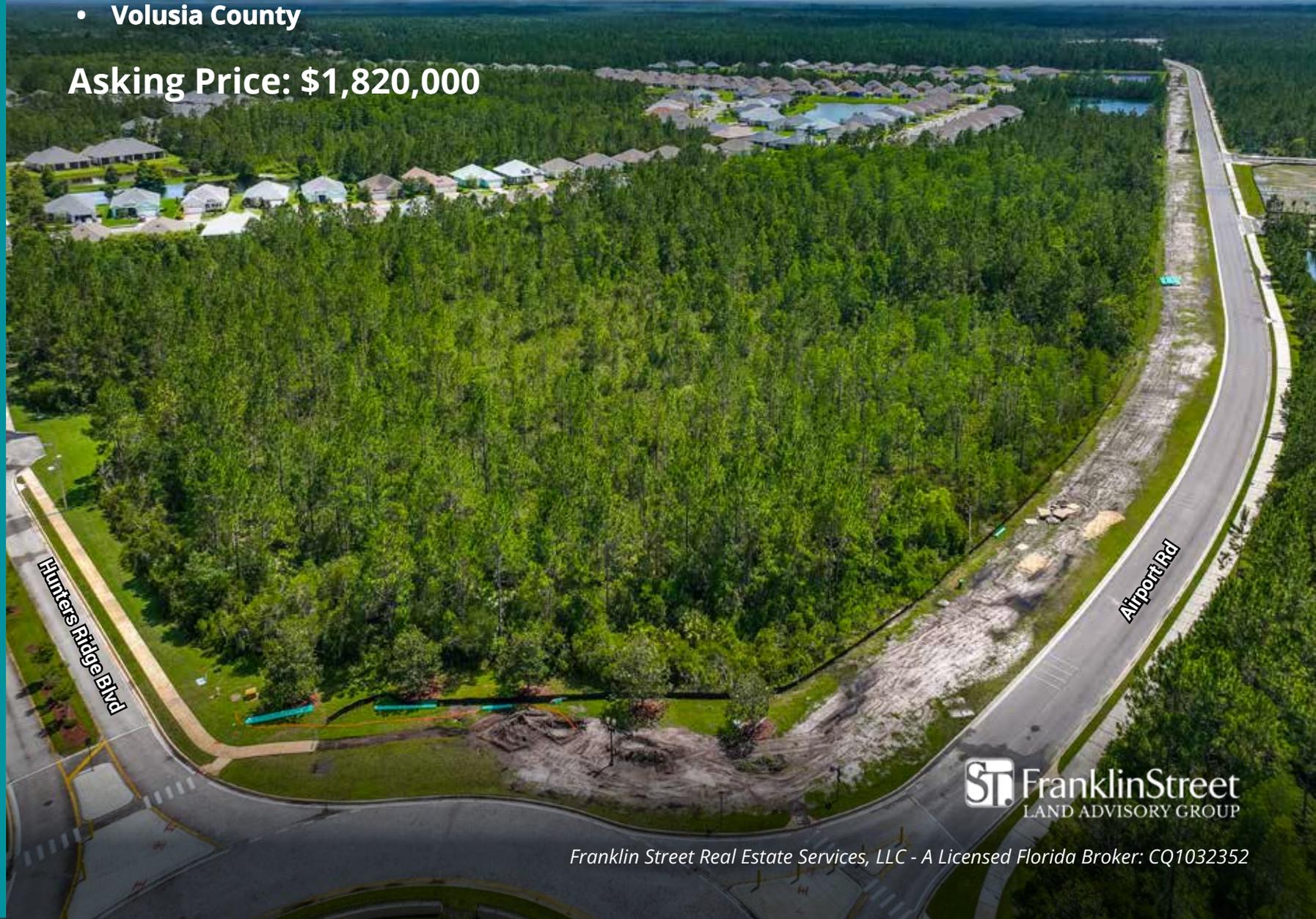


76 Hunters Ridge Blvd

Ormond Beach, FL, 32174

- 21.46 Acres - Corner Round-a-About
- Zoned Commercial PUD - Mixed Use Commercial
- Volusia County

