

I-95/I-4 INTERCHANGE LAND 67+/- ACRES

1094 S. WILLIAMSON BLVD
Daytona Beach, FL 32118

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$18,000,000
LOT SIZE:	67+/- Acres
PARCEL NO:	5235-00-00-0020
TRAFFIC COUNT:	Williamson Blvd 21,200 AADT Interstate 95 66,500 AADT
ZONING:	Volusia County FLU Activity Center
VIDEO:	View Here

PROPERTY OVERVIEW

Prime 67+/- acre site located on the NE corner of Interstate 95 and Interstate 4 in Daytona Beach. Best and easiest access to I-95 and I-4 than any of the remaining I-95 sites.

Entire site is upland and developable with over 3,500 continuous feet on I-95 and 400+/- feet on Williamson Boulevard. Excellent for distribution center, Industrial, R&D, Aerospace, Office Park, and potential Multifamily.

Parcel is located in Volusia County with a future land use designation of Activity Center [AC]. The Activity Center FLU allows for industrial and tourist commercial uses, as well as commercial/office. Annexation into the City of Daytona Beach should allow an even wider variety of uses.

LOCATION OVERVIEW

Essentially half of the NE quadrant of the I-95 and I-4 freeway interchange in Daytona Beach. Just 90 miles to Jacksonville, 50 miles to Orlando, and 45 miles to Brevard County and the Space Coast. Relating to the aerospace industry precisely, the site is 57 miles from the Kennedy Space Center, 59 miles to the new Roberts Rd SpaceX facility, and 57 miles to Blue Origin Rocket Factory.

A variety of hotels and restaurants nearby.

Short drive to Daytona State College, Bethune-Cookman University, Embry-Riddle Aeronautical University, and University of Central Florida Daytona Campus.

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LOCATION MAP - NORTH



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RECENTLY COMPLETED INTERCHANGE PROJECT - \$205 MILLION



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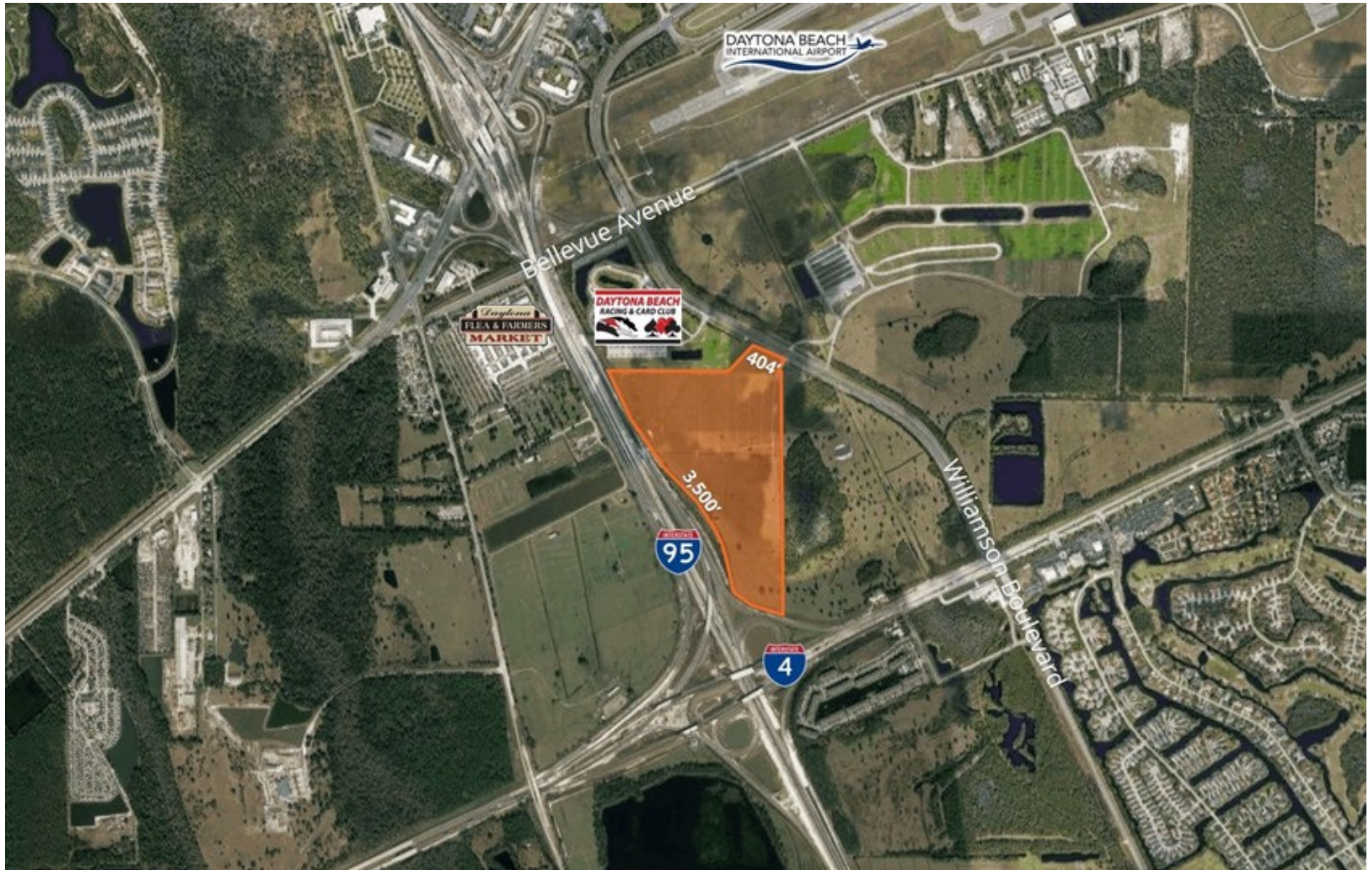
NE I-95 / I-4 QUADRANT



