

Opportunity Zone | LPGA Boulevard Mixed Use Site

LPGA Boulevard

Daytona Beach, FL 32117



OFFERING SUMMARY

SALE PRICE: \$950,000

LOT SIZE: 7.3+- Acres

PARCEL NO: 5202-00-00-0861

TRAFFIC COUNT: 18,500 AADT

ZONING: M-3, General Industrial
- Future Land Use,
Mixed Use

PROPERTY OVERVIEW

7.3+- Acre Mixed Use Site. May be divided into two 3.6+- acre parcels. 907+- feet of frontage on LPGA Boulevard. Located in an OPPORTUNITY ZONE. Conveniently located between Daytona Beach and Ormond Beach. One exit north of Daytona International Speedway and One Daytona 300,000 SF mixed-use project and one exit south of Ormond Beach. Approximately 1.9 miles to Interstate 95, 3.1 miles to AdventHealth Daytona Beach, and 3.7 miles to Halifax Health Medical Center. Daytona Beach Area: MSA: 495,000 with 9,000,000 visitors annually.

LOCATION OVERVIEW

Join LPGA Boulevard's new power business corridor in Daytona Beach:

- 350,000 SF Tanger Outlets and 400,000 SF Tomoka Town Center "Power Lifestyle Retail Center" with 400 multifamily units
- Latitude Margaritaville under construction 6,900 new homes & Latitude Landings 200,000 SF Publix anchored retail center - projected 300+ homes developed per year
- ICI Homes under construction Mosaic Community with 1,150+- single family homes
- Daytona International Auto Mall with eighteen automotive brands

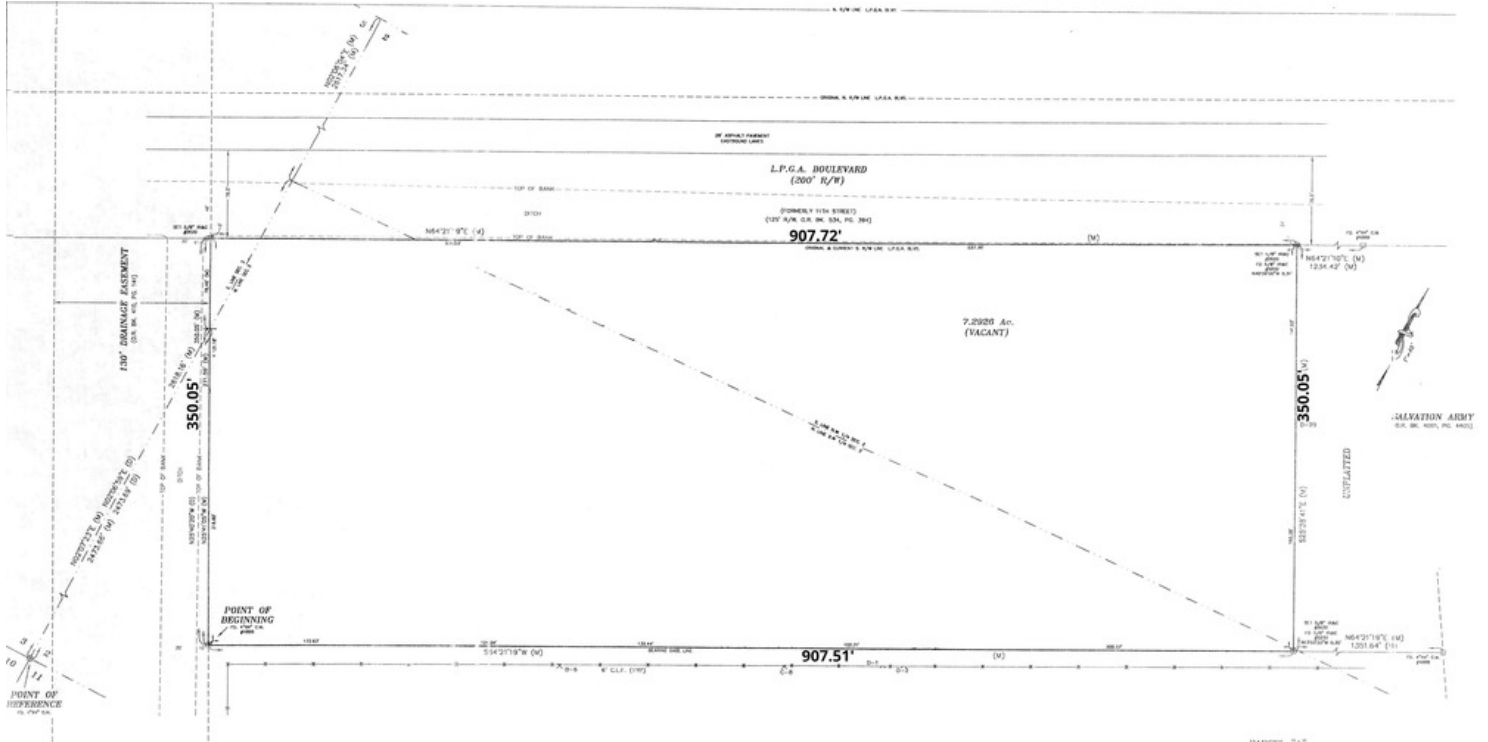
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Survey



