing award-winning results with the areas youth. The medical system in this area is second to none. Ormond Beach offers the services of three major medical centers as the base for medical services in our area. In nearby Daytona Beach, two additional centers are located. The area is home to many assisted living facilities and first class rehabilitation services. The medical community is broad-based in the Ormond Beach area, offering services in nearly every specialization, including open heart surgery.

Quality of life in Ormond Beach also means a recreational paradise. With the near-perfect climate in Ormond Beach many residents and visitors take the opportunity to enjoy an assortment of outdoor activities. The Atlantic Ocean, the many rivers, state and local park system, a world class soccer complex, and golf courses galore, make recreational opportunities abundant.

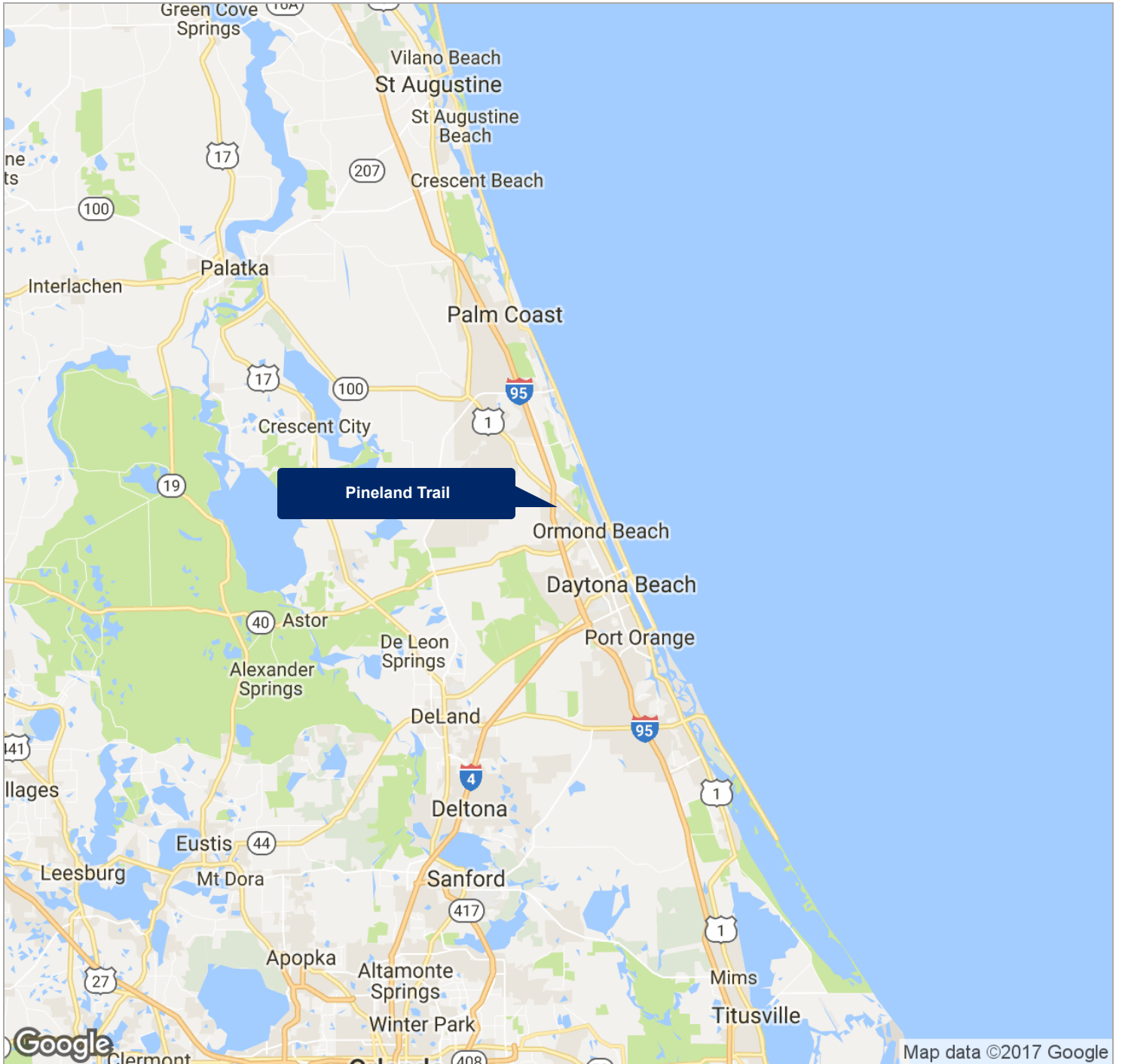
## ORMOND BEACH MAJOR EMPLOYERS

COMPANY	INDUSTRY	EMPLOYEES
Stylemark	Sunglass/Eyeglass Distributor	275
Energizer	Personal Skin Care Products	270
Hudson Technologies	Manufacturing	240
Thomas & Betts	Electrical Manufacturing	230
Microflex	Metal/Auto Manufacturing	165
SR Perrott	Beer/Wine Distributor	150
Emergency Communications Network	Emergency Notifications	110



