

SELF STORAGE/ALF/MULTIFAMILY/RETAIL 8.36+/- ACRE SITE



PROPERTY DESCRIPTION

8.36+/- Acre Development Site located at the signalized intersection of Madeline Avenue and Nova Road.

630+/- feet of frontage on Nova Road.

Conceptual Site Plans include: 80 Multifamily Units in Five 2-Story Buildings, 100,800 SF Three-Story Self Storage with Two 1.1+/- Acre Commercial/Retail Outparcels, or an Assisted Living Facility with Two 1.1+/- Acre Commercial/Retail Outparcels.

LOCATION DESCRIPTION

Located at the signalized southeast corner of Madeline Avenue and Nova Road.

Approximately 2.4 miles to Beville Road and 1.4 miles to Dunlawton Avenue.

LOCATION ADDRESS

950 Madeline Avenue
Port Orange, FL 32129

JOHN W. TROST, CCIM

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OFFERING SUMMARY

SALE PRICE:	\$2,450,000
LOT SIZE:	8.36+/- Acres
PARCEL NO:	6337-01-16-0020
TRAFFIC COUNT:	18,000 AADT Nova Road
ZONING:	R-3M, Multi-Family Residential (City Supportive of Rezoning)

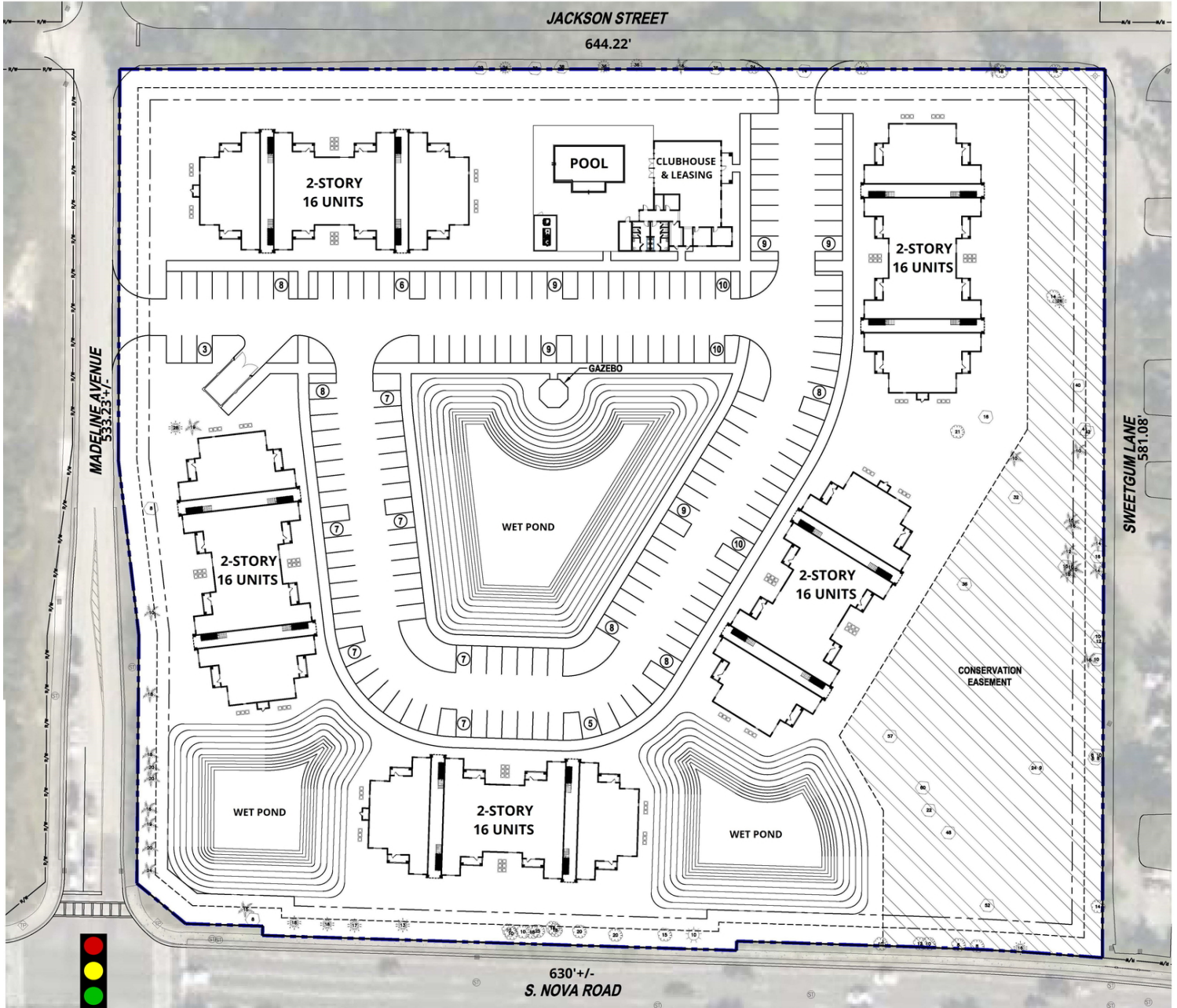
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,677	33,470	52,914
TOTAL POPULATION	10,023	69,795	116,815
AVERAGE HH INCOME	\$57,956	\$60,569	\$66,260

