#### OFFERING MEMORANDUM

Palmetto Pointe Port Orange, FL





For Sale or Lease—Out Parcels—Multi Family

Five Mile Population Over 120,000

Near Wal-Mart Neighborhood Market, Cumberland Farms Department of Veteran's Affairs, CVS Pharmacy, McDonald's, Dollar General and Other Retailers

LaCour and Company
Commercial Real Estate Development

#### Confidentiality & Disclosure

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose of made available to any other person without the express written consent of Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The Seller, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such information. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of information.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller from any liability with respect thereto.

**E.V. "Buddy" LaCour** 386-760-4188 Office

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#### **Property Information**

South Clyde Morris Blvd. Port Orange, Volusia County, FL Location:

See attached location map and aerial.

Lot 4—1.29 Acres—Land lease Lot Size: Lot 5—1.10 Acres—For Sale

> Lot 6—1.25 Acres—For Sale Parcel 7—1.25 Acres—For Sale Parcel 8—5 Acres—For Sale Parcel 9—4 Acres—For Sale

Residential — +/-20.58 Acres— +/- 300 Units —For Sale

**Area Information:** See attached description of Port Orange, and the property's location.

**Neighboring Retail** and other Landmarks:

Atlantic High School, Wal-mart Neighborhood Market, Great Clips, Cumberland Farms, Dept. of Veterans Affairs, Dollar General, Jimmy Johns, Dunkin Donuts, Hungry Howies, CVS, City Soccer Fields, Covenant Methodist Church, Surgery Center of Volusia, Trust Co Bank, McDonald's, Subway, Port Orange Police Station, Wal-Mart Super Center, Walgreens, Home Depot, Lowes, Reunion Bank, Pet smart, Game Trader, Chick-fil-A, Panera

Bread, Bob Evans, Monterey Grill, Tijuana Flats, Chipotle's, Target, BJ's and other retailers

**Zoning:** This parcel is located within a 53 acre PCD which is zoned to allow multiple uses including retail, office, commer-

cial, medical, institutional and residential. See attached zoning map.

**Traffic Counts:** 21,83910,985/day N; 23,620/day S (2016 Costar)

**Demographics:** See pg. 7, complete demographic report available upon request

#### Area Information

#### MARKET AREA DESCRIPTION

The subject is located in Volusia County, which is situated on the east central coast of Florida, and comprises an area of approximately 1,207 square miles. The area is located approximately 50 miles northeast of Orlando, 140 miles northeast of Tampa/St. Petersburg, 260 miles north of Miami, and 90 miles south of Jacksonville. The county is convenient to all portions of the state via the excellent interstate highway system including Interstate 95 and Interstate 4.

Port Orange is bordered by South Daytona and Daytona Beach just to the North and New Smyrna Beach to the South.

The market area can best be described as the west central portion of the incorporated City of Port Orange. There are no exact physical or demographic areas, but the market area is considered to be that area lying east of Interstate 95, north of Dunlawton Avenue, west of Nova Road and south of Big Tree Road. The market area is predominately residential in nature, with commercial properties located along the main thoroughfares. The majority of the commercial development is found along Dunlawton Avenue, Nova Road, and Clyde Morris Boulevard. Residential development is located outside the commercial influence.

The development of this market area has primarily taken place since 1975. The Interstate 95/Dunlawton Avenue Interchange has been one of the fastest growing areas in Volusia County. Home Depot, Lowe's, Target, BJ's Wholesale Club and Walmart have all built along Dunlawton in the past few years. In addition, national chain restaurants, convenience stores and drug stores have been developed. Properties located on the major thoroughfares in the Market Area have been rapidly being developed with professional, retail and medical office uses.

Clyde Morris Boulevard and Nova Road, in the vicinity of the subject, have become major retail and professional corridors. Vacant commercial land along both roadways is being bought up for commercial development. Clyde Morris Boulevard, over the last several years, has experienced a tremendous amount of retail and professional office development. Nova Road was widened by the Florida Department of Transportation and as a result, has also experiencing rapid commercial development.

Transportation routes in this market area are considered good. Dunlawton Avenue, which is six lanes, provides access to Interstate 95 to the west as well as Clyde Morris Boulevard, Nova Road, and U.S. Highway No. 1 to the east. Nova Road, Williamson Boulevard and Clyde Morris Boulevard provide north/south access between Port Orange and Ormond Beach.

