

# Multifamily or Mixed-Use Development - Commercial Land

## 0 Ballough Road, Daytona Beach, FL 32114



### PROPERTY SPECIFICATIONS

Sale Price:	\$125,000
Parcel ID:	<a href="#">5338-06-00-0020</a>
Property Taxes:	\$458.80
Land Size:	100' x 110'
Zoning:	BP

*Offered Exclusively by:*

#### **Kayla Williams**

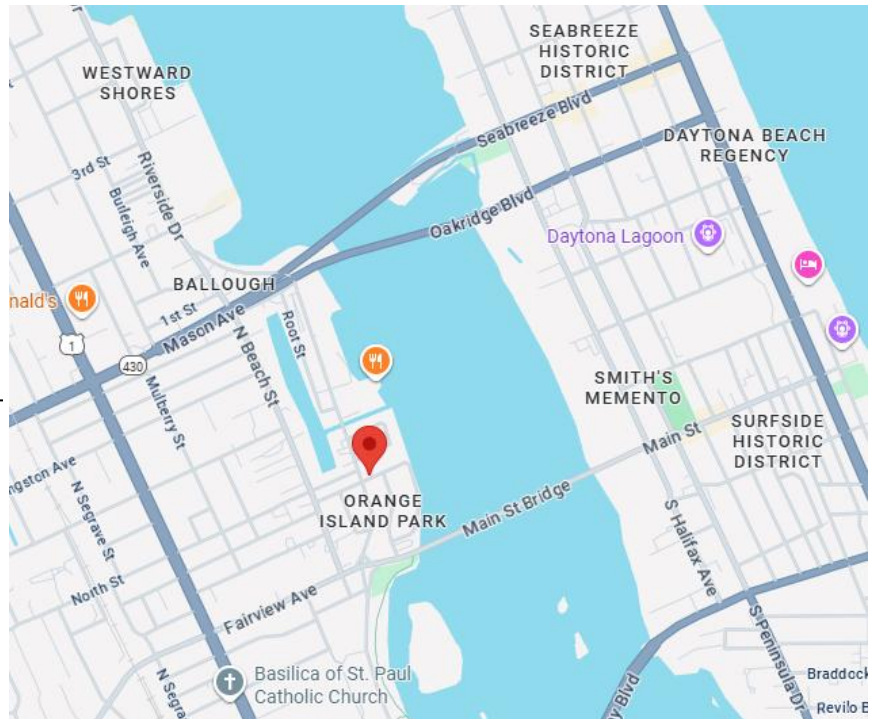
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Vice President Commercial Services  
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#### **Ron Frederick**

Broker/Associate  
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Two parcels totaling 100' x 110' with BP (Business Professional) zoning ideal for multifamily or mixed-use development. Permitted uses include multifamily dwellings, upper-story residential over commercial, medical/dental offices, daycares, professional offices, restaurants (no drive-thru), personal services, hotels/motels, private or public schools, vocational training, and more. Zoning also allows for communication towers, community gardens, parks, and places of worship. Flexible development options in a growing area with excellent accessibility make this a great investment opportunity for residential, commercial, or institutional use.



140 S Atlantic Ave Suite 202  
Ormond Beach FL 32176

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*All information believed to be from accurate sources, but cannot be warranted*

## BP Zoning– Business Professional

### *Disclaimer*

The permitted and special use zoning sheets are being provided for **informational purposes only**. They are a means to assist residents, current and prospective property owners, and the business community with identifying permitted and special uses allowed in zoning districts located within the boundaries of The City of Daytona Beach. The sheets also provide references to general use standards for uses in each zoning district. For official use determination requests on properties in the city, please contact The City's Planning Department to request a zoning verification letter.

\*Additional regulations may apply to properties in Redevelopment and Overlay zoning districts.

