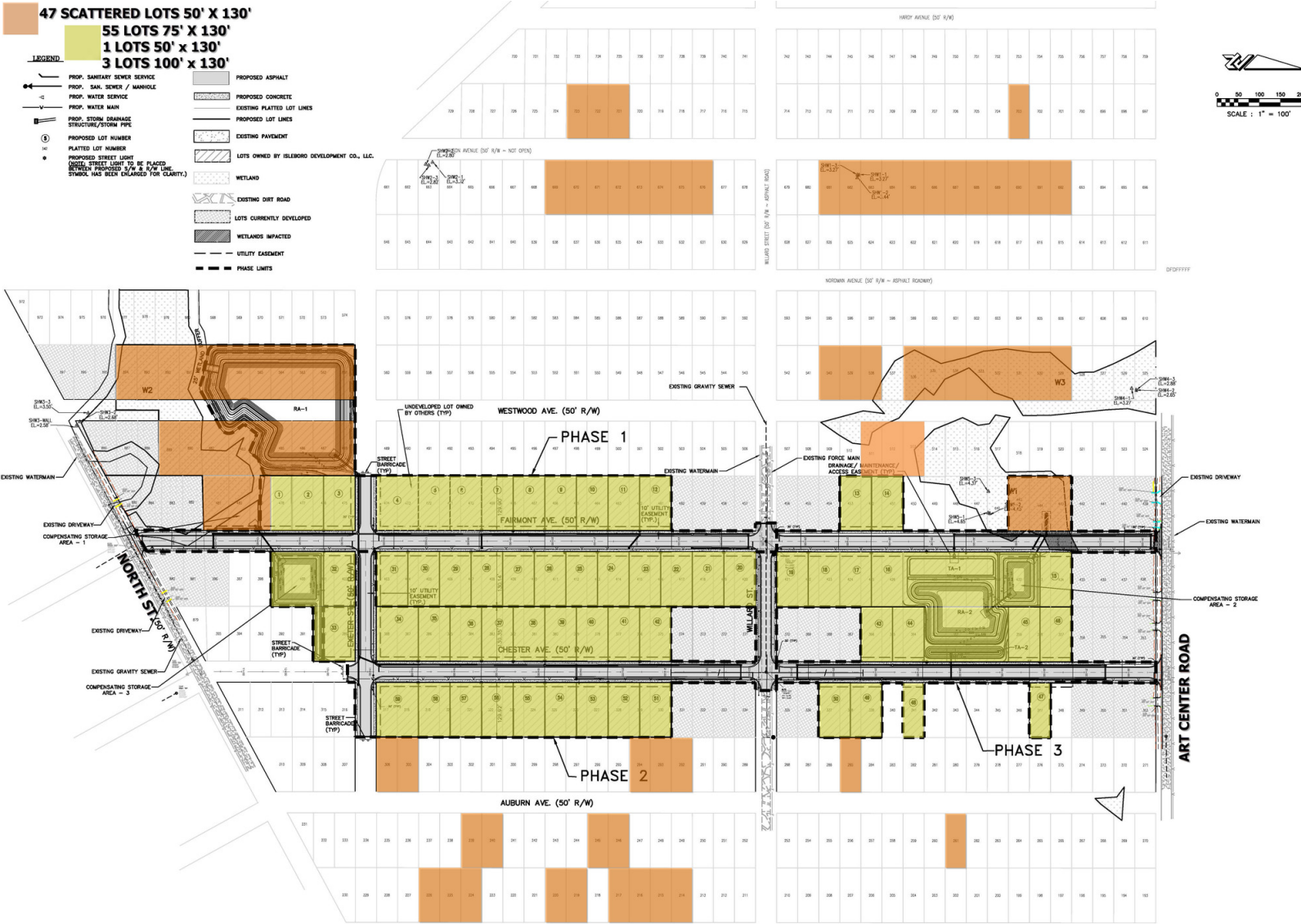




BANK OWNED! BULK SALE - 106 RESIDENTIAL HOMESITES

Turnbull Estates | New Smyrna Beach, FL 32168



PRESENTED BY:

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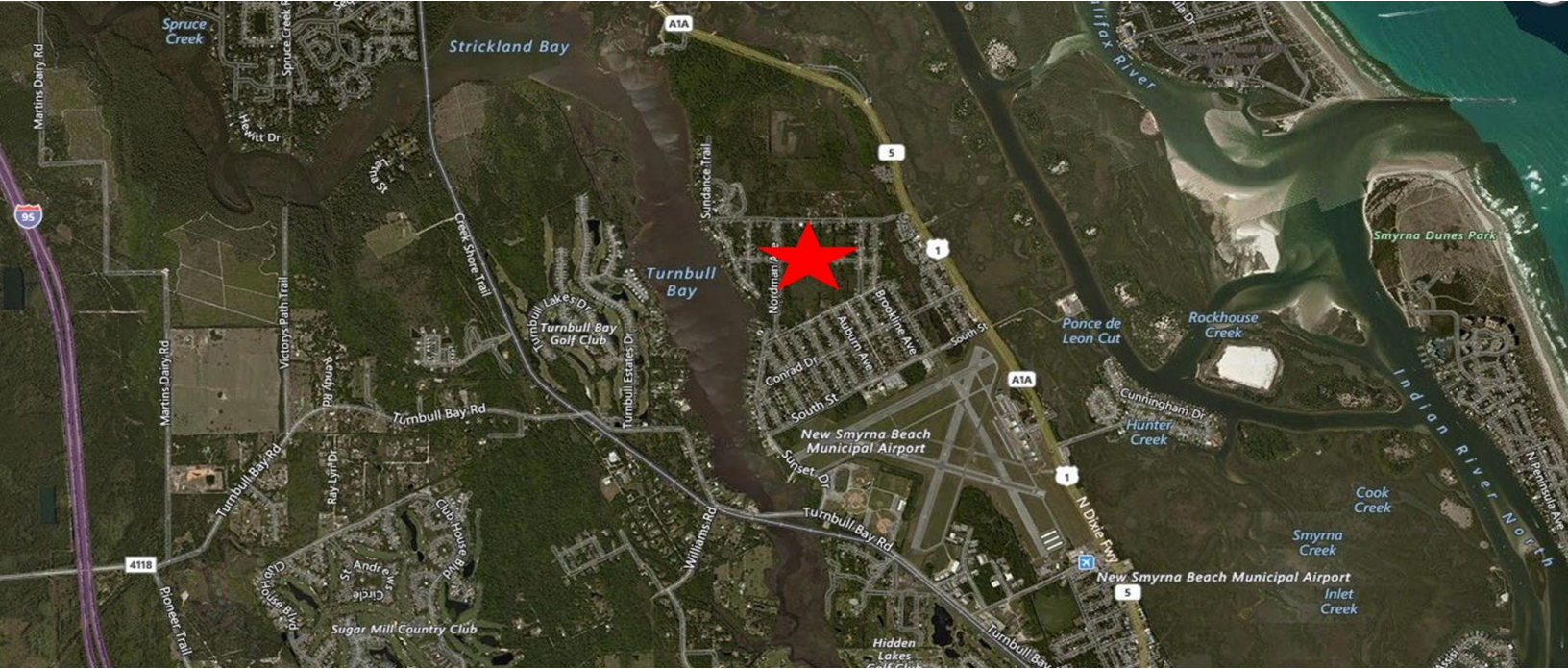
PROPERTY HIGHLIGHTS

- Proposed Turnbull Estate 59 Residential Homesites plus 47 scattered lots
- Located in north New Smyrna Beach
- Short distance to boat ramp
- Development plans by Zev Cohen & Associates, Inc.
- Asking Price \$575,000