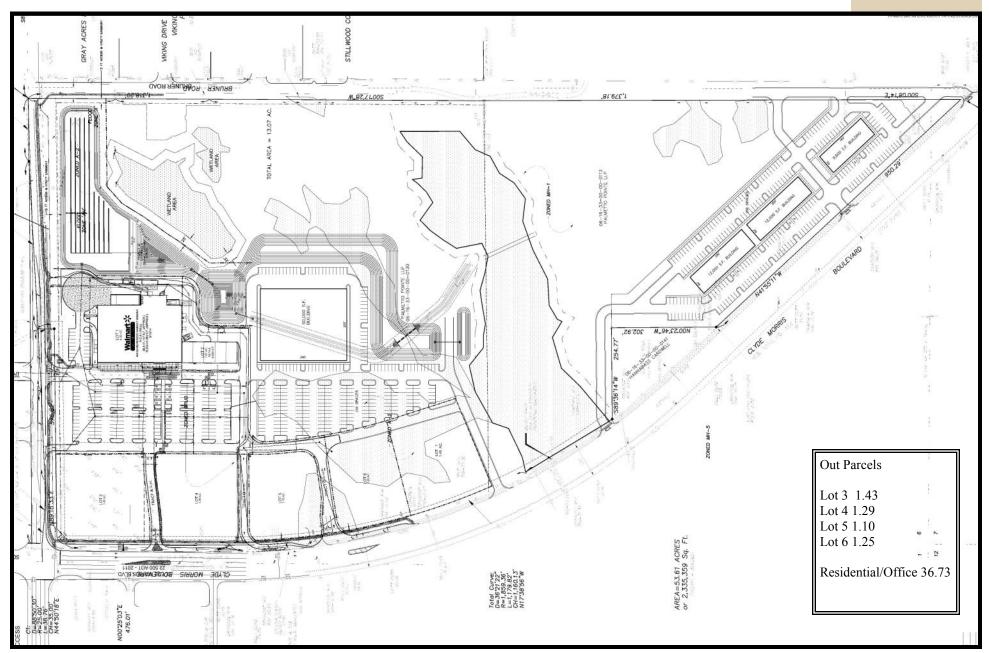
Shopping, schools, employment, and health care facilities are conveniently located within a short driving distance to the subject market area. Typical municipal utilities are available throughout the market area, with police and fire protection provided by the City of Port Orange. Public transportation within the market area is provided by the VoTran bus system which has regular routes.

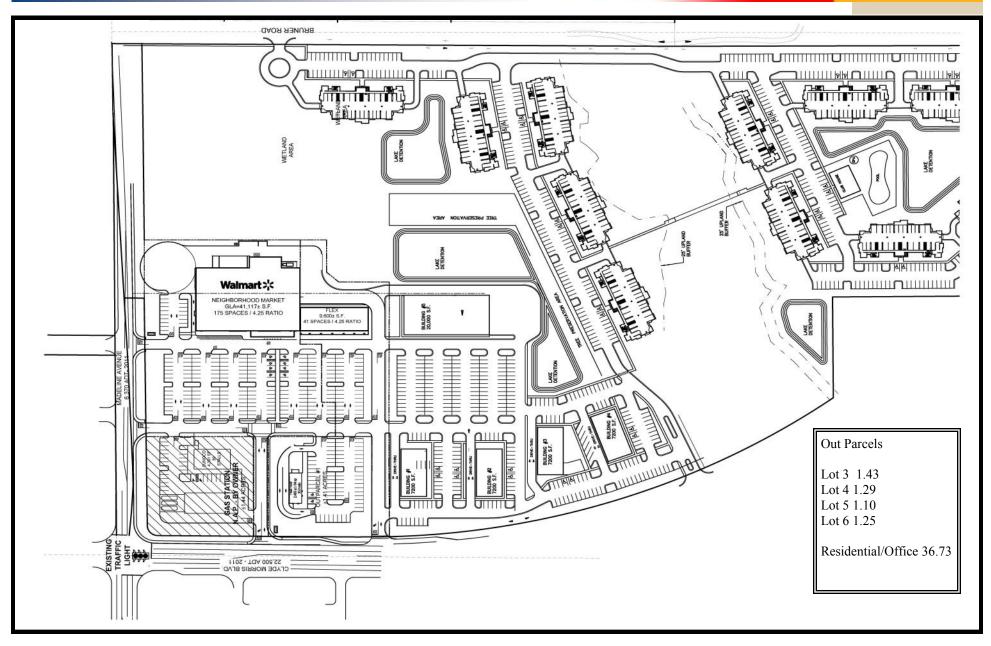
It is our opinion the market area will show continued, steady growth over the foreseeable future. There are several large developments planned for the immediate area and outlook for the market area is good. Port Orange is continuing to grow in a westerly direction towards Interstate 95.