### PERMITTED USES

<u>HOUSEHOLD LIVING USES:</u>	MULTIFAMILY DWELLING; MULTIFAMILY COMPLEX; UPPER STORY DWELLING (ABOVE NONRESIDENTIAL USE)
<u>COMMUNICATION USES:</u>	NEWSPAPER OR MAGAZINE PUBLISHING; RADIO OR TELEVISION STUDIO; TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING STRUCTURE OTHER THAN TELECOMMUNICATIONS TOWER; TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING TELECOMMUNICATIONS TOWER; TELECOMMUNICATIONS TOWER MONOPOLE UP TO 90 FEET HIGH; TELECOMMUNICATIONS TOWER, MONOPOLE MORE THAN 90 BUT NO MORE THAN 180 FEET HIGH
<u>DAY CARE USES:</u>	ADULT DAY CARE CENTER; CHILD CARE FACILITY
<u>EDUCATION USES:</u>	COLLEGE OR UNIVERSITY; PRIVATE SCHOOL WITH FEWER THAN 20 STUDENTS; PRIVATE SCHOOL WITH MORE THAN 20 STUDENTS; PUBLIC SCHOOL; VOCATIONAL OR TRADE SCHOOL
<u>HEALTH CARE USES:</u>	MEDICAL OR DENTAL CLINIC/OFFICE; MEDICAL OR DENTAL LAB
<u>OPEN SPACE USES:</u>	COMMUNITY GARDEN; PARK OR GREENWAY
<u>UTILITY USES:</u>	UTILITY USE, MINOR
<u>OTHER INSTITUTIONAL USES:</u>	CLUB OR LODGE (NOT TO BE OPERATED AS A BAR, LOUNGE, OR NIGHTCLUB); PLACE OF WORSHIP
<u>BUSINESS SUPPORT SERVICE USES:</u>	BUSINESS SERVICE CENTER; CONFERENCE OR TRAINING CENTER; EMPLOYMENT AGENCY; TRAVEL AGENCY



## BP Zoning– Business Professional

EATING AND DRINKING  
ESTABLISHMENTS:

RESTAURANT *WITHOUT* DRIVE-IN OR DRIVE-THROUGH SERVICE;  
SPECIALTY EATING OR DRINKING ESTABLISHMENT

MOTOR VEHICLE SALES  
AND SERVICE USES:

PARKING LOT (AS PRINCIPAL USE)

OFFICE USES:

BUSINESS SERVICES OFFICES; CONTRACTOR'S OFFICE,  
PROFESSIONAL SERVICES OFFICES

RETAIL SALES AND  
SERVICE USES:

PERSONAL SERVICES ESTABLISHMENT

VISITOR ACCOMMODATIONS  
USES:

HOTEL OR MOTEL

### SPECIAL USE PERMIT

COMMUNICATION USES:

TELECOMMUNICATIONS TOWER, OTHER THAN THOSE LISTED  
AS PERMITTED USES

COMMUNITY SERVICE USES:

COMMUNITY CENTER; LIBRARY; MUSEUM; SENIOR CENTER;  
YOUTH CENTER

HEALTH CARE USES:

DRUG OR ALCOHOL TREATMENT FACILITY; NURSING HOME  
FACILITY

OPEN SPACE USES:

CEMETERY

RECREATION /  
ENTERTAINMENT USES:

COUNTRY CLUB; GOLF COURSE; OUTDOOR FACILITY FOR FIELD  
SPORTS, SWIMMING, OR COURT GAMES



## AERIAL Photos





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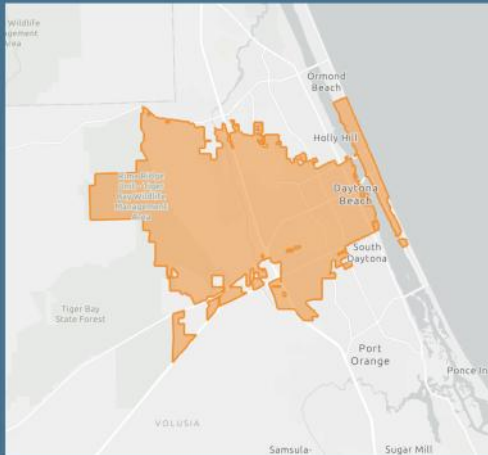




# DEMOGRAPHIC PROFILE

Daytona Beach City, FL

Geography: Place

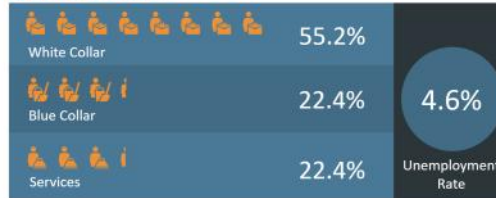


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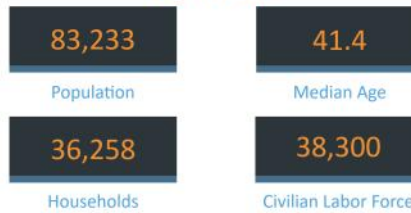
## EDUCATION



## EMPLOYMENT



## KEY FACTS



## INCOME



## Employment by Industry

