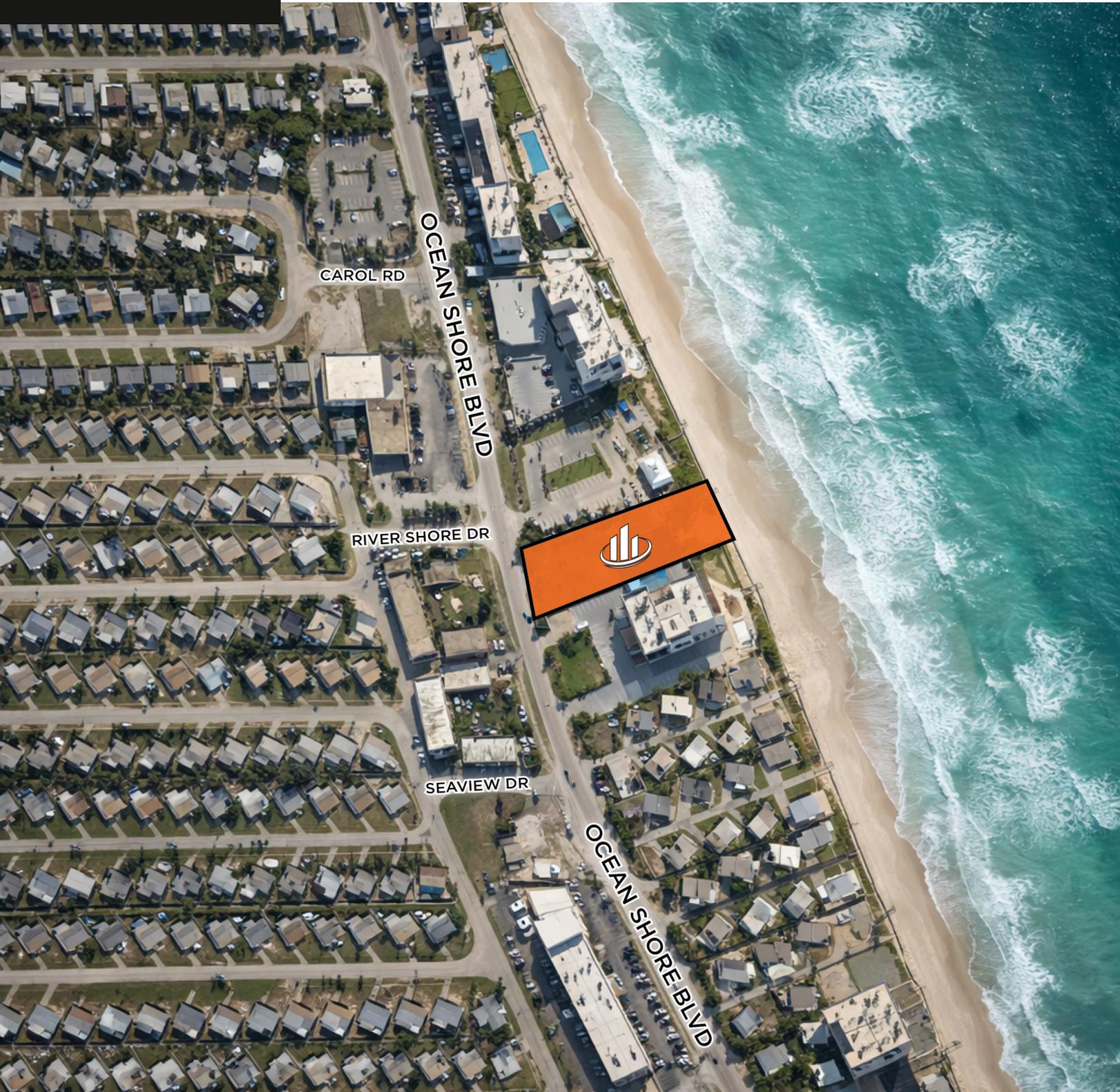




# FOR SALE

## 1537 Ocean Shore Boulevard

Ormond Beach, FL 32176

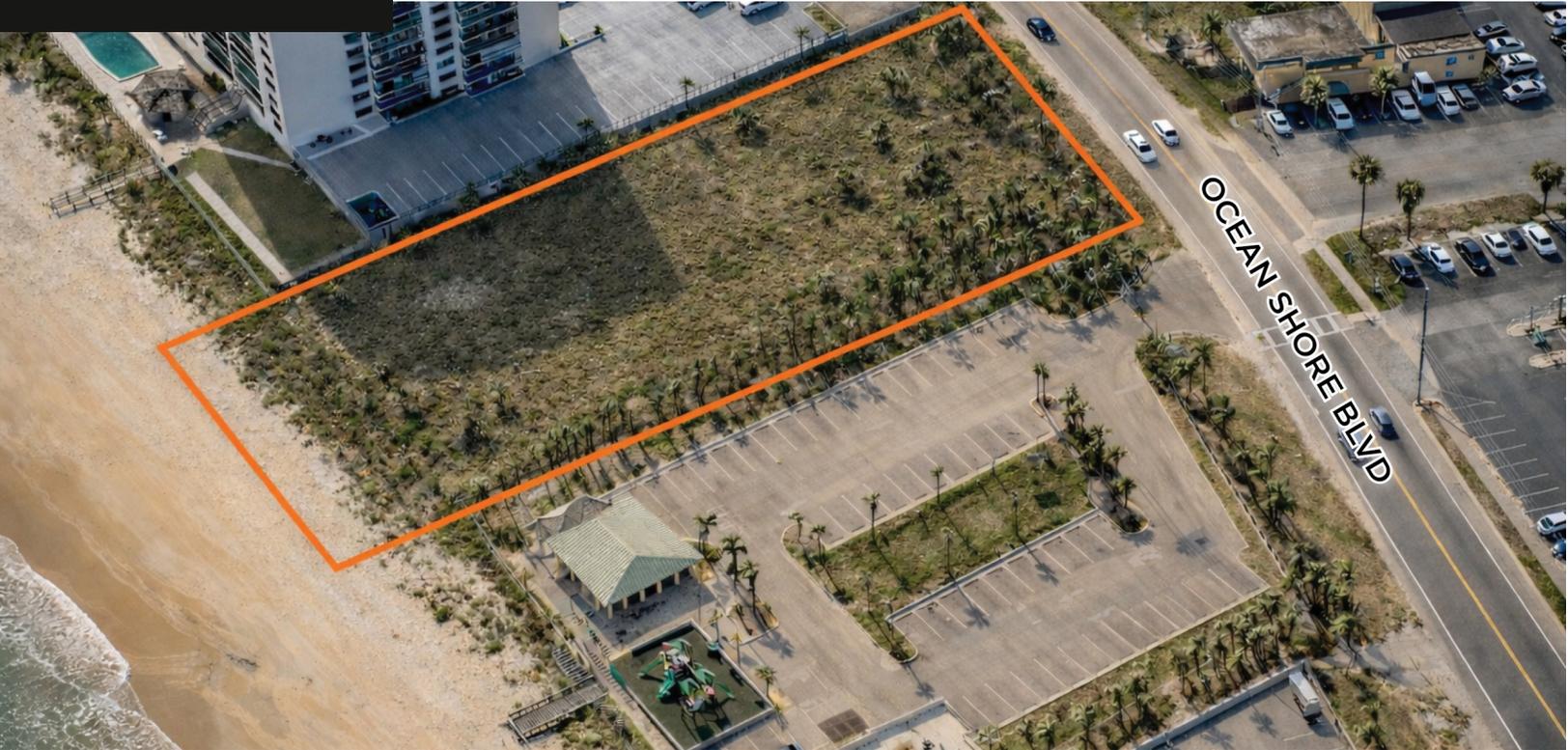


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### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$2,500,000</b>
<b>LOT SIZE:</b>	0.68 Acres
<b>PRICE / ACRE:</b>	\$3,676,471
<b>FLU:</b>	UHI
<b>ZONING:</b>	RPUD
<b>LOT FRONTAGE:</b>	±100 Ft
<b>LOT DEPTH:</b>	±300 Ft
<b>TRAFFIC COUNT:</b>	17,450 per day
<b>APN:</b>	323407000050

### PROPERTY OVERVIEW

1537 Ocean Shore Blvd presents a rare opportunity to acquire a strategically positioned oceanfront redevelopment site in the heart of Ormond Beach. The property benefits from Urban High Intensity (UHI) Future Land Use and existing RPUD zoning, providing a structured yet flexible entitlement framework with the potential for enhanced density, subject to municipal approval. Directly abutting a public beach access parking facility along the highly visible A1A corridor, the site offers exceptional coastal frontage, accessibility, and long-term intrinsic value. With limited remaining oceanfront inventory in Ormond Beach and throughout Volusia County, this property represents a compelling acquisition for a developer seeking to capitalize on premium coastal demand and redevelopment upside.

