



EDGEWATER OAKS, A RESIDENTIAL DEVELOPMENT PROJECT

N RIDGEWOOD AVE & PEARL ST
EDGEWATER, FL 32132

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Property Summary



OFFERING SUMMARY

Sale Price: \$1,300,000
[\$10k per townhouse
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Lot Size: 13.5+/- Acres

Zoning: R-4/R-5 (Multifamily
Residential), City of
Edgewater

Parcel ID's: 52-17-34-01-00-0190,
0192, 0193, 0194, 0195,
0200

PROPERTY OVERVIEW

Located in an OPPORTUNITY ZONE! Edgewater Oaks is a 13.5+/- acre previously entitled, infill development site located in Edgewater, FL. The project was once fully engineered and approved for 130 two-story townhouses [20' wide typical]. Ideally located on the NWC of N Ridgewood Ave [US Hwy 1] & Pearl St, just one mile south of New Smyrna Beach. This project would be perfect for a 55+ senior or workforce housing community. Edgewater Oaks is surrounded by development with easy access to retail, recreation and medical providers.

PROPERTY HIGHLIGHTS

- OPPORTUNITY ZONE PROPERTY!
- Previously entitled, infill development site in Edgewater, FL
- 13.5+/- acres are high and dry
- Engineered plans call for 130 two-story townhouse units [20' wide typical]
- Townhouses are approximately 1,800 SF with single car garages [can be revised]
- Perfect location for 55+ senior or workforce housing
- Can be developed as fee simple townhouse or a rental project

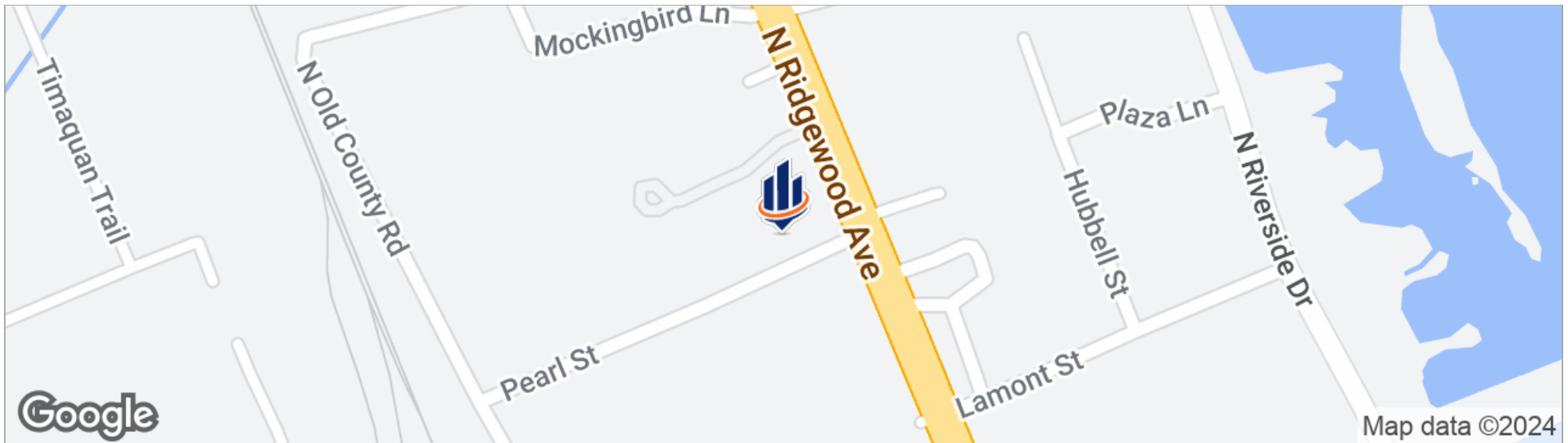
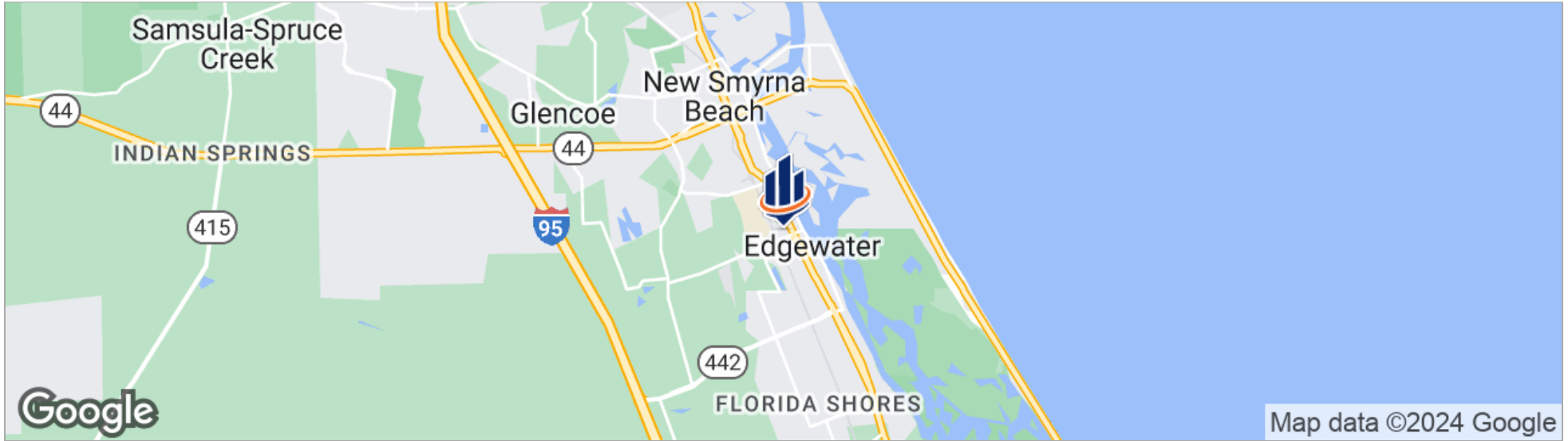
Townhouse Site Plan