Asking Price: \$1,820,000



CONCEPT PLAN



WEST AREA
+/- 2 Acres high
dry buildable

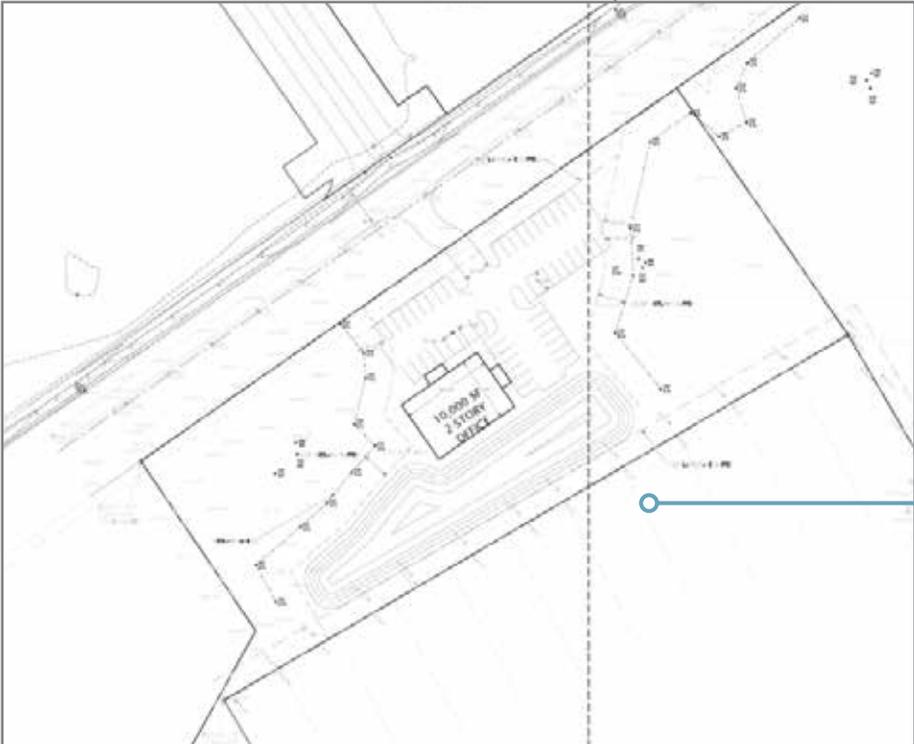
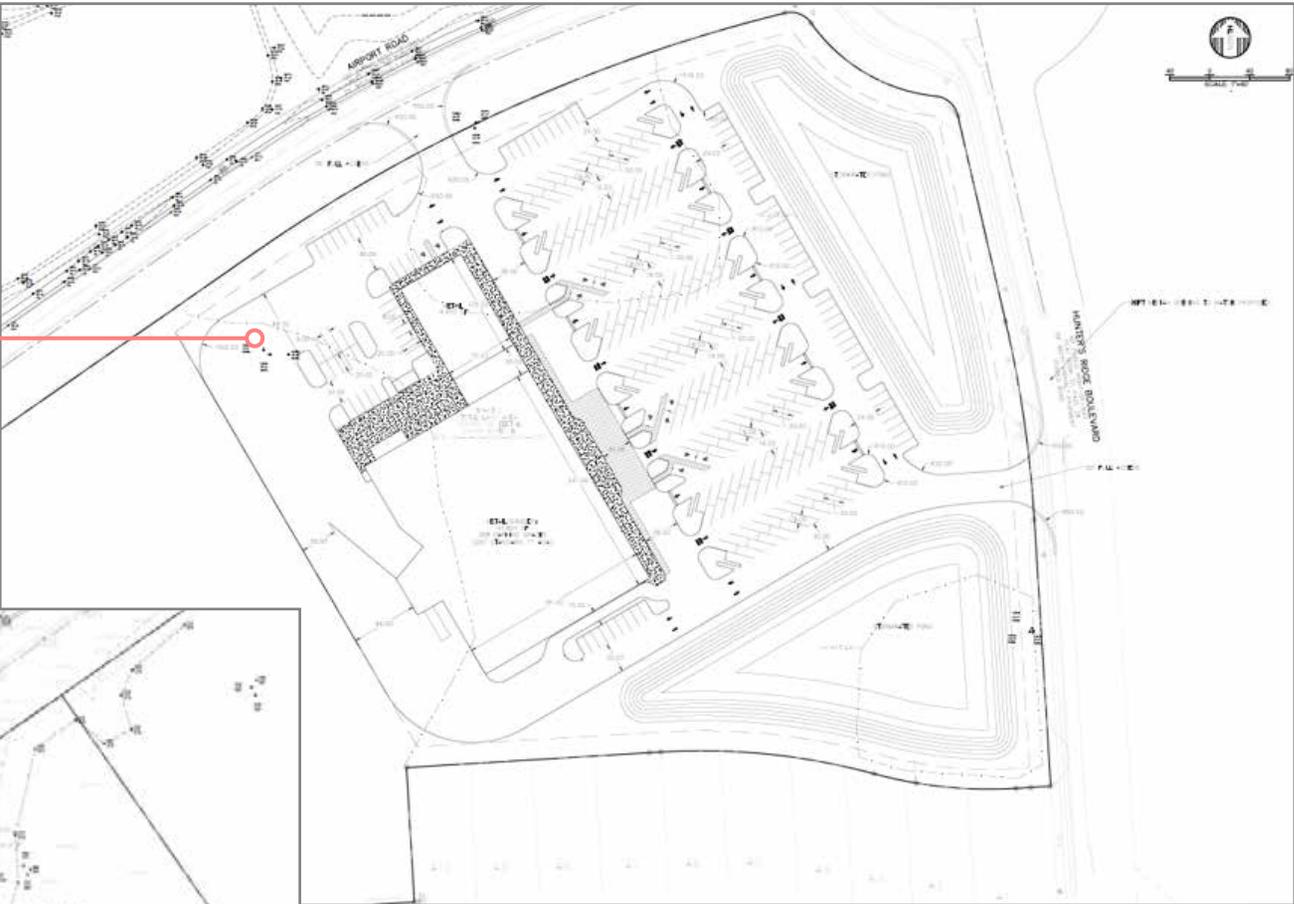
WETLAND AREA
Can be mitigated
with separate
mitigation credit
purchase

