

THE PINES PCD

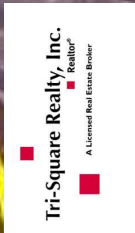
Corner of Clyde Morris Blvd., & Victoria Gardens Blvd. | Port Orange, FL
OFFERING MEMORANDUM



1.39 AC DEVELOPMENT/PAD-READY SITE!

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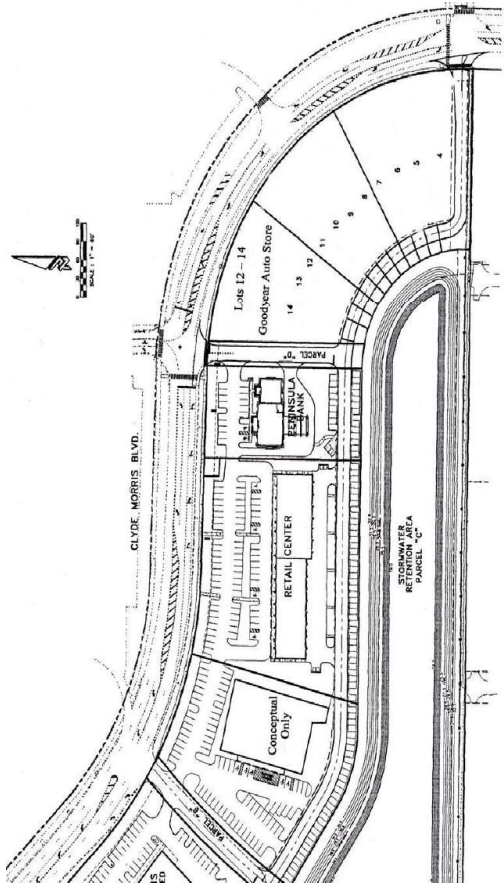


OFFERING SUMMARY

**Corner of Clyde Morris Blvd., & Victoria Gardens Blvd.
Port Orange FL 32127**

COUNTY	Volusia
MARKET	Daytona Beach
SUBMARKET	Port Orange
OFFERING PRICE	\$500,000
PRICE PSF	\$8.26
LAND SF	60,548 SF
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	PCD (Planned Commercial Development)
# OF PARCELS	4
APN	6317-29-00-0040/0050/0060/0070

- 1.39 AC Development/Pad-Ready Site
- Water/Sewer ready for hook up.
- Stormwater drainage and Retention are in place.
- The Pines PCD allows for many uses: including Retail Sales & Services, Business Services, Personal Services, Restaurants.

