

For Sale in Heart of Daytona Beach Growth Area
204± Acres - Multi-Use PMD
 204± AC Gross | 130± AC Useable | Will Subdivide



N. Tomoka Farms Road

Daytona Beach, Florida 32124

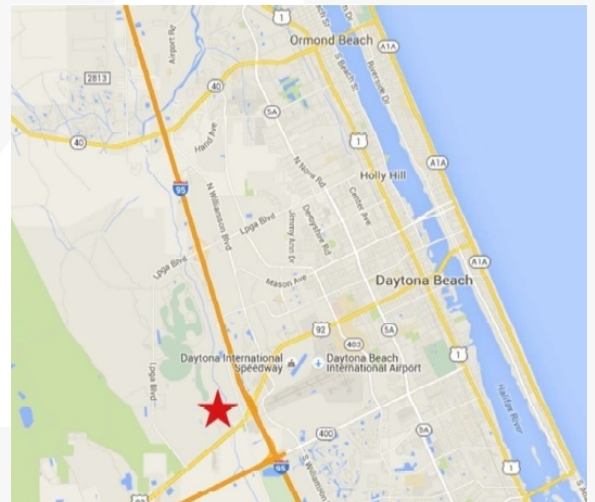
Property Highlights

- 204± Acres
- Near Speedway, Malls, Airport, Outlets, Universities and Hospitals
- Access off of International Speedway Blvd. and Tomoka Farms Rd.
- Owner will subdivide
- Zoning in place for Planned Master Development allowing multi-family, office, retail, industrial and other uses
- International Speedway Blvd. & Tomoka Farms Rd.: 47,500 AADT
- I-95: 68,000 AADT

Sale Price: Contact Broker for Pricing

OFFERING SUMMARY

Sale Price	Contact Broker for Pricing
Lot Size	204.0 Acres



For more information

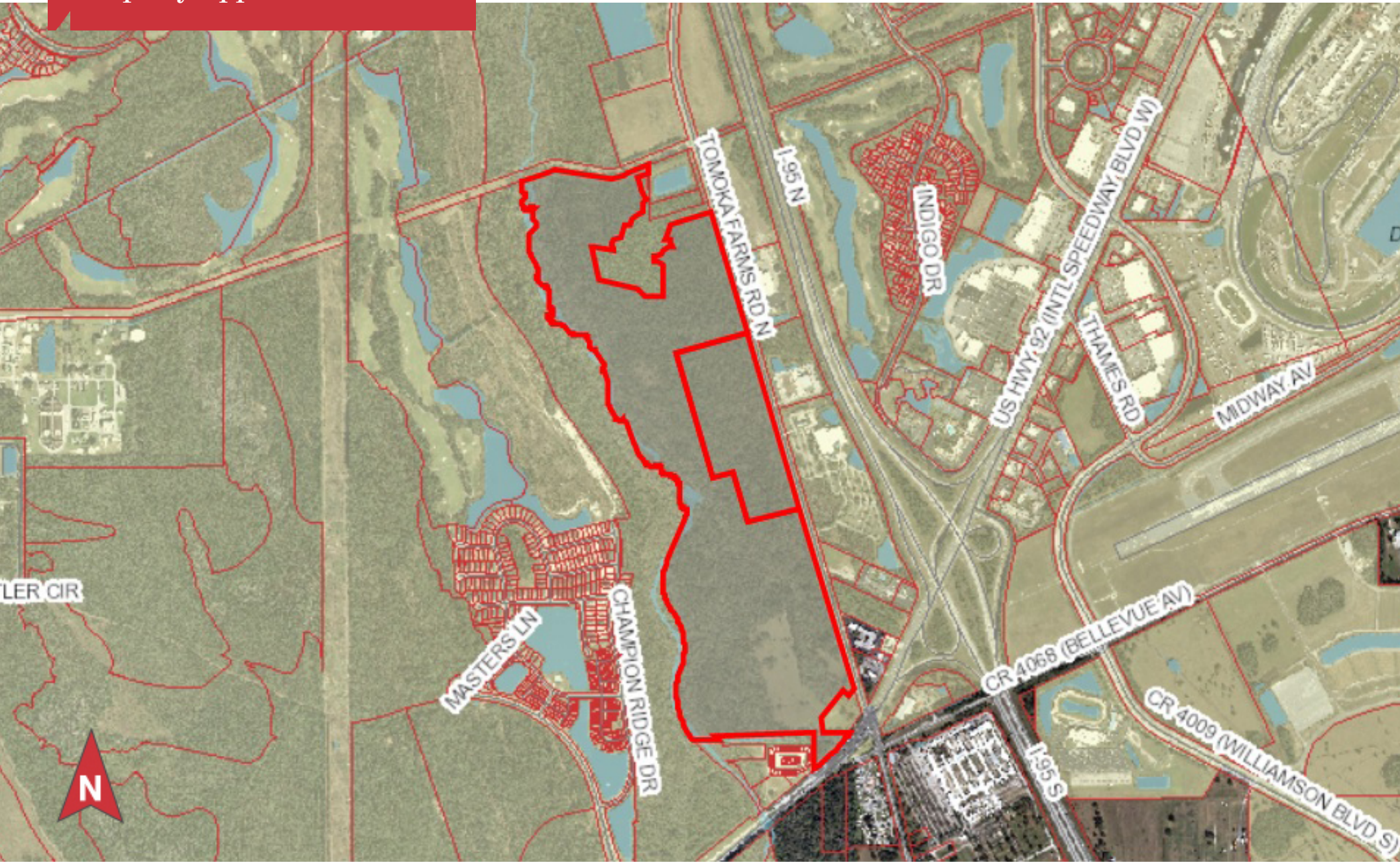
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Property Appraiser Aerial