EAST AREA
+/- 10 Acres high
dry buildable

Green Space

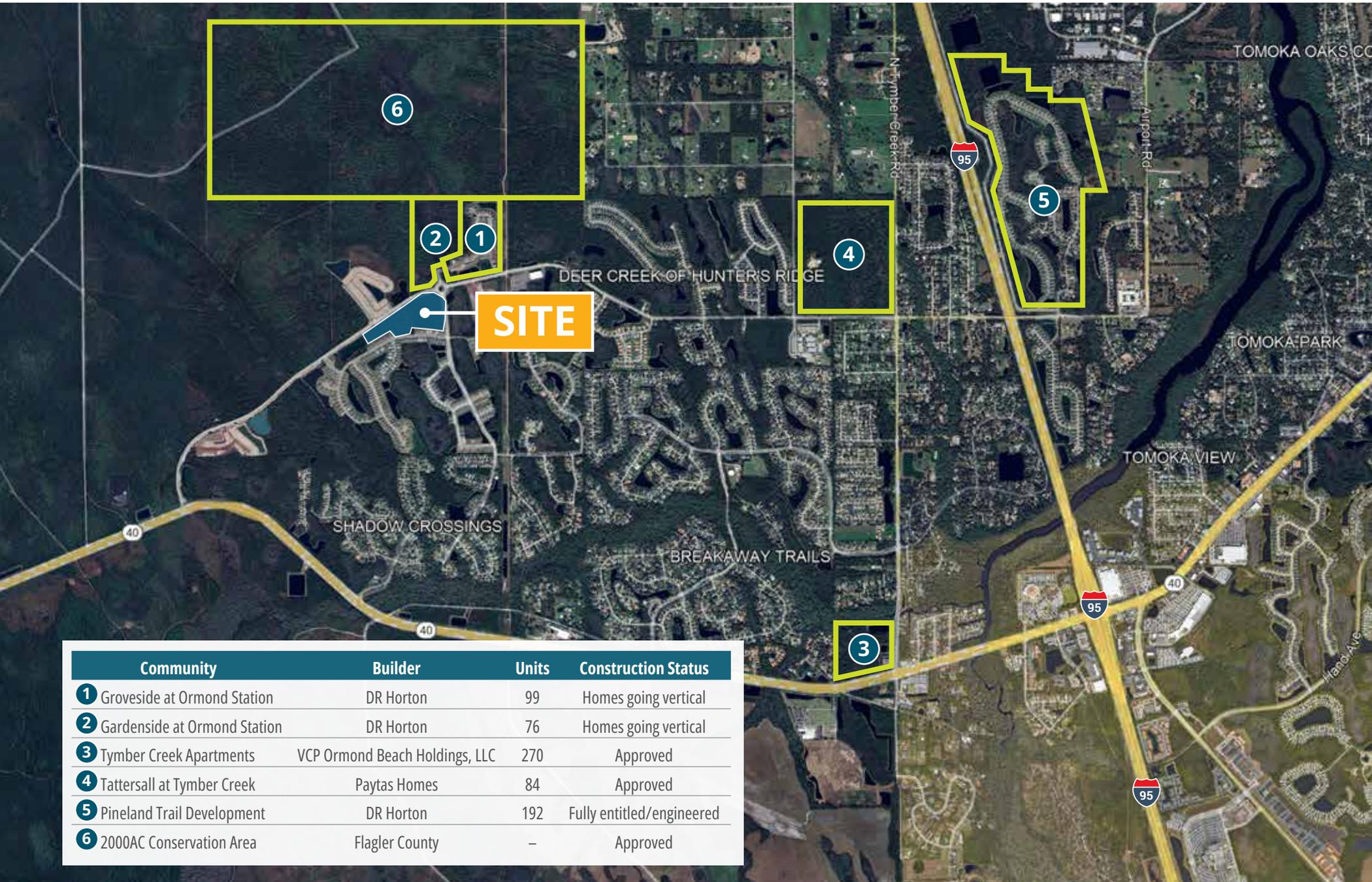
OTHER CONCEPTS

EAST AREA
+/- 10 Acres high
dry buildable



WEST AREA
+/- 2 Acres high
dry buildable

SURROUNDING DEVELOPMENT



SURROUNDING DEVELOPMENT



SURROUNDING DEVELOPMENT