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80 UNIT MULTIFAMILY CONCEPTUAL SITE PLAN



80 Multifamily Units in Five 2-Story Buildings

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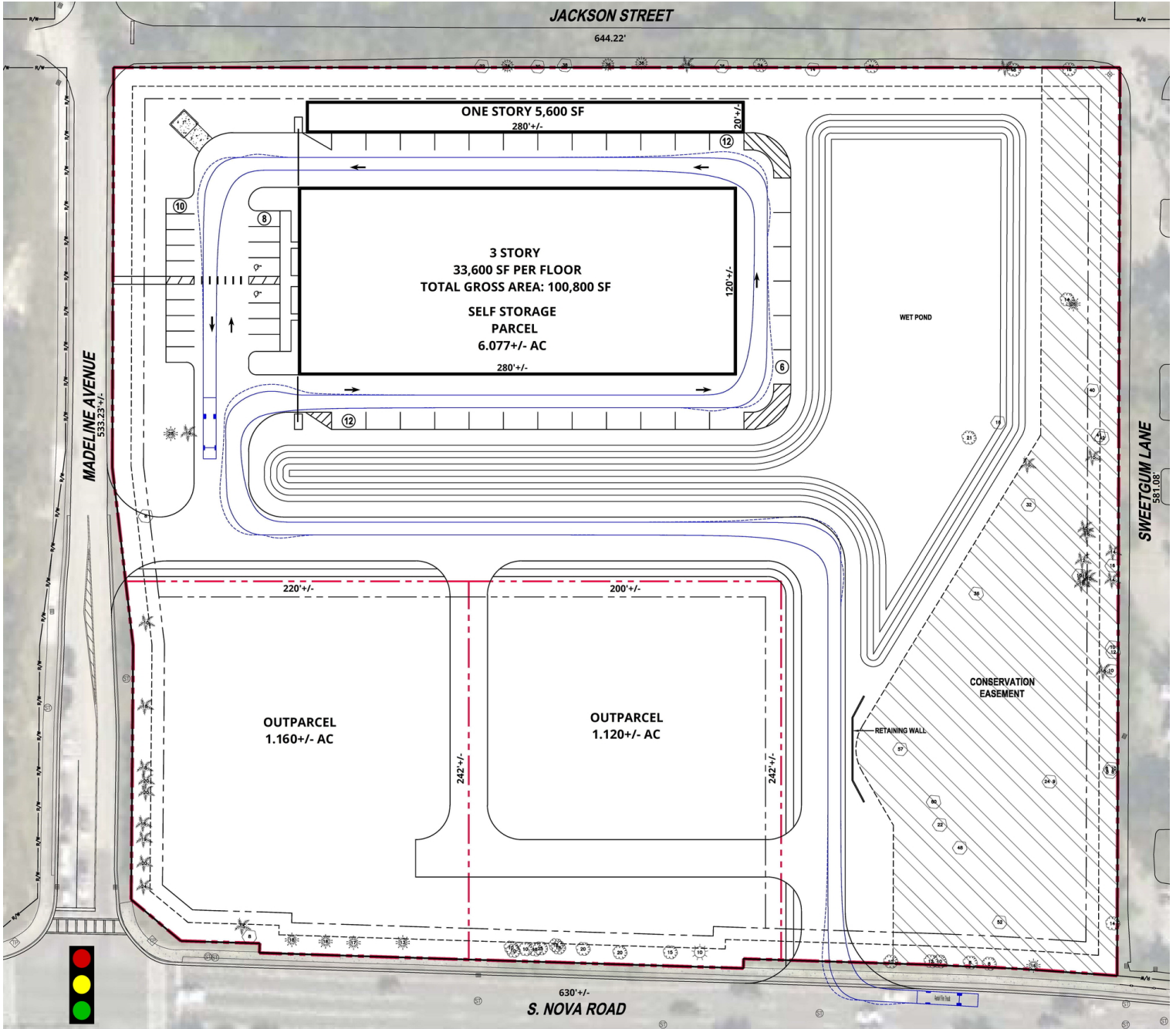
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100,800 SF 3-STORY SELF STORAGE (OR ALF) & TWO 1.1+/- ACRE OUTPARCELS CONCEPTUAL SITE PLAN



