

## OPPORTUNITY ZONE | 10.1+/- ACRE MULTIFAMILY LAND



### PROPERTY DESCRIPTION

10.1+/- Acre Multifamily Site.  
 Zoning for approximately 120 units.  
 Great infill site for Multifamily, Townhomes, Villas, or Single Family Rentals.  
 Located just west of Nova Road and just south of HIGH GROWTH LPGA Boulevard.  
 Wooded site with easy access to Nova Road.  
 Approximately 651+/- FF on 10th Street.  
 Located in an OPPORTUNITY ZONE.

### LOCATION DESCRIPTION

Located just south of LPGA Boulevard and west of Nova Road on 10th Street.  
 NW corner of 10th Street and Rosalie Drive.  
 Approximately 3 miles to Interstate 95, Tomoka Town Center, and Tanger Outlets.  
 Save-A-Lot and Winn-Dixie within a couple of blocks.

### LOCATION ADDRESS

1088 10th Street  
 Holly Hill, FL 32117

**JOHN W. TROST, CCIM**  
 Principal | Senior Advisor  
 O: 386.301.4581 | C: 386.295.5723  
 john.trost@svn.com

### OFFERING SUMMARY

SALE PRICE:	\$1,300,000
LOT SIZE:	10.1+/- Acres
PARCEL NO:	4244-01-04-0080
ZONING:	R-6, Low Density Multifamily Residential District

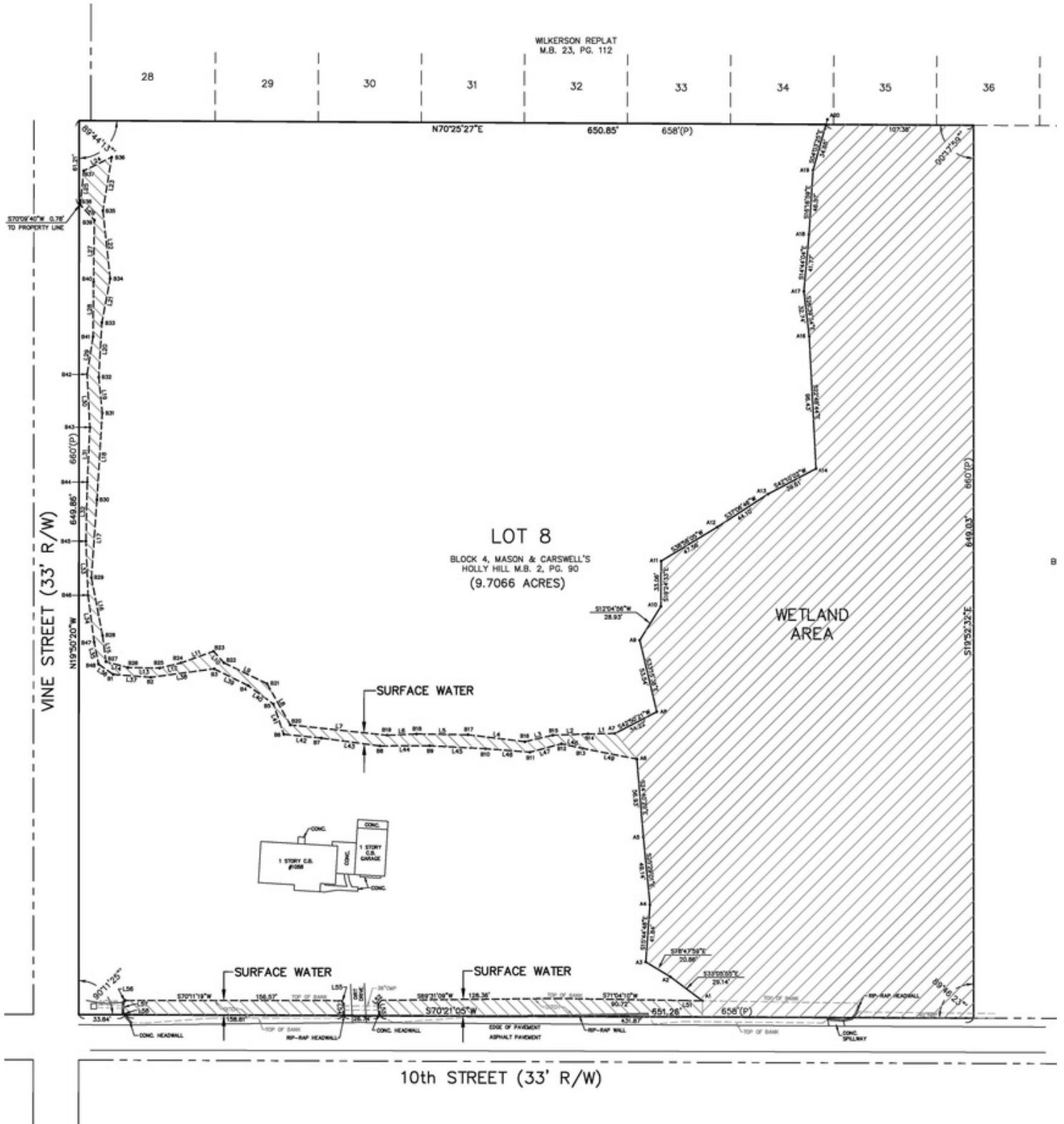
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,498	29,380	54,066
TOTAL POPULATION	12,898	69,191	121,996
AVERAGE HH INCOME	\$47,633	\$50,554	\$59,544

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**SURVEY**



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LPGA BLVD AREA ACTIVITY MAP



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