DAYTONA BEACH AVALON PARK

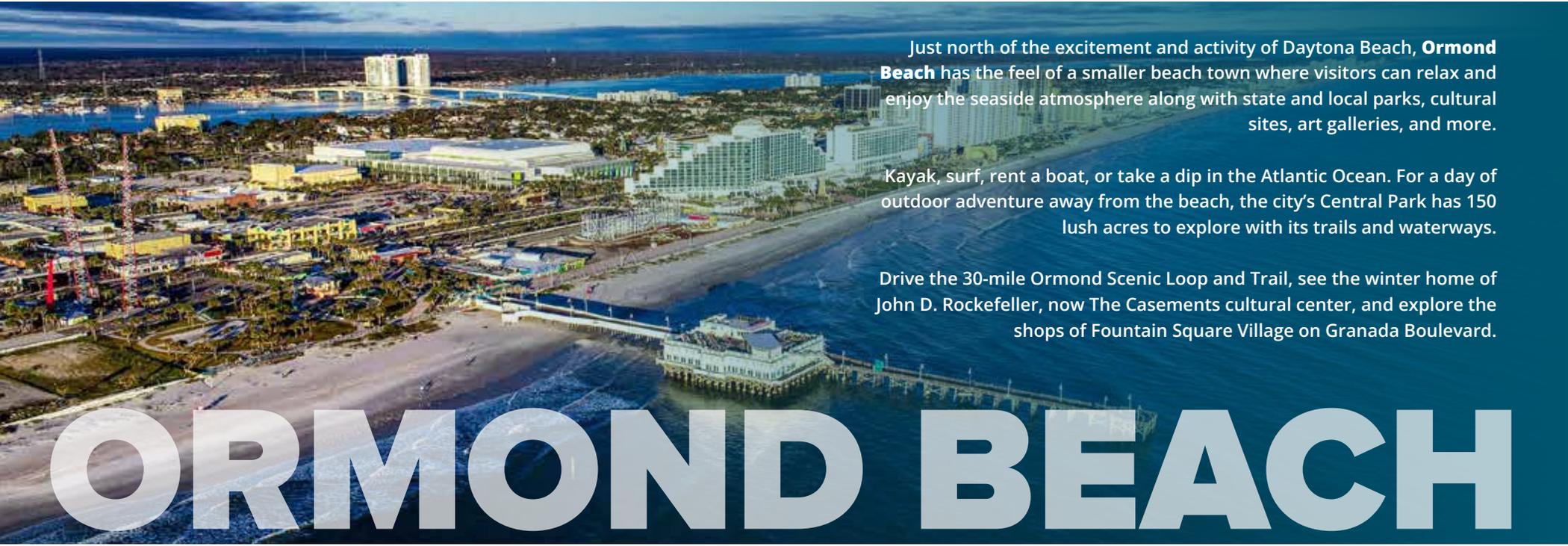
- 7,878 Total Proposed new homes
- 3,250 Current Zoning for new homes
- 1,609 2025 New Homes construction start
- Ormond Station
99 lots with 12 available | 77 sold homes
- Sprout Ln and Heirloom Dr
99 lots [BTR (Build to Rent)]