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AERIAL MAP



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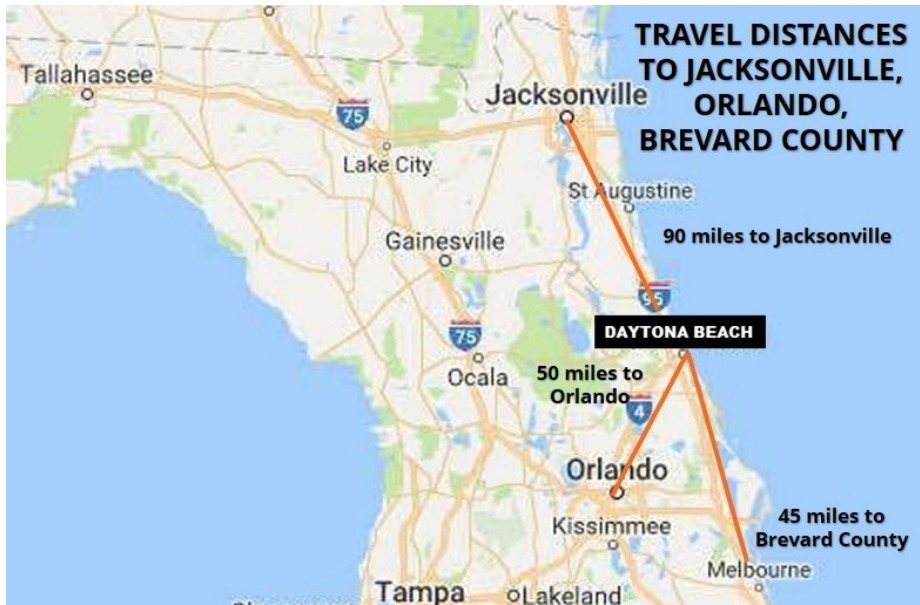
RETAILER MAP



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DAYTONA BEACH OVERVIEW



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 center, 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

HOME OF THE "WORLD'S MOST FAMOUS BEACH"

- Only 50 miles northeast of Orlando, 90 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

FAST GROWING LPGA BOULEVARD CORRIDOR

- Located 7 miles south of LPGA Boulevard's new power business corridor in Daytona Beach:
- 350,000 SF Tanger Outlets and 400,000 SF Tomoka Town Center "Power Lifestyle Center" with 500+ multifamily units
- Latitude Margaritaville projected 3,400 home community & Latitude Landings 200,000 SF Publix anchored retail center - projected 300+ homes developed per year
- ICI Homes under construction Mosaic Community with 1,200+/- single family homes
- Avalon Park planned 10,000 homes with a 400-acre downtown

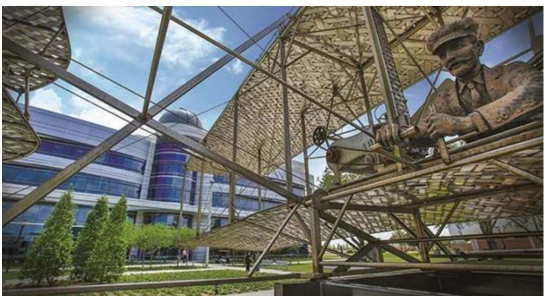
EASE OF ACCESSIBILITY

- Located near the intersection of I-95 and I-4
- Third busiest mass transit intersection in the state of Florida
- 3 major airports with 60+ miles - Daytona Beach International Airport, Orlando International Airport, and Sanford Airport
- I-95/I-4 Interchange just received a \$205 million improvement