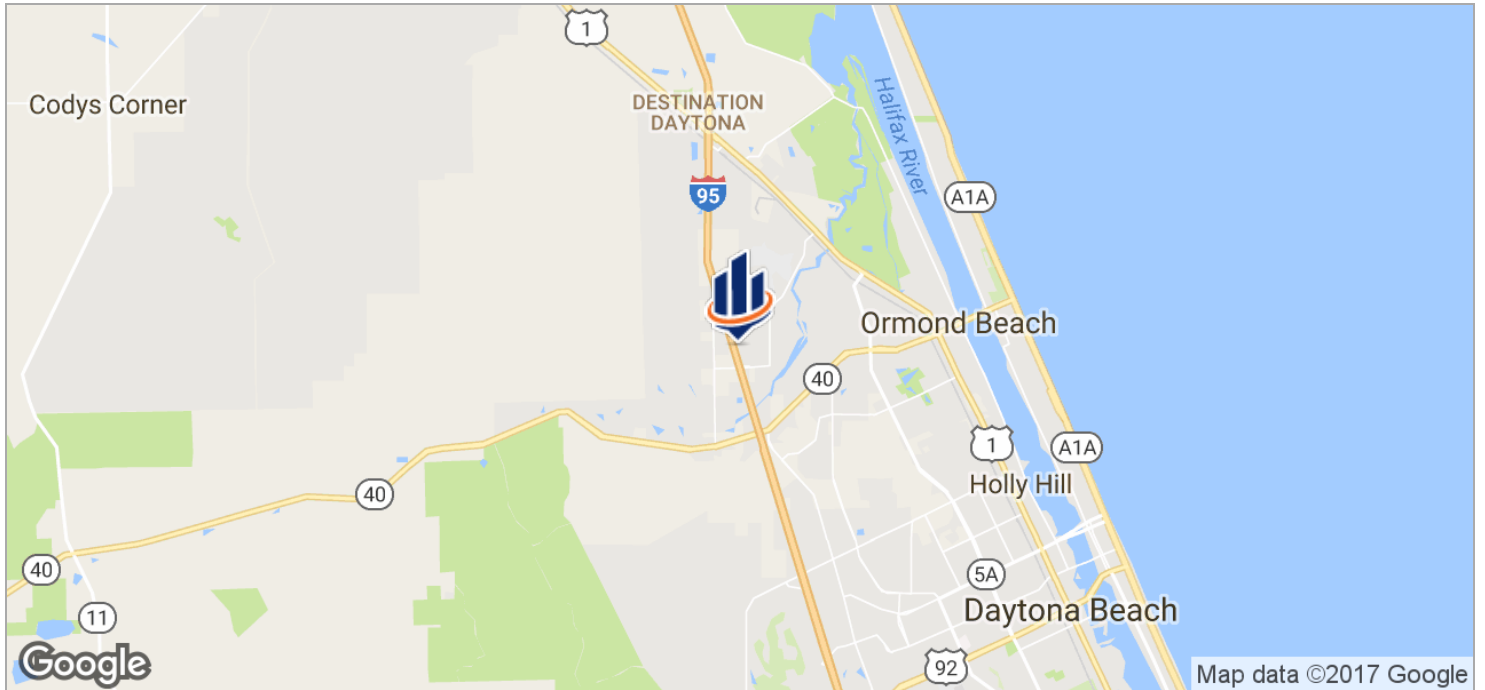


# Regional Map





# Location Maps





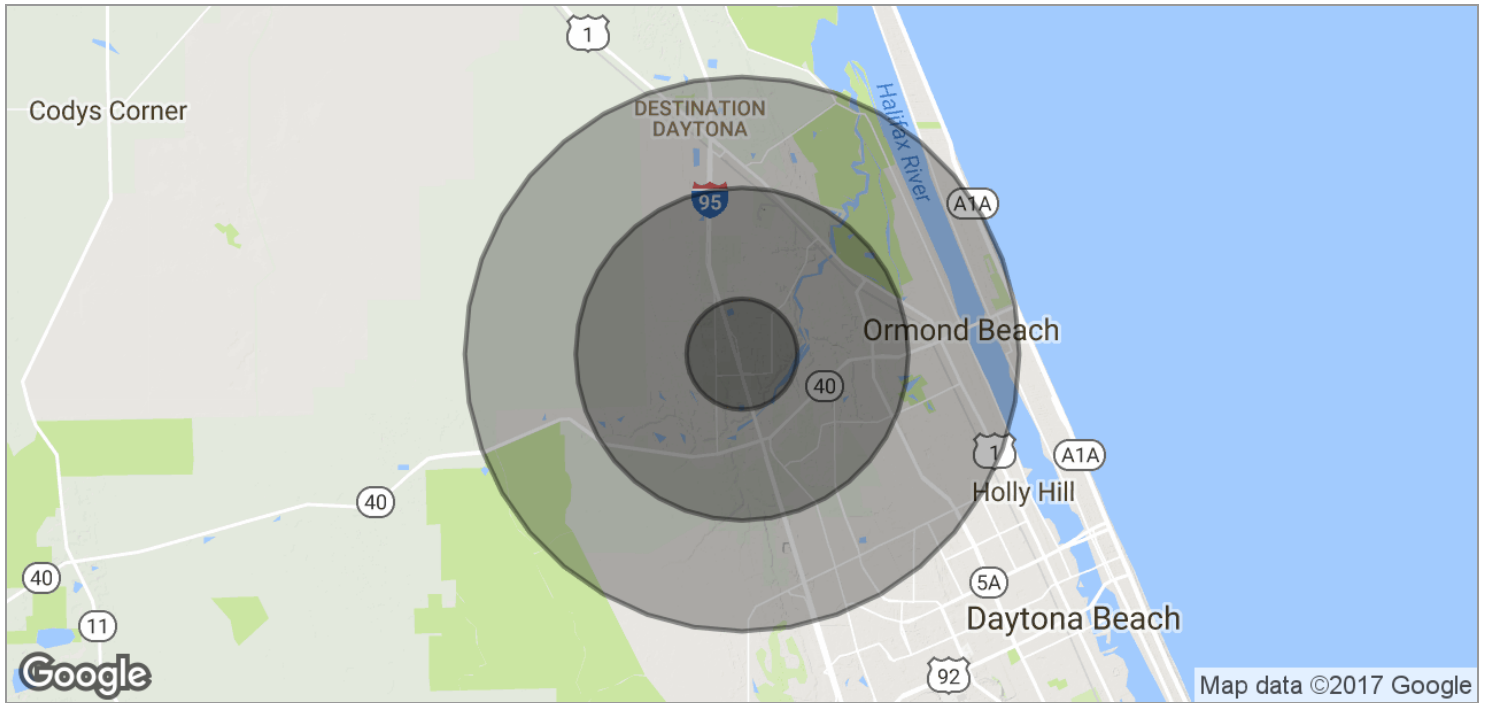


## 4 | DEMOGRAPHICS

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# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	2,652	27,224	63,209
MEDIAN AGE	51.4	48.9	42.3
MEDIAN AGE (MALE)	51.8	47.1	41.2
MEDIAN AGE (FEMALE)	51.3	49.7	43.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	980	12,102	27,540
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$80,475	\$67,785	\$65,045
AVERAGE HOUSE VALUE		\$221,876	\$210,249





# Ormond Beach Retail Map





## 5 | ADVISOR BIOS

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## Advisor Bio



### John W. Trost, CCIM

Principal | Senior Advisor

SVN | Alliance Commercial Real Estate Advisors

WORKING IN COMMERCIAL REAL ESTATE SINCE 1985  
IT IS ALL ABOUT YOU!

Your dreams, your needs, and your time. Working with you, on your team as agent and advocate from the beginning through to closing.

Seasoned professional with the education, designation, and experience. Bachelor of Business Administration - Degree in Finance from the University of Central Florida, the coveted Certified Commercial Investment Member [CCIM] designation, and the hands-on experience working with business professionals, developers, and investors.

A recognized leader with over 30 years experience in Commercial Real Estate Sales and Leasing. During that time working with developers, financial institutions, and property owners to maximize their returns and leverage their time in land and investment property sales from multifamily sites and subdivisions, to large and small retail shopping centers and office complexes, and church properties across Florida. As well as extensive experience in office and retail leasing to numerous national, regional, and local tenants.