■ DR Horton Ormond Station	1631 homes	■ Briargate	70 homes
■ Airport Rd & N Tymber Creek RD SW corner	46 Homes	■ Saddlers Run	70 homes
■ Airport Rd & N Tymber Creek RD SE corner	62 Homes	■ Tymber Crossing	114 homes
■ Airport Rd & N Tymber Creek RD NW corner	83 Homes	■ Tymber Creek	426 homes
■ Breakaway Trails - South of Forest Quest	357 Homes	■ Carriage Creek	73 homes
■ Deer Creek	346 homes	■ Forest Quest	50 homes
■ Westland Village	51 Homes	■ Shadow Crossings	294 homes
■ Huntington Green - North of Shadow Crossings	291 Homes	■ Breakaway Trail	318 homes

RETAIL AERIAL



AREA DEMOGRAPHICS

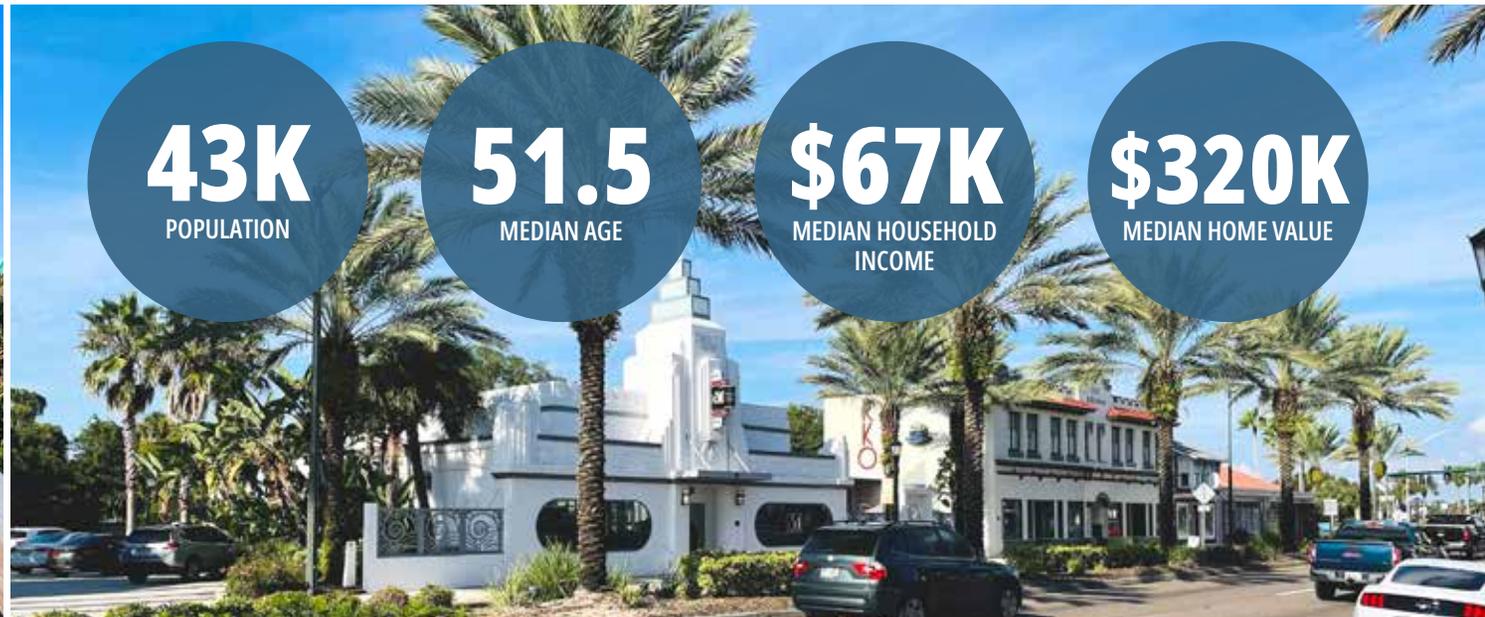


Just north of the excitement and activity of Daytona Beach, **Ormond Beach** has the feel of a smaller beach town where visitors can relax and enjoy the seaside atmosphere along with state and local parks, cultural sites, art galleries, and more.

Kayak, surf, rent a boat, or take a dip in the Atlantic Ocean. For a day of outdoor adventure away from the beach, the city's Central Park has 150 lush acres to explore with its trails and waterways.