LOCATION DESCRIPTION

Immediate proximity to I-95 and just minutes to the I-95/I-4 interchange.

Conveniently located between Daytona Beach and Ormond Beach just east of Clyde Morris Boulevard on the south side of LPGA Boulevard.

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LPGA Boulevard Corridor



JOIN LPGA BOULEVARD'S NEW POWER BUSINESS CORRIDOR IN DAYTONA BEACH

Latitude Margaritaville (Under Construction) - Development of 6,900-home active adult community

Latitude Landings (Under Construction) - Phase 1 - 200,000 SF Publix anchored retail center adjacent to Latitude Margaritaville opening November 2019

Latitude Landings (Planned) - Phase 2 - 93,000 SF Lifestyle Center with retail, restaurant, office, and outparcels

ICI Homes (Under Construction) - Mosaic planned residential community - 1,150+/- single family homes

Buc-ee's (Proposed) - 53,254 SF gas/convenience and 89,521 SF retail and outparcels

O'Connor Capital Partners (Under Contract) - 120 acres of industrial/warehouse, gas, and outparcels

Tanger Outlets (Completed 2016) - 80 upscale brand name and designer outlet retailers

Tomoka Town Center (Completed 2019) - 400,000 Power Lifestyle Retail Center

Tomoka Pointe (Completed 2019) - 276 multifamily units

Williamson Crossings (Proposed) - 714,817 SF retail and outparcels

Tomoka Village (Proposed) - Mixed-Use Development to include residential, multifamily, industrial, and commercial

700,000 SF Industrial/Warehouse (Under Construction) - Adjacent to \$40 Million B. Braun Distribution Facility

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Area Activity Map



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Opportunity Zones



OPPORTUNITY ZONES HIGHLIGHTS:

Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide.

The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Opportunity Funds that are dedicated to investing into Opportunity Zones.

The Opportunity Zones program offers three tax incentives for investing in low-income communities through a qualified Opportunity Fund.

TEMPORARY DEFERRAL: A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.

STEP-UP IN BASIS: A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

PERMANENT EXCLUSION: A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

The Opportunity Zones program is designed to incentivize patient capital investments in low-income communities nationwide. All of the underlying incentives relate to the tax treatment of capital gains, and all are tied to the longevity of an investor's stake in a qualified Opportunity Fund, providing the most upside to those who hold their investment for 10 years or more. Source: Economic Innovation Group.