Involved and a tremendous supporter of various youth and high school sporting activities, including weightlifting, football, basketball, and golf. Served on the board of local Pop Warner Football, High School Quarterback Club, and other non-profit organizations.

With tremendous growth and interest in the Volusia-Flagler market, you too can benefit from the strength of a commercial broker with the expertise and integrity to maximize your dollars and your time.

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# Advisor Bio



## Chris Butera

Principal  
SVN | Alliance Commercial Real Estate Advisors

Chris Butera is a Principal with SVN Alliance. Chris specializes in the packaging and sale of land/development sites, off market acquisitions, retail and investment properties.

During a real estate career that spans more than 15 years, Chris has been involved in numerous developments/acquisitions across Central Florida including oceanfront condominiums, residential subdivisions, retail shopping centers and office buildings. He has a deep knowledge of the entitlement and development process.

Prior to starting SVN Alliance, Chris was a Vice President with NAI Realvest in Orlando. He was also a Senior Vice President with IBIS Development specializing in off-market retail acquisitions for a select group of high net-worth clients. Prior to that he was involved as a principal or consultant with multiple land development projects across Volusia and Flagler Counties.

Chris has worked as a broker, developer and consultant and is able to manage all three disciplines for the benefit of his clients and projects.

He remains active with ICSC and is on the Board of Directors for the Volusia Building Industry Association. Butera resides in Ormond Beach, FL with his wife and two young children.

### Memberships & Affiliations

International Council of Shopping Centers  
Volusia Building Industry Association (Board of Directors)  
Ormond Beach Chamber of Commerce (2014 President)

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