### PROPERTY HIGHLIGHTS

- Prime Oceanfront Location on A1A
- Zoned: RPUD Framework is in Place- subject to LDA reinstatement.
- Future Land Use: Urban High Intensity (UHI) - potential for mixed use, hospitality, and commercial uses.
- Density Upside Opportunity



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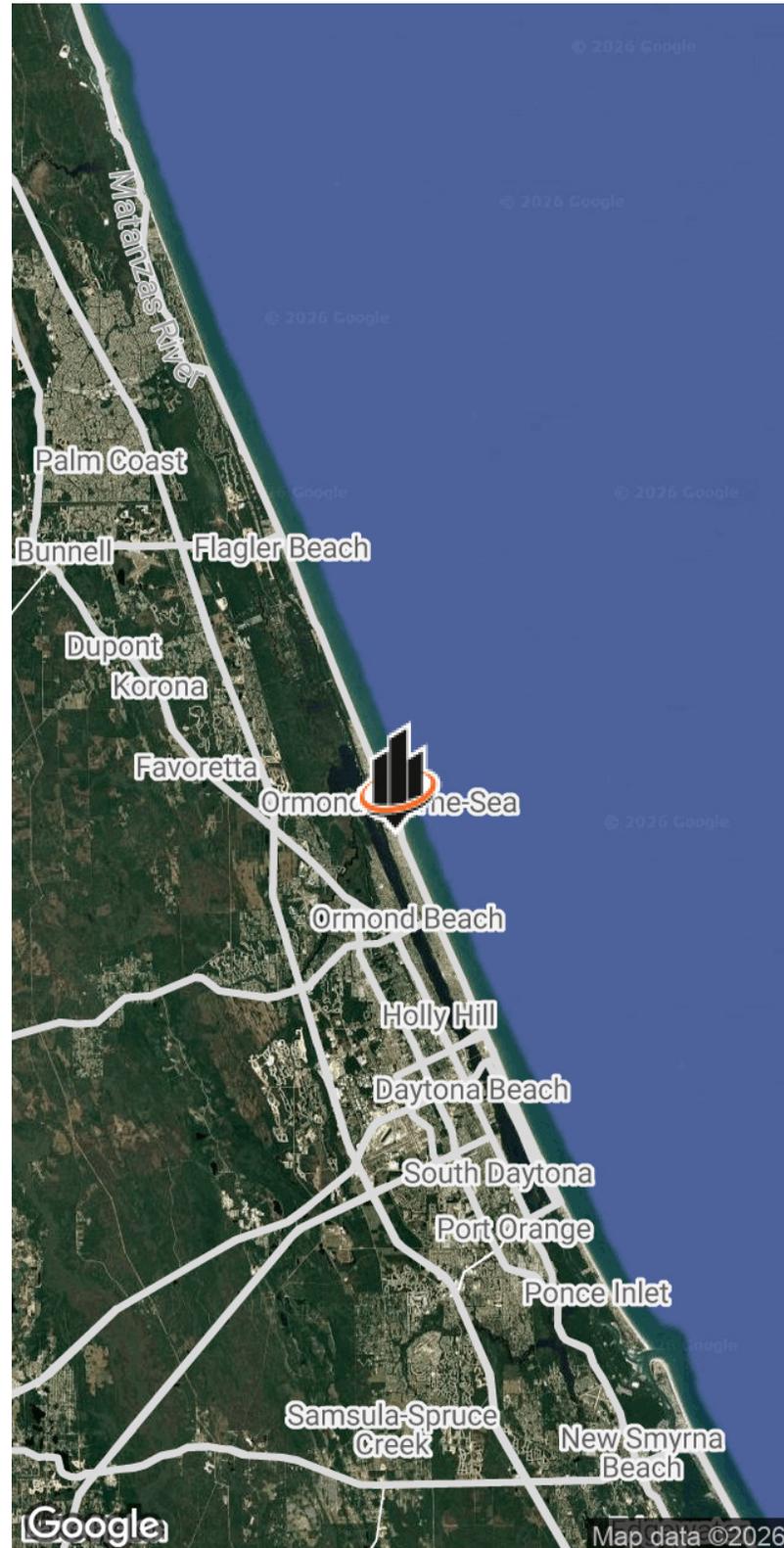
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### LOCATION DESCRIPTION

Situated directly along the highly visible Ocean Shore Boulevard (SR A1A) corridor in Ormond Beach, 1537 Ocean Shore Blvd benefits from premier oceanfront frontage in one of East Volusia's most desirable coastal submarkets. The property lies just north of Granada Boulevard, providing convenient access to mainland Ormond Beach, Daytona Beach, and the broader Central Florida region. Ocean Shore Boulevard serves as the primary north-south coastal artery, connecting residential communities, boutique hospitality properties, dining establishments, and beach-oriented retail destinations. The surrounding area is characterized by established oceanfront condominiums, residential developments, and hospitality uses, with limited remaining vacant coastal land inventory. As continued immigration fuels demand for premium waterfront product, this corridor remains one of the most supply-constrained and strategically positioned coastal redevelopment environments in the region.