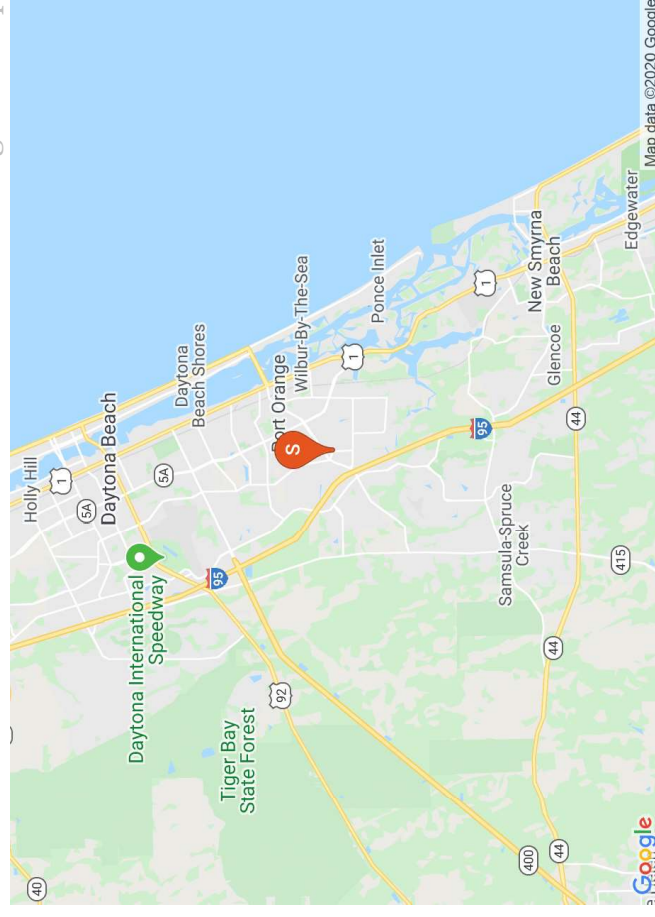


THE PINES PCD
OVERALL CONCEPTUAL PLAN

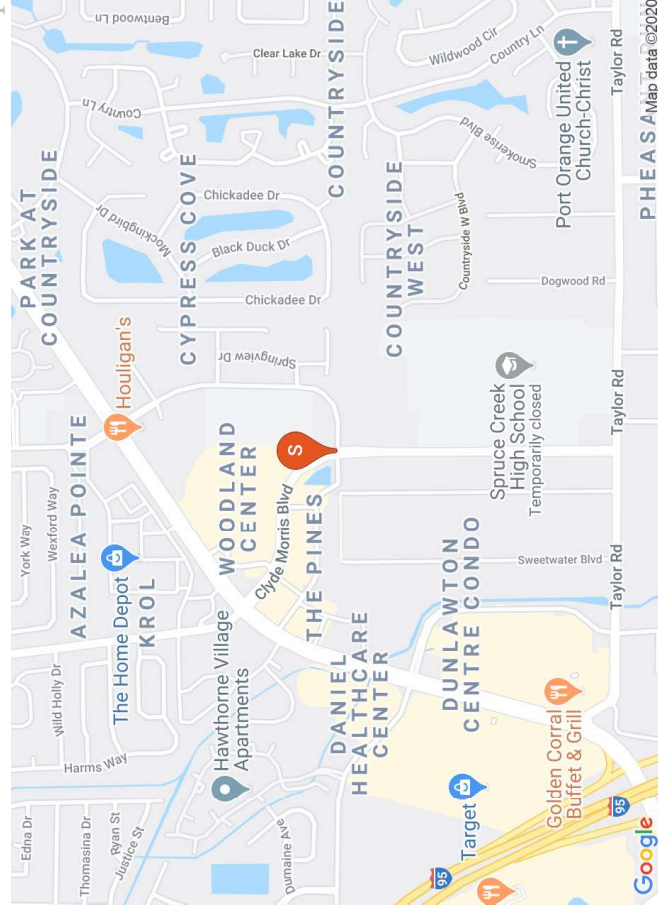
1.39 AC Development/Pad-Ready Site

- Port Orange's hottest commercial/retail corridor at Dunlawton Avenue and Clyde Morris Boulevard. Clyde Morris Blvd. is a primary North-South roadway in the Greater Daytona Beach Area. Dunlawton Avenue is the principal East-West thoroughfare facilitating access to the beachside and west side of Volusia County.
- Directly across the street from existing 200,000 SF Super Wal-Mart and 110,800 SF Home Depot. Close to Sweetwater Elementary and Spruce Creek High School.
- 4 Ingress/Egress points: 1 on Dunlawton Avenue and 3 on Clyde Morris Blvd., including a signalized intersection across from Wal-Mart.
- Ideally located 1 mile from I-95 and Dunlawton Avenue Interchange. Easy Access to major thoroughfares.
- Neighboring Commercial/Professional users: Walgreen's, FifthThird Bank, Atlantic Hearing & Balance, Advanced Medical Center, Social Security Administration, Goodyear Tire & service, Gaff's Quality Meats, Edward Jones, and Pines Plaza Tenants: Ginza Japanese Steakhouse & Sushi Bar, Victoria Nails, Supercuts, Corner Cleaners, GameStop, Joy Luck Café, Hot Spot Tanning, Pet Supermarket, and Pauline's Pet Styling.