Drive the 30-mile Ormond Scenic Loop and Trail, see the winter home of John D. Rockefeller, now The Casements cultural center, and explore the shops of Fountain Square Village on Granada Boulevard.

ORMOND BEACH



43K
POPULATION

51.5
MEDIAN AGE

\$67K
MEDIAN HOUSEHOLD
INCOME

\$320K
MEDIAN HOME VALUE

PROPERTY AERIAL



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Ormond Beach, FL, 32174

- **21.46 Acres - Corner Round-a-About**
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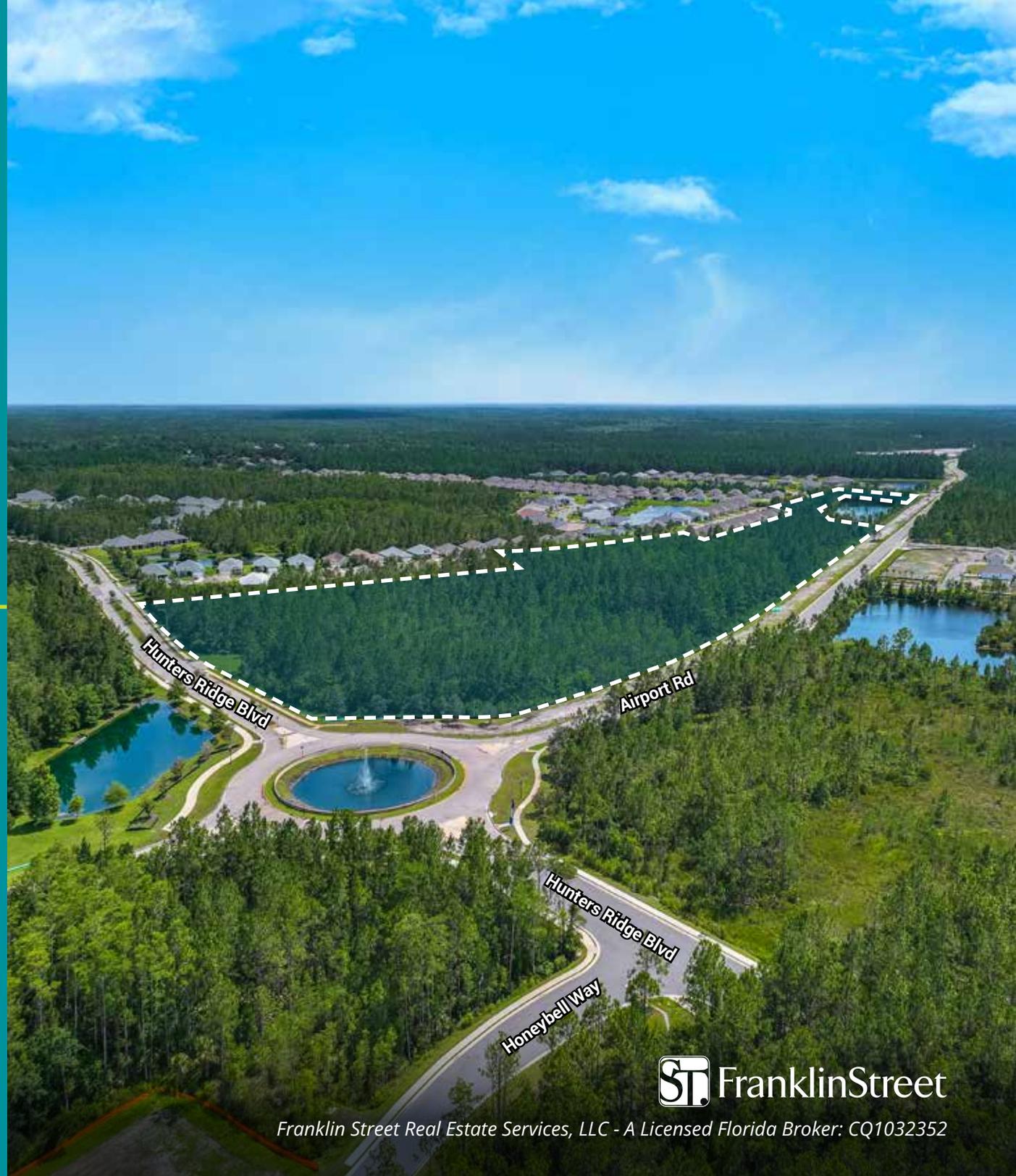
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