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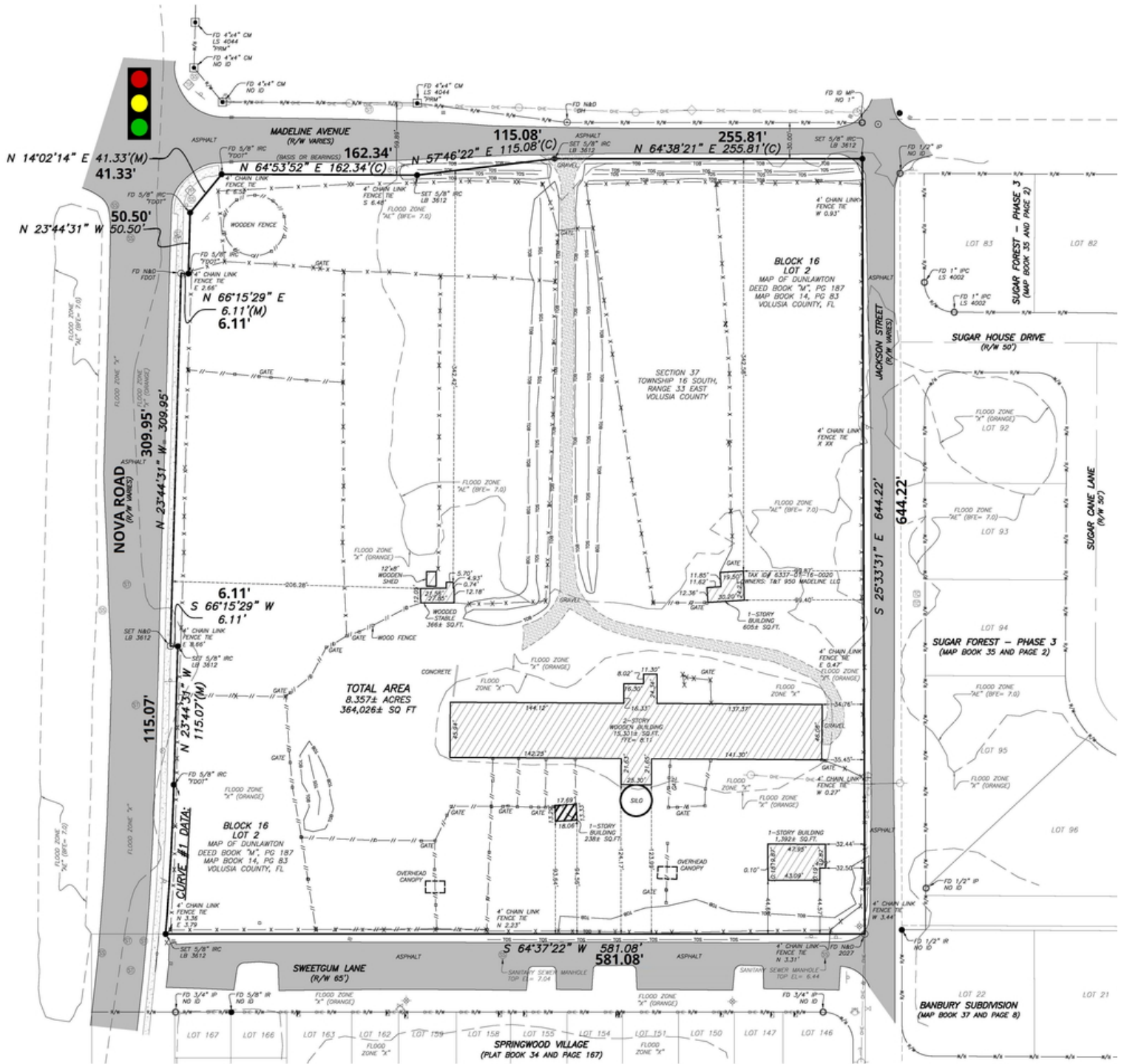
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BOUNDARY & TOPO SURVEY



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LOCATION MAPS



Map data © 2021 Imagery © 2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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