Regional Map

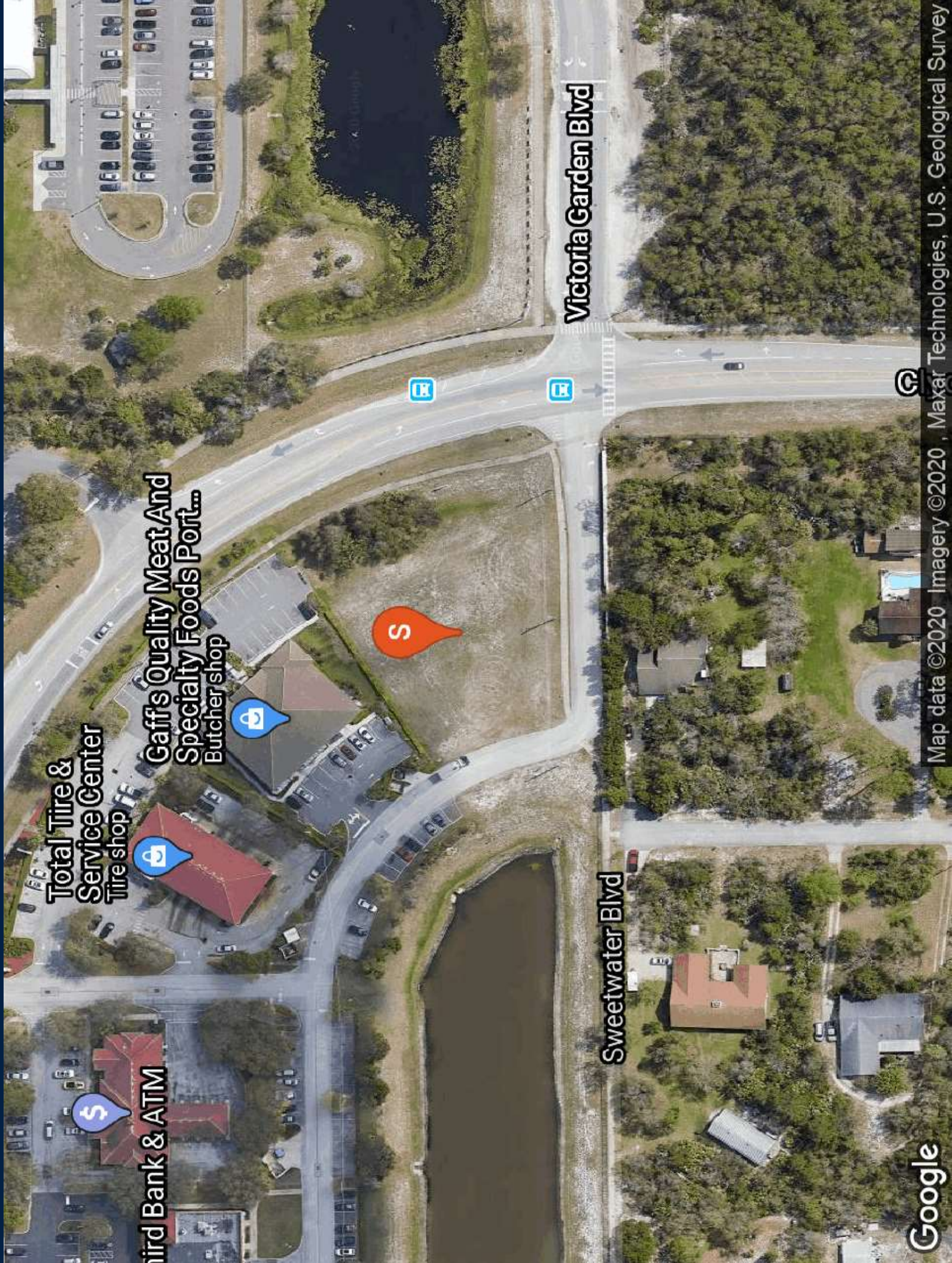


Locator Map



PROPERTY FEATURES	
LAND SF	60,548
LAND ACRES	1.39
# OF PARCELS	4
ZONING TYPE	PCD (Planned Commercial Development)
CORNER LOCATION	Corner of Clyde Morris Blvd. & Victoria Gardens Blvd.
TRAFFIC COUNTS	52,500





Total Tire & Service Center
Tire shop

Gaffs Quality Meat And Specialty Foods Port...
Butcher shop

Third Bank & ATM

Sweetwater Blvd

Victoria Garden Blvd

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,896	49,084	87,967
2010 Population	7,147	55,727	95,929
2019 Population	7,902	62,186	106,918
2024 Population	8,206	65,968	113,119
2019 African American	353	2,324	6,344
2019 American Indian	20	225	341
2019 Asian	222	1,625	2,821
2019 Hispanic	626	4,223	7,489
2019 Other Race	137	916	1,623
2019 White	6,968	55,540	93,128
2019 Multiracial	196	1,529	2,603
2019-2024: Population: Growth Rate	3.80 %	5.95 %	5.65 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	404	2,711	5,225
\$15,000-\$24,999	203	2,412	4,531
\$25,000-\$34,999	438	2,886	5,580
\$35,000-\$49,999	630	4,562	7,883
\$50,000-\$74,999	705	5,385	9,048
\$75,000-\$99,999	631	3,660	6,242
\$100,000-\$149,999	517	3,750	6,610
\$150,000-\$199,999	55	1,027	1,902
\$200,000 or greater	118	1,274	2,256
Median HH Income	\$54,485	\$54,179	\$52,735
Average HH Income	\$69,882	\$75,232	\$74,305