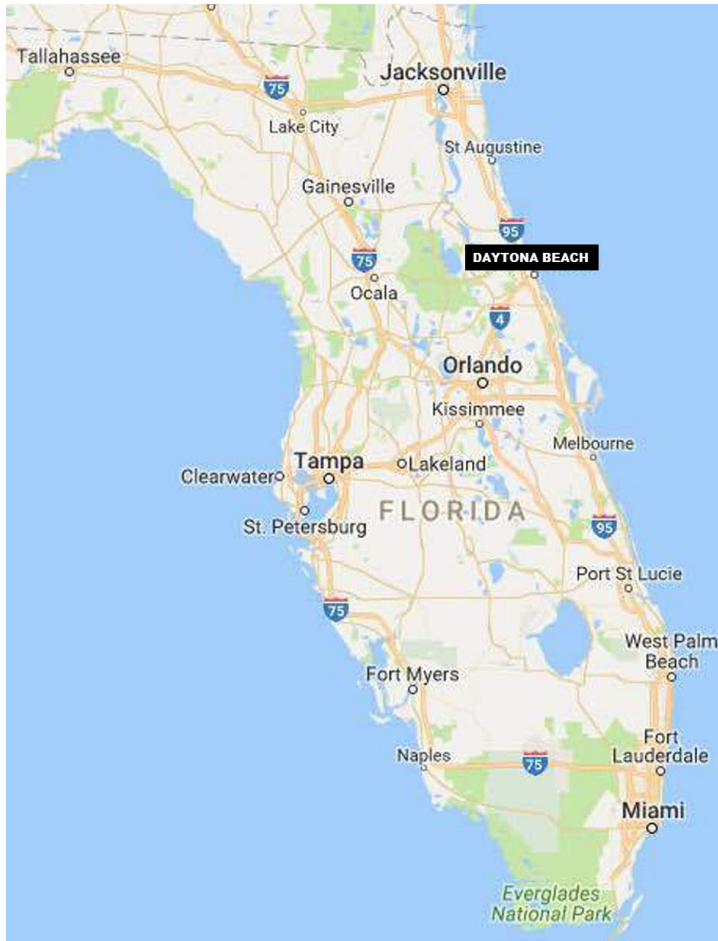
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Daytona Beach Overview



HOME OF THE "WORLD'S MOST FAMOUS BEACH"

- Only 50 miles northeast of Orlando, 100 miles south of Jacksonville, and 62 miles to Kennedy Space Center
- Features a tropical climate (average temperatures approximately 80 degrees Fahrenheit)
- Extremely strong tourism base - over 9 million visitors per year
- Tourism creates approximately \$4.6 billion annually to local retail and hospitality businesses

EASE OF ACCESSIBILITY

- Located near the intersection of I-95 and I-4
- Third busiest mass transit intersection in the state of Florida
- 3 major airports within 60+ miles - Daytona Beach International Airport, Orlando International Airport, and Sanford Airport
- I-95/I-4 Interchange getting \$250 million federally funded improvements

EXCEPTIONAL BUSINESS ENVIRONMENT AND OUTSTANDING HIGHER EDUCATION FOOTPRINT

- Public Companies: Brown & Brown [NYSE: BRO], TopBuild [NYSE: BLD], International Speedway Corporation [NASCAR] [NYSE: ICS], Teledyne Oil, and Consolidated Tomoka Land Company [NYSE: CTO]
- Significant number of small and light manufacturing, major distribution centers, aerospace and defense products, and automotive
- **4 MAJOR UNIVERSITIES / COLLEGES:**
 - Embry-Riddle Aeronautical University - 5,706 Students
 - Stetson University - 3,081 students
 - Bethune-Cookman University - 3,992 students
 - Daytona State College - 13,248 students

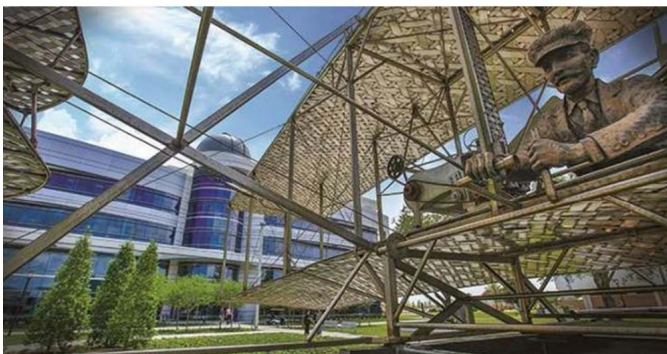
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Employment