### LOCATION INFORMATION

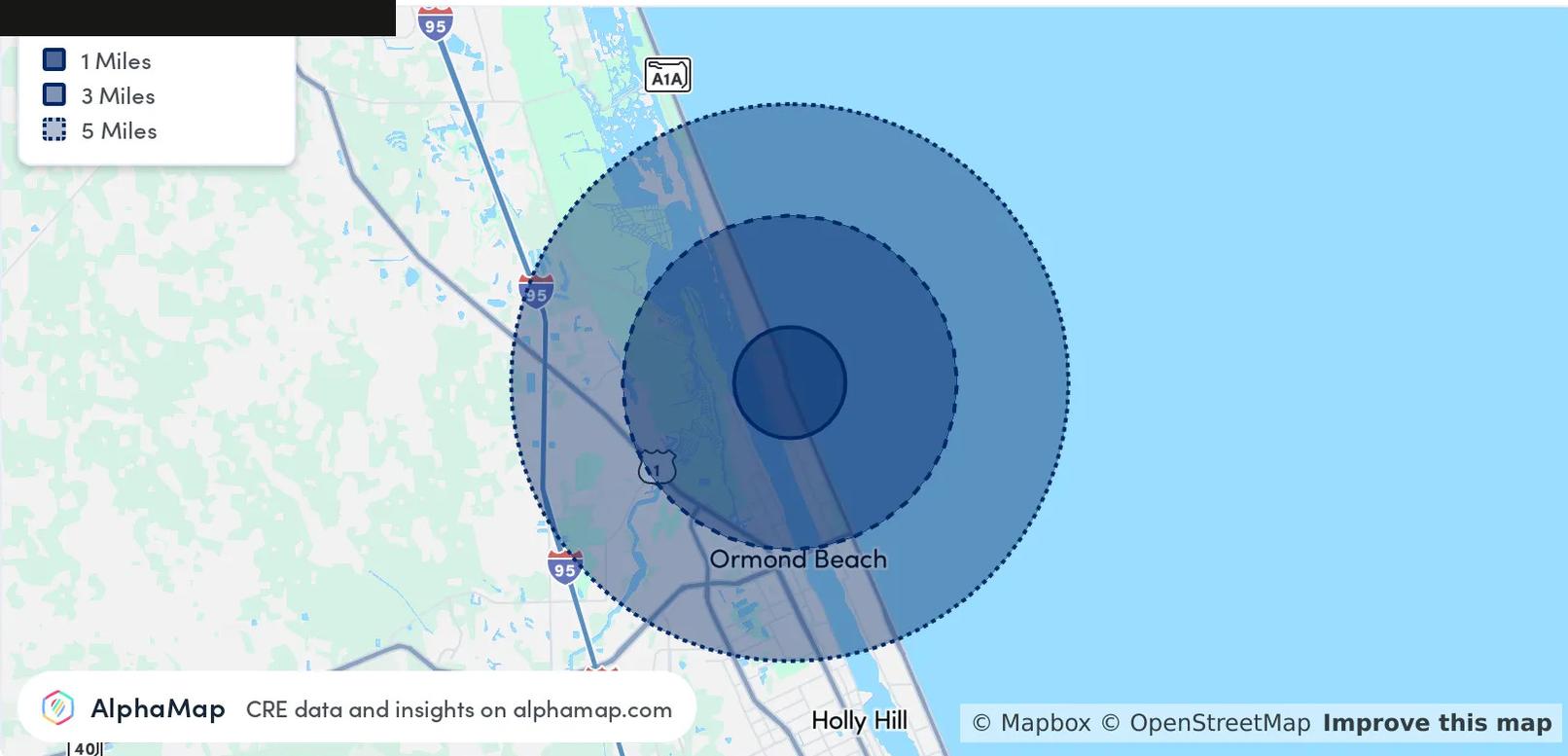
<b>STREET ADDRESS:</b>	1537 Ocean Shore Blvd.
<b>CITY:</b>	Ormond Beach
<b>STATE:</b>	Florida
<b>ZIP:</b>	32176
<b>COUNTY:</b>	Volusia



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AlphaMap CRE data and insights on [alphamap.com](https://www.alphamap.com)

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POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,313	17,811	49,188
<b>AVERAGE AGE</b>	55	54	53
<b>AVERAGE AGE (MALE)</b>	54	53	51
<b>AVERAGE AGE (FEMALE)</b>	56	55	54
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,320	8,550	23,282
<b>PERSONS PER HH</b>	1.9	2.1	2.1
<b>AVERAGE HH INCOME</b>	\$81,197	\$98,170	\$85,615
<b>AVERAGE HOUSE VALUE</b>	\$394,012	\$433,887	\$370,205
<b>PER CAPITA INCOME</b>	\$42,735	\$46,747	\$40,769

Map and demographics data derived from AlphaMap



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