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EMPLOYMENT



TOP LOCAL EMPLOYERS

COMPANY	NUMBER OF EMPLOYEES
ENERGIZER [NYSE: ENR]	250
ADVENTHEALTH	5,885
DAYTONA STATE COLLEGE	1,490
TANGER OUTLETS [NYSE: SKT]	900
TELEDYNE [NYSE: TDY]	525
COSTA	230
TRADER JOE'S	500
TOPBUILD [NYSE: BLD]	250
INTERNATIONAL SPEEDWAY CORP. [NYSE: ISCA]	1,000
HALIFAX HEALTH	4,050
BETHUNE COOKMAN UNIVERSITY	650
BROWN & BROWN [NYSE: BRO]	600+
EMBRY-RIDDLE AERONAUTICAL UNIVERSITY	1,405
RAYDON	250
U.S. FOODS	550
VOLUSIA COUNTY SCHOOLS	7,521
VOLUSIA COUNTY GOVERNMENT	3,408

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DEMOGRAPHICS MAP & REPORT

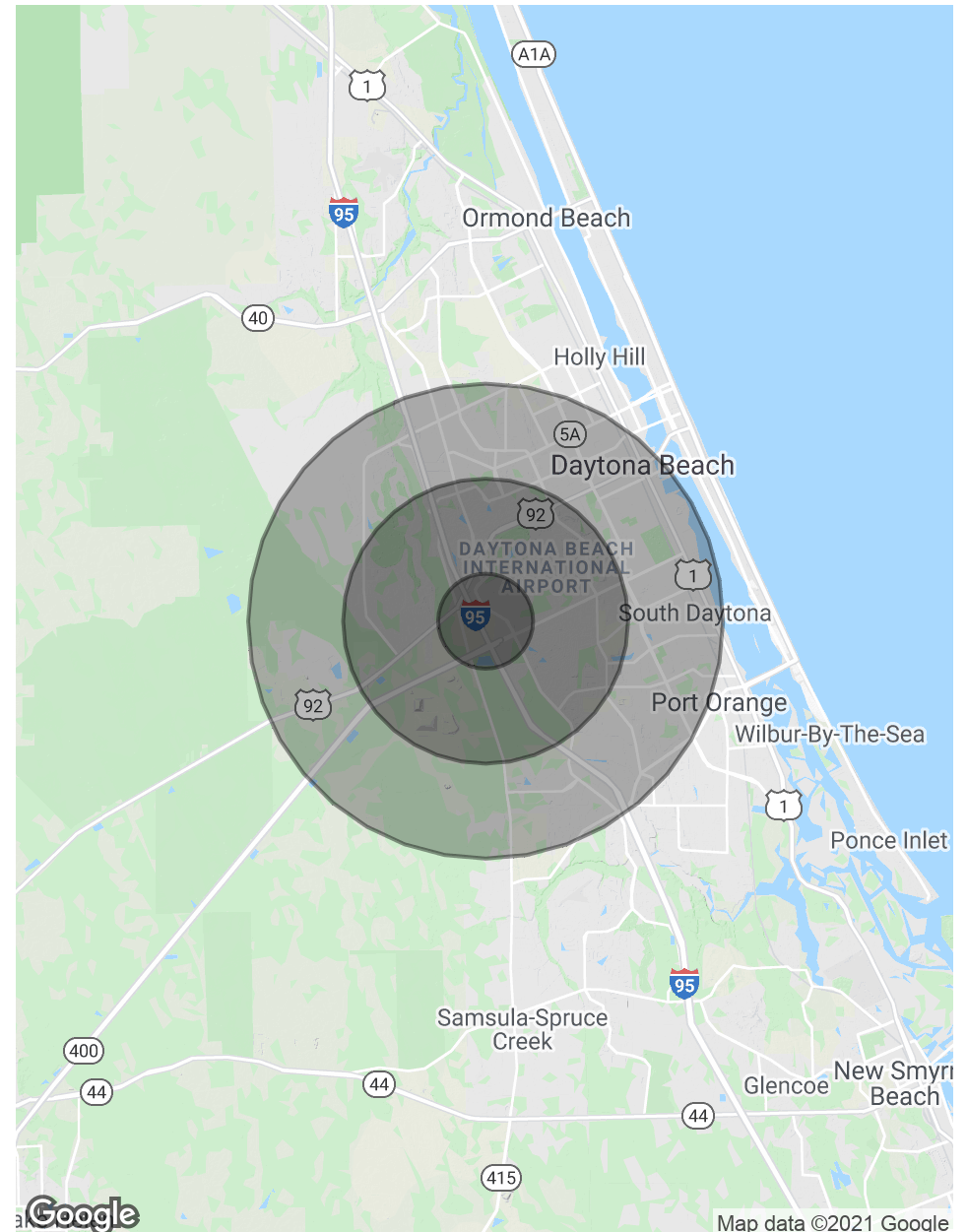
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,715	24,622	87,069
AVERAGE AGE	26.4	34.4	38.8
AVERAGE AGE (MALE)	25.1	32.8	36.9
AVERAGE AGE (FEMALE)	36.7	39.9	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	687	8,955	34,306
# OF PERSONS PER HH	4.0	2.7	2.5
AVERAGE HH INCOME	\$48,687	\$49,409	\$43,716
AVERAGE HOUSE VALUE	\$353,260	\$213,819	\$187,578