TOP LOCAL EMPLOYERS

COMPANY	NUMBER OF EMPLOYEES
VOLUSIA COUNTY SCHOOLS	7,521
ADVENT HEALTH	5,885
HALIFAX HEALTH	4,050
DAYTONA STATE COLLEGE	1,490
EMBRY-RIDDLE AERONAUTICAL UNIVERSITY	1,405
INTERNATIONAL SPEEDWAY CORPORATION (NYSE: ISCA)	1,000
TANGER OUTLETS	900
BETHUNE-COOKMAN UNIVERSITY	650
BROWN & BROWN	600+
PEVONIA	600
U.S. FOODS	550
TELEDYNE	525
TRADER JOE'S DISTRIBUTION CENTER	500
HALIFAX MEDIA GROUP	400
TOPBUILD (NYSE: BLD)	360
BROWN & BROWN (NYSE: BRO)	309
NASCAR (NASDAQ: ISCA)	280
RAYDON	250
TOPBUILD (NYSE: BLD)	250
ENERGIZER (NYSE: ENR)	250
COSTA DEL MAR	230
B BRAUN	175
DAYTONA BEVERAGES	140
AO PRECISION	135

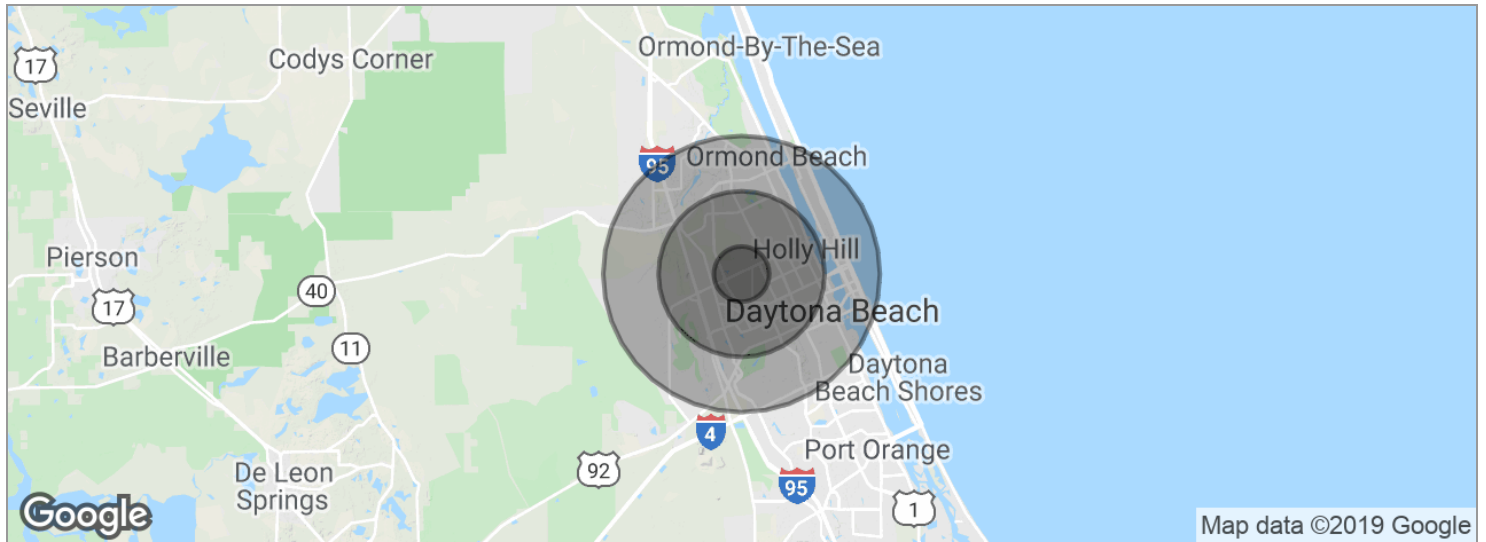
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,020	52,119	106,388
Median age	41.7	40.1	39.3
Median age (Male)	39.4	38.1	38.0
Median age (Female)	43.0	41.5	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,532	21,496	42,720
# of persons per HH	2.4	2.4	2.5
Average HH income	\$38,615	\$40,956	\$45,957
Average house value		\$162,236	\$197,352

* Demographic data derived from 2010 US Census

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