

# 1.44+/- Acre Site On Clyde Morris Boulevard

3690 S. Clyde Morris Boulevard

Port Orange, FL 32129



## OFFERING SUMMARY

**SALE PRICE:** \$159,000

**LOT SIZE:** 1.44+/- Acres

**PARCEL NO:** 6306-00-00-0170

**TRAFFIC COUNT:** 27,500 AADT

**ZONING:** A - Agriculture

## PROPERTY OVERVIEW

1.44+/- Acre Site For Sale.  
Future Land Use is Commercial.  
100+/- feet of frontage on Clyde Morris Boulevard.  
Great Port Orange location for quick access to Beville Road.  
Just down the street from Reunion Bank, Premier Eye Clinic, Surgery Center of Volusia, Dunkin' Donuts, Jimmy John's, Trustco Bank, Subway, and Walmart Neighborhood Center.  
Approximately 4 miles to Interstate 4 and Interstate 95.  
Zoning Permitted Uses: Agriculture: field crops/wholesale nurseries/pasture/forestry, Commercial stables, Single-family detached dwellings, etc.  
Permitted Uses with special development requirements: Kennels, Community gardens.  
Special Exception Uses: Cemeteries, Farmers/flea markets, Houses of worship, Private schools, Retail nurseries and garden supplies, Veterinary clinics, etc.

## LOCATION OVERVIEW

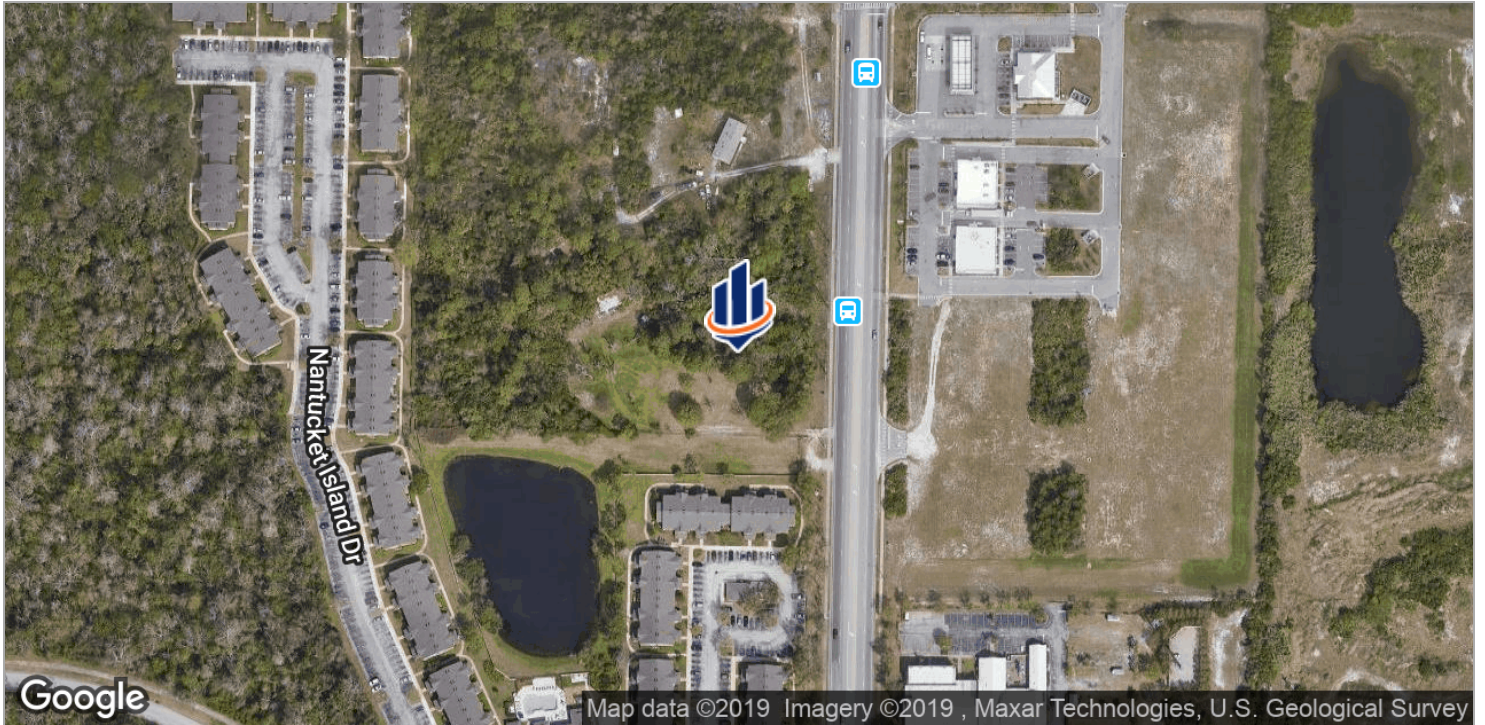
Located on the west side of Clyde Morris Boulevard just south of Reed Canal Road.