Executive Summary



SALE OVERVIEW

SALE PRICE: \$575,000

LOTS: Proposed Homesites:
47 Scattered Homesites
50' X 130'
55 Lots 75' X 130'
1 Lot 50' X 130'
3 Lots 100' X 130'

106 Total Lots

ZONING: R2 & R3 'Single Family Residential'

PROPERTY DESCRIPTION

BANK OWNED - BULK SALE!
Proposed Turnbull Estate 59 Residential Homesites plus 47 scattered lots. Originally approved for:
Phase I - 25 homesites
Phase II - 19 homesites
Phase III - 15 homesites
Plus 47 scattered lots
Located in north New Smyrna Beach, convenient to Port Orange and Daytona Beach.
Short distance to boat ramp, attractive for boaters.
Development plans by Zev Cohen & Associates, Inc.

LOCATION OVERVIEW

Located west of N. Dixie Freeway bordered to the north by Art Center Road, south by North Street, and to the east by Arlington Avenue.



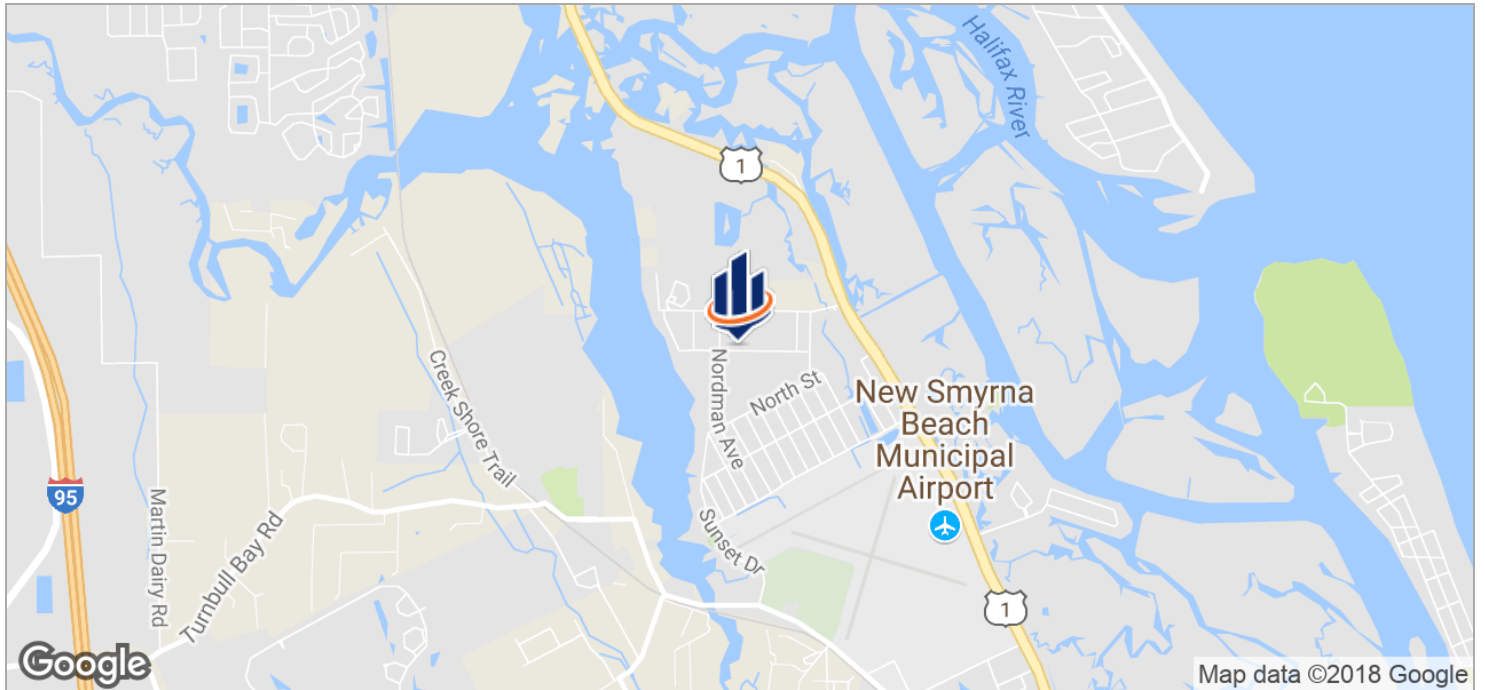


Aerial Map



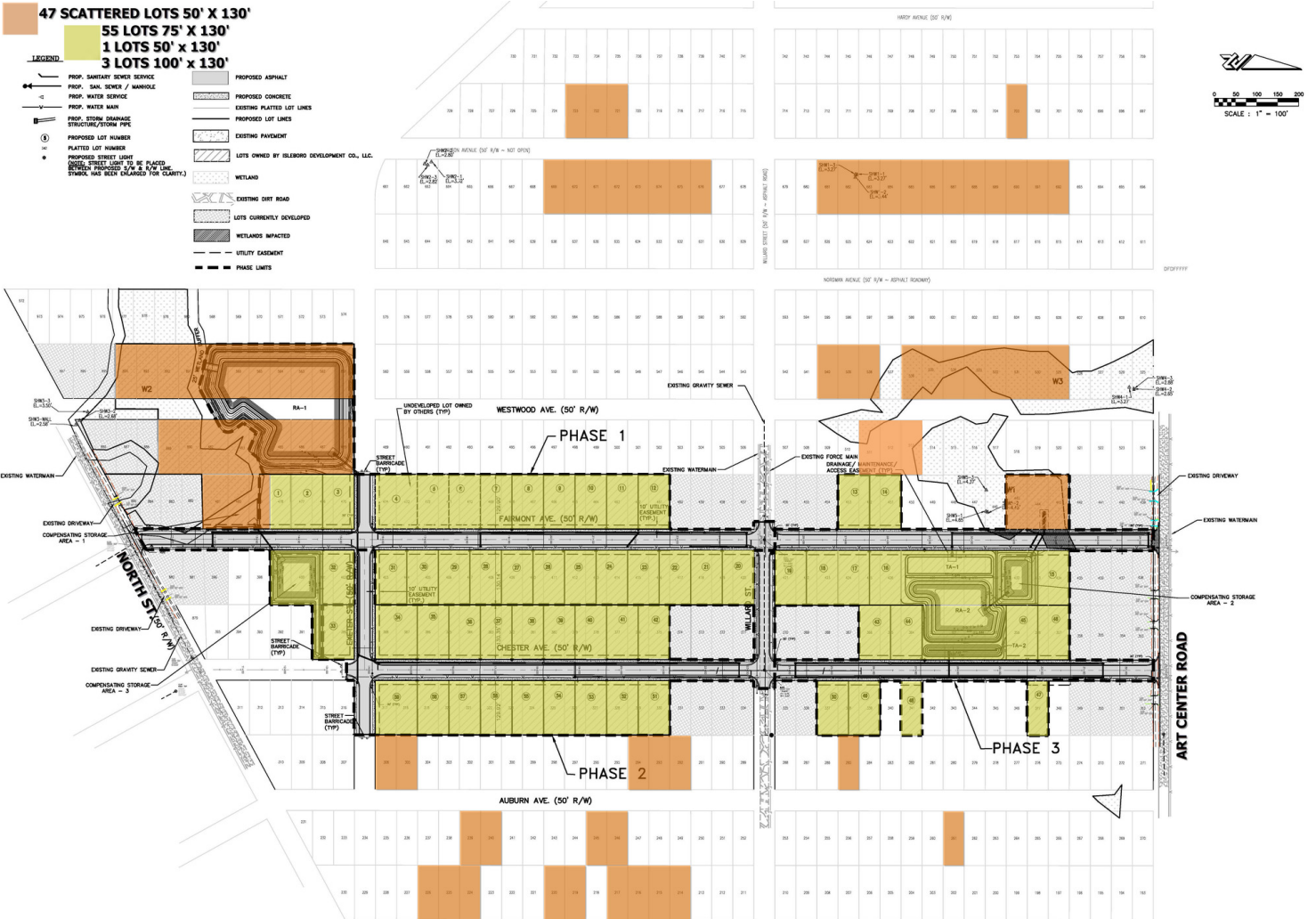


Location Maps



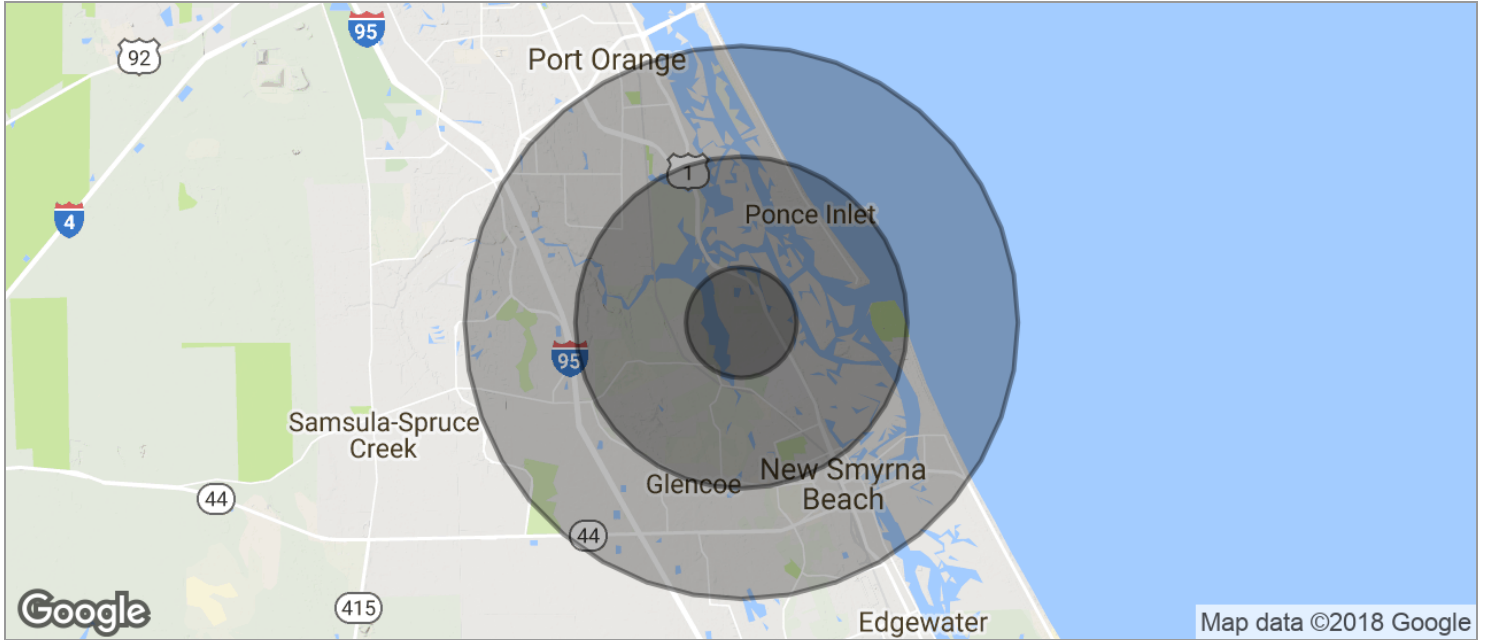


Site Plan





Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,118	18,150	54,486
MEDIAN AGE	47.6	53.0	50.0
MEDIAN AGE (MALE)	47.3	53.2	48.9
MEDIAN AGE (FEMALE)	48.1	53.4	50.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	888	8,016	24,025
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$55,191	\$69,343	\$63,730
AVERAGE HOUSE VALUE	\$250,690	\$369,765	\$323,788

* Demographic data derived from 2010 US Census