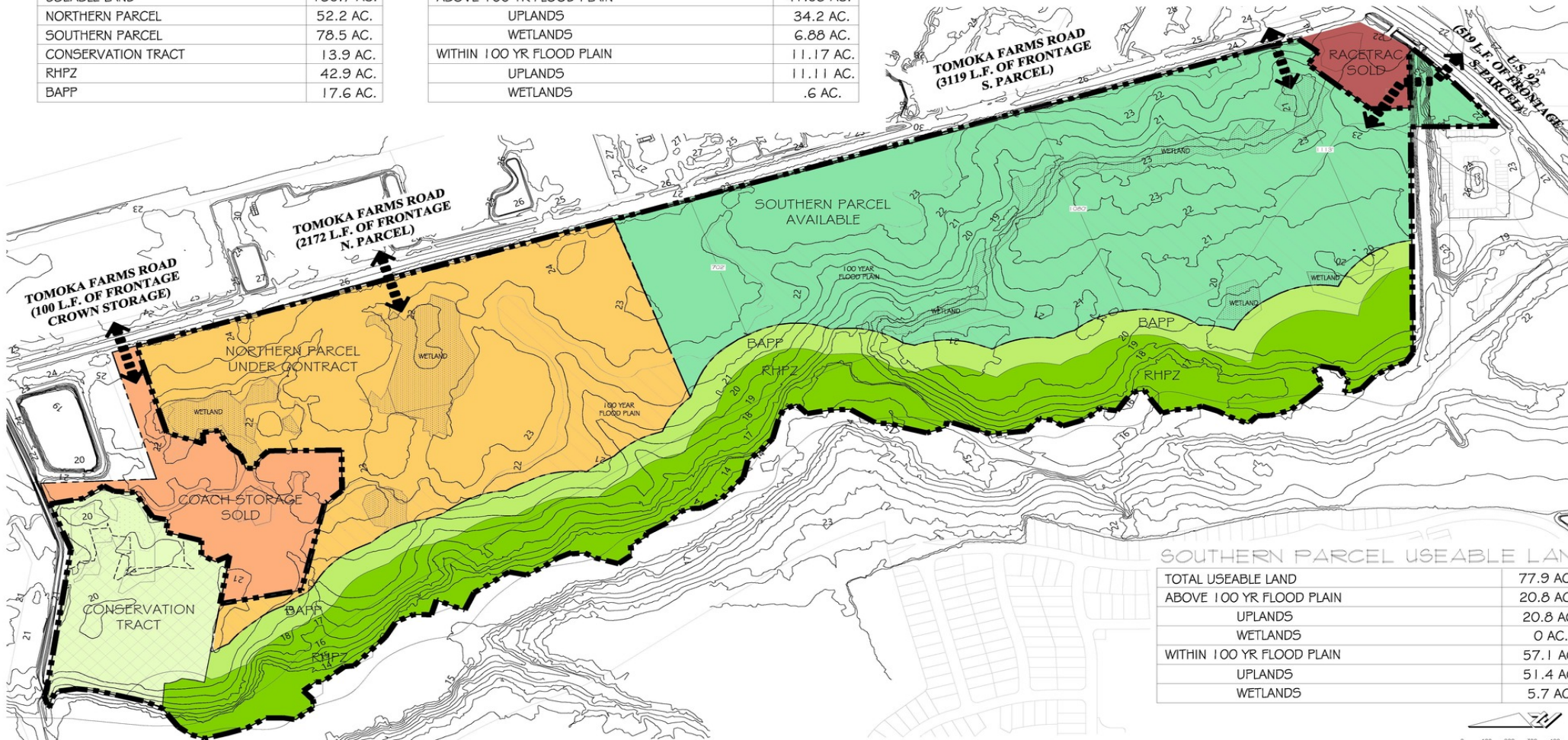
Useable Land Map

SITE DATA

TOTAL SITE ACREAGE	204.5 AC.
USEABLE LAND	130.7 AC.
NORTHERN PARCEL	52.2 AC.
SOUTHERN PARCEL	78.5 AC.
CONSERVATION TRACT	13.9 AC.
RHPZ	42.9 AC.
BAPP	17.6 AC.

NORTHERN PARCEL USEABLE LAND

TOTAL USEABLE LAND	52.2 AC.
ABOVE 100 YR FLOOD PLAIN	41.08 AC.
UPLANDS	34.2 AC.
WETLANDS	6.88 AC.
WITHIN 100 YR FLOOD PLAIN	11.17 AC.
UPLANDS	11.11 AC.
WETLANDS	.6 AC.



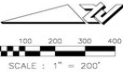
SOUTHERN PARCEL USEABLE LAND

TOTAL USEABLE LAND	77.9 AC.
ABOVE 100 YR FLOOD PLAIN	20.8 AC.
UPLANDS	20.8 AC.
WETLANDS	0 AC.
WITHIN 100 YR FLOOD PLAIN	57.1 AC.
UPLANDS	51.4 AC.
WETLANDS	5.7 AC.

- NOTE: 1. ENTRANCES WHICH ARE SOUTH OF THE MULTI-FAMILY AND NORTH OF THE EXISTING RACETRAC ARE CONCEPTUAL
 2. BOUNDARIES SHOWN ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO SURVEY
 3. BUFFER AREA PASSIVE PARK (BAPP)
 4. RIPARIAN HABITAT PROTECTION ZONE (RHPZ)

VOLUSIA FARMS PROPERTY -

77.9 ACRES REMAINING



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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