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,060	22,727	45,334
2010 Total Households	3,378	24,937	44,551
2019 Total Households	3,701	27,667	49,279
2024 Total Households	3,833	29,212	51,916
2019 Average Household Size	2.10	2.24	2.15
2000 Owner Occupied Housing	2,118	17,341	30,529
2000 Renter Occupied Housing	786	3,701	9,230
2019 Owner Occupied Housing	2,029	19,302	32,624
2019 Renter Occupied Housing	1,672	8,365	16,655
2019 Vacant Housing	376	2,781	9,208
2019 Total Housing	4,077	30,448	58,487
2024 Owner Occupied Housing	2,090	20,387	34,313
2024 Renter Occupied Housing	1,743	8,825	17,603
2024 Vacant Housing	373	2,750	9,293
2024 Total Housing	4,206	31,962	61,209
2019-2024: Households: Growth Rate	3.50 %	5.45 %	5.25 %



2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	667	3,915	6,641
2019 Population Age 35-39	568	3,335	5,608
2019 Population Age 40-44	422	2,916	4,893
2019 Population Age 45-49	417	3,365	5,480
2019 Population Age 50-54	458	3,807	6,344
2019 Population Age 55-59	572	4,712	8,170
2019 Population Age 60-64	588	5,208	9,226
2019 Population Age 65-69	525	5,510	9,511
2019 Population Age 70-74	462	4,864	8,658
2019 Population Age 75-79	323	3,352	6,096
2019 Population Age 80-84	273	2,281	4,125
2019 Population Age 85+	401	2,327	4,325
2019 Population Age 18+	6,813	53,141	91,972
2019 Median Age	46	51	52

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	547	3,727	6,091
2024 Population Age 35-39	667	4,217	7,131
2024 Population Age 40-44	584	3,620	6,085
2024 Population Age 45-49	442	3,189	5,343
2024 Population Age 50-54	434	3,688	5,983
2024 Population Age 55-59	468	4,148	7,082
2024 Population Age 60-64	582	5,337	9,465
2024 Population Age 65-69	600	6,056	10,727
2024 Population Age 70-74	522	5,693	9,878
2024 Population Age 75-79	436	4,392	7,962
2024 Population Age 80-84	292	2,801	4,990
2024 Population Age 85+	396	2,470	4,518
2024 Population Age 18+	7,074	56,488	97,422
2024 Median Age	46	52	53

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,097	\$56,066	\$52,120
Average Household Income 25-34	\$63,629	\$69,555	\$67,218
Median Household Income 35-44	\$71,999	\$69,897	\$63,038
Average Household Income 35-44	\$80,092	\$83,530	\$80,050
Median Household Income 45-54	\$77,550	\$76,448	\$74,030
Average Household Income 45-54	\$90,561	\$96,004	\$95,911
Median Household Income 55-64	\$66,686	\$61,772	\$60,150
Average Household Income 55-64	\$80,175	\$83,816	\$83,227
Median Household Income 65-74	\$53,357	\$51,855	\$52,527
Average Household Income 65-74	\$70,404	\$73,775	\$74,446
Average Household Income 75+	\$44,561	\$54,840	\$56,978

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,827	\$60,356	\$55,401
Average Household Income 25-34	\$66,427	\$76,350	\$72,977
Median Household Income 35-44	\$75,718	\$75,564	\$68,368
Average Household Income 35-44	\$85,417	\$90,817	\$87,358
Median Household Income 45-54	\$78,380	\$80,974	\$78,480
Average Household Income 45-54	\$95,334	\$105,786	\$105,229
Median Household Income 55-64	\$69,481	\$68,651	\$66,653
Average Household Income 55-64	\$84,927	\$93,936	\$93,020
Median Household Income 65-74	\$54,009	\$55,754	\$56,587
Average Household Income 65-74	\$72,916	\$83,820	\$84,177
Average Household Income 75+	\$46,977	\$61,667	\$64,165

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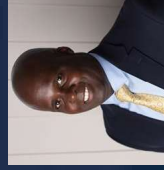
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