# Subject Site

PORT ORANGE, FL VOLUSIA COUNTY

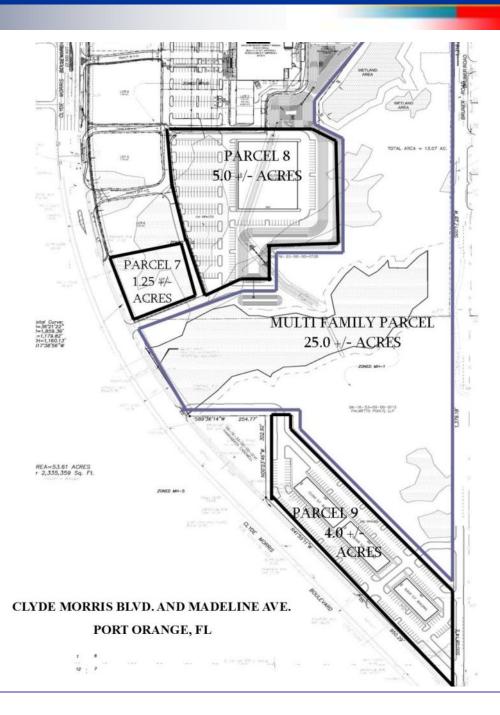






# Conceptual Site Plan—Multifamily





# Traffic Count Report

#### Palmetto Pointe

Clyde Morris Blvd. Port Orange, FL



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Madeline Ave	S Clyde Morris Blvd	0.06 E	2012	7,689	MPSI	.08
2 Madeline Ave	S Clyde Morris Blvd	0.06 E	2014	8,376	MPSI	.08
3 Madeline Ave	Tradewinds Ln	0.04 E	2011	8,167	MPSI	.16
4 Madeline Ave	Tradewinds Ln	0.04 E	2014	7,543	MPSI	.16
5 S Clyde Morris Blvd	Southwinds Blvd	0.05 N	2012	21,839	MPSI	.17
6 S Clyde Morris Blvd	Southwinds Blvd	0.05 N	2014	23,620	MPSI	.17
7 S Clyde Morris Blvd	Southwinds Blvd	0.05 S	2012	23,648	MPSI	.25
8 S Clyde Morris Blvd	Southwinds Blvd	0.05 S	2014	24,917	MPSI	.25
9 S Clyde Morris Blvd	Carlisle Dr	0.04 NW	2014	22,938	MPSI	.45
10 Reed Canal Rd	Red Sail Ln	0.02 E	2014	6,722	MPSI	.59

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# Demographic Summary



# Executive Summary

Palmetto Pointe | S. Clyde Morris Blvd 32129, Port Orange, Florida Rings: 1, 3, 5 mile Radii

	1 Mile	3 Miles	5 Miles
2017 Population			
Population	8,416	53,773	113,538
Male Population	48.10%	48.40%	48.90%
Female Population	51.90%	51.60%	51.10%
Median Age	52.9	48.2	47.2
2017 Income			
Median HH Income	\$37,377	\$40,242	\$39,029
Per Capital Income	\$25,799	\$26,260	\$26,312
Average HH Income	\$52,187	\$55,809	\$57,524
2017 Households			
Total Households	3,659	23,911	49,220
Average Household Size	2.02	2.10	2.16
2017 Housing			
Owner Occupied Housing Units	2,733	16,127	31,218
Renter Occupied House Units	1,522	10,684	22,243
Vacant Housing Units	849	4,373	12,314
Population			
2000 Population	7,384	51,998	112,272
2010 Population	8,416	53,776	113,538
2017 Population	8,604	57,231	120,189
2022 Population	8,894	59,924	125,551
2000-2010 Annual Rate	1.32%	0.34%	0.11%
2010-2017 Annual Rate	0.31%	0.86%	0.79%
2017-2022 Annual Rate	0.67%	0.92%	0.88%