* Demographic data derived from 2010 US Census



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ADVISOR BIO



TIM C. DAVIS, CCIM

Principal/ Senior Vice President

tim.davis@svn.com

Direct: 386.566.4917

PROFESSIONAL BACKGROUND

Tim Davis comes to the commercial real estate business as a continuation of a lifetime of entrepreneurial endeavors. Founding a few small businesses in his teenage years and onward, they included automotive related manufacturing, multiple retail businesses, and internet startups. He is now practicing commercial real estate with a broad service area in Northeast & Central Florida

His commercial real estate career has led to the brokerage of all property types and classes including extensive work with lenders in the troubled assets arena and REO disposition. Since 2009, he has participated in the sale of the largest land parcels on the Atlantic Ocean in Daytona Beach and to date has sold 17 direct oceanfront hotel/condo development sites. He has expanded to retail, industrial and multi-family development sites since 2016 brokering industrial park development sites, retail, and multi-family sites.

Davis is a graduate of the University of Central Florida, with a B.S. in Management & Finance. In addition to real estate, Tim founded two manufacturing companies producing components for the automotive aftermarket.

*Since 2009, Tim has brokered commercial troubled[REO] assets and debt for over a dozen different lenders, from large banks such as Bank of America, Wells Fargo, Suntrust, Regions, Fifth Third, regional banks, and even single branch community banks.

*General Partner and sponsor in several syndicates focused on repositioning income properties to unlock yield.

* Served as Vice President and General Manager of an international equine company, importing horses from Europe, Arabians and DHH.

Mr. Davis has brokered every asset type in all property classes, including land, office, warehouse, multi-family, hospitality, chattel property, Single-Tenant Net Lease Investment property, and retail development sites. These combined skill sets lead to unequalled depth and reach in the northeast central Florida market.

Specialties: Industrial Sales, Retail, and Multi-family Development Land

SVN | Alliance Commercial Real Estate Advisors

1275 West Granada Blvd. Suite 5B

Ormond Beach, FL 32174

386.310.7900

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ADVISOR BIO



JOHN W. TROST, CCIM

Principal | Senior Advisor

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FL #BK-0160420

PROFESSIONAL BACKGROUND

WORKING IN COMMERCIAL REAL ESTATE SINCE 1985
IT IS ALL ABOUT YOU!

Your dreams, your needs, and your time. Working with you, on your team as agent and advocate from the beginning through to closing.

Seasoned professional with the education, designation, and experience. Bachelor of Business Administration - Degree in Finance from the University of Central Florida, the coveted Certified Commercial Investment Member [CCIM] designation, and the hands-on experience working with business professionals, developers, and investors.

A recognized leader with over 30 years experience in Commercial Real Estate Sales and Leasing. During that time working with developers, financial institutions, and property owners to maximize their returns and leverage their time in land and investment property sales from multifamily sites and subdivisions, to large and small retail shopping centers and office complexes, and church properties across Florida. As well as extensive experience in office and retail leasing to numerous national, regional, and local tenants.

Specializing in retail and office sales, leasing, and development.

With tremendous growth and interest in the Volusia-Flagler market, you too can benefit from the strength of a commercial broker with the expertise and integrity to maximize your dollars and your time.

EDUCATION

Bachelor, Finance
University Of Central Florida 1992

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