**John W. Trost, CCIM**  
Principal | Senior Advisor  
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Location Maps

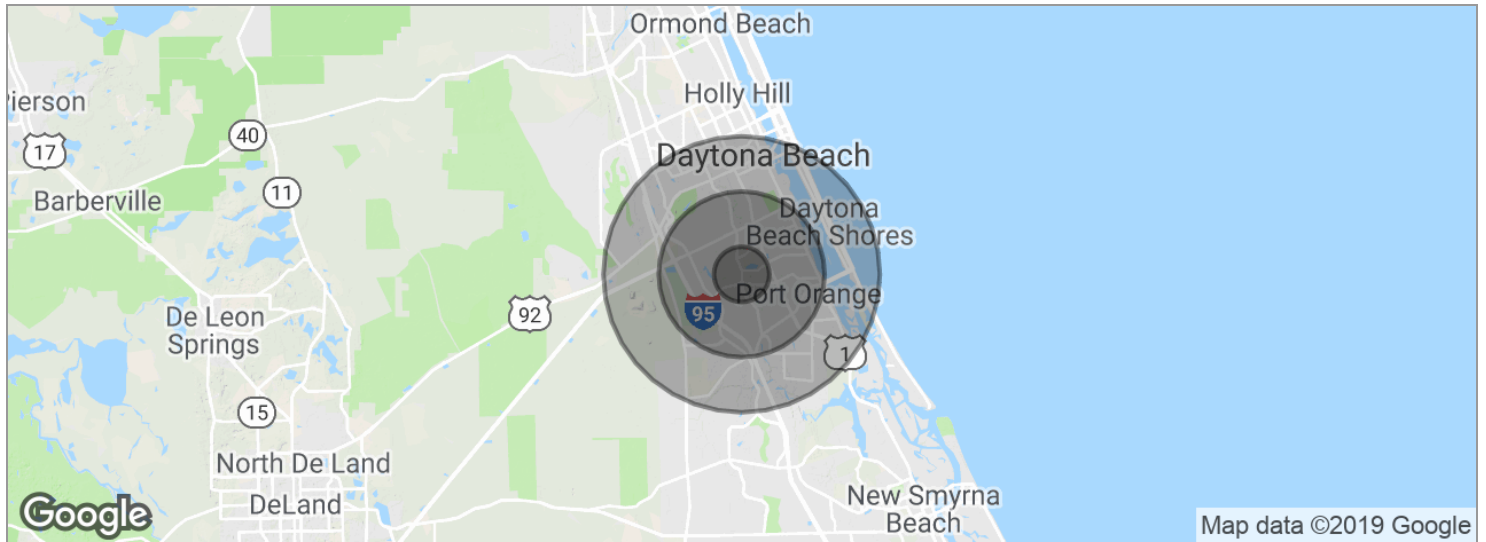


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# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,505	57,942	119,882
Median age	48.4	44.2	42.2
Median age (Male)	44.2	41.0	40.1
Median age (Female)	51.6	47.5	44.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,918	24,379	49,502
# of persons per HH	2.2	2.4	2.4
Average HH income	\$44,964	\$48,746	\$50,034
Average house value	\$205,548	\$180,398	\$233,293

\* Demographic data derived from 2010 US Census

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