# Demographic Summary

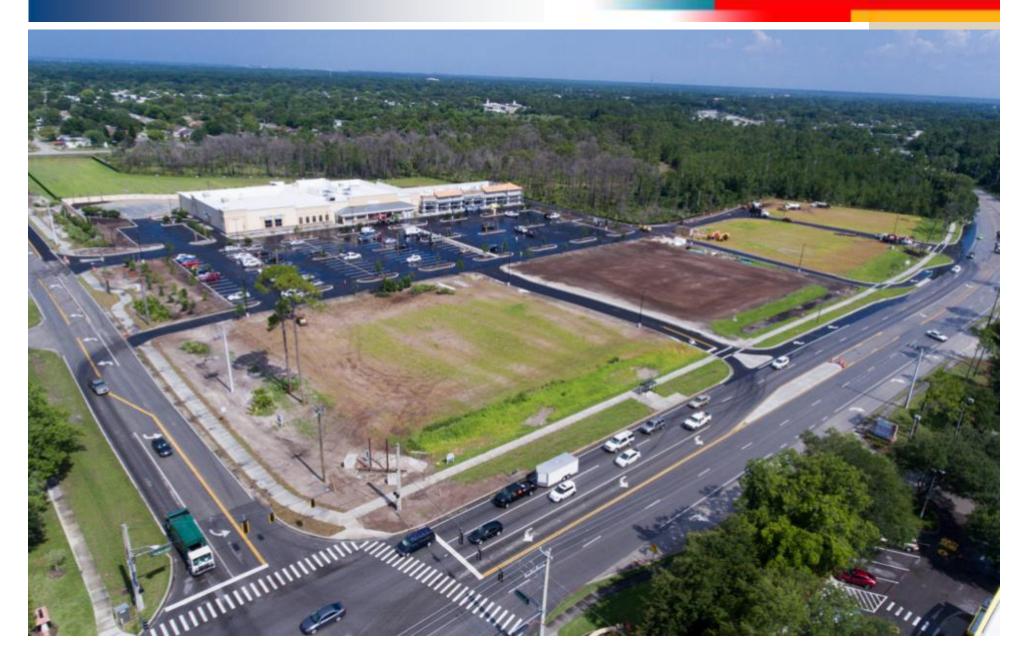


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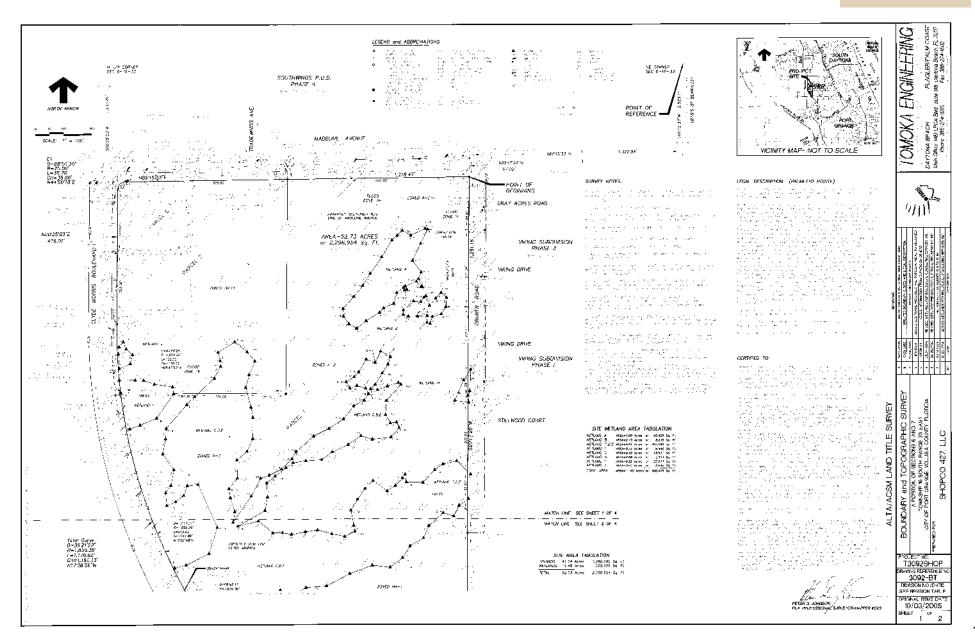
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# Aerial

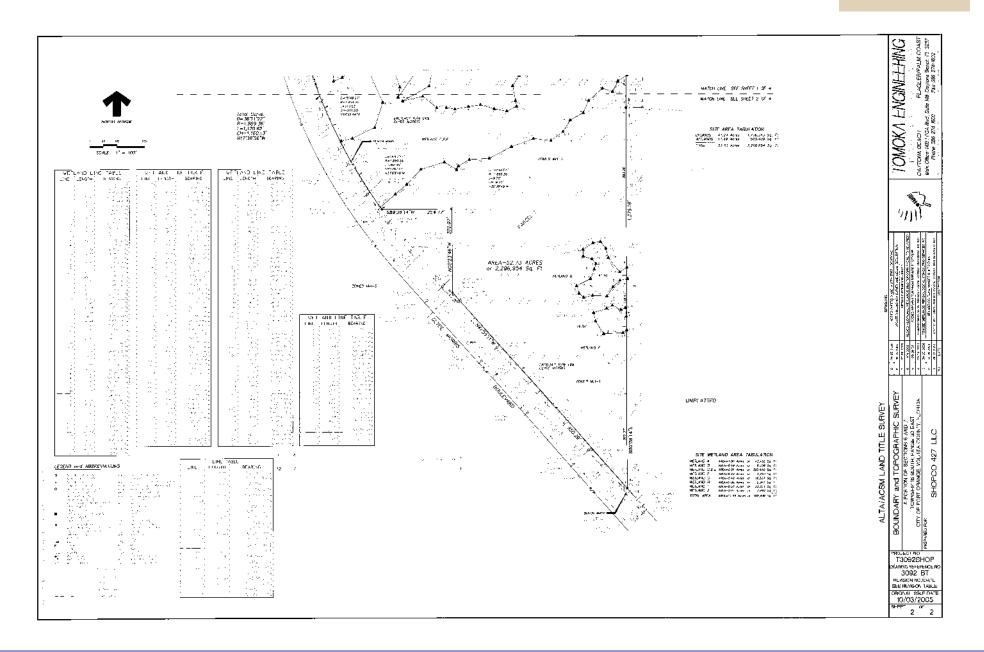




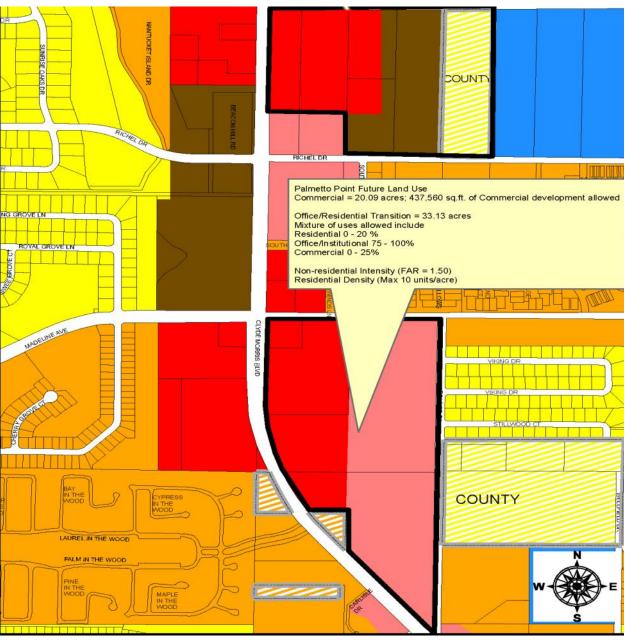
#### Survey



#### Survey



# Zoning



Property is a 53 acre tract zoned PCD.

Uses:

Office

Commercial

Retail

Medical

Residential

Institutional including:

55+ Community

Independent Living Facilities (ILF)

Assisted Living Facilities (ALF)

Skilled Nursing Facilities (SNF)

#### 1-3-5 Mile



#### Drive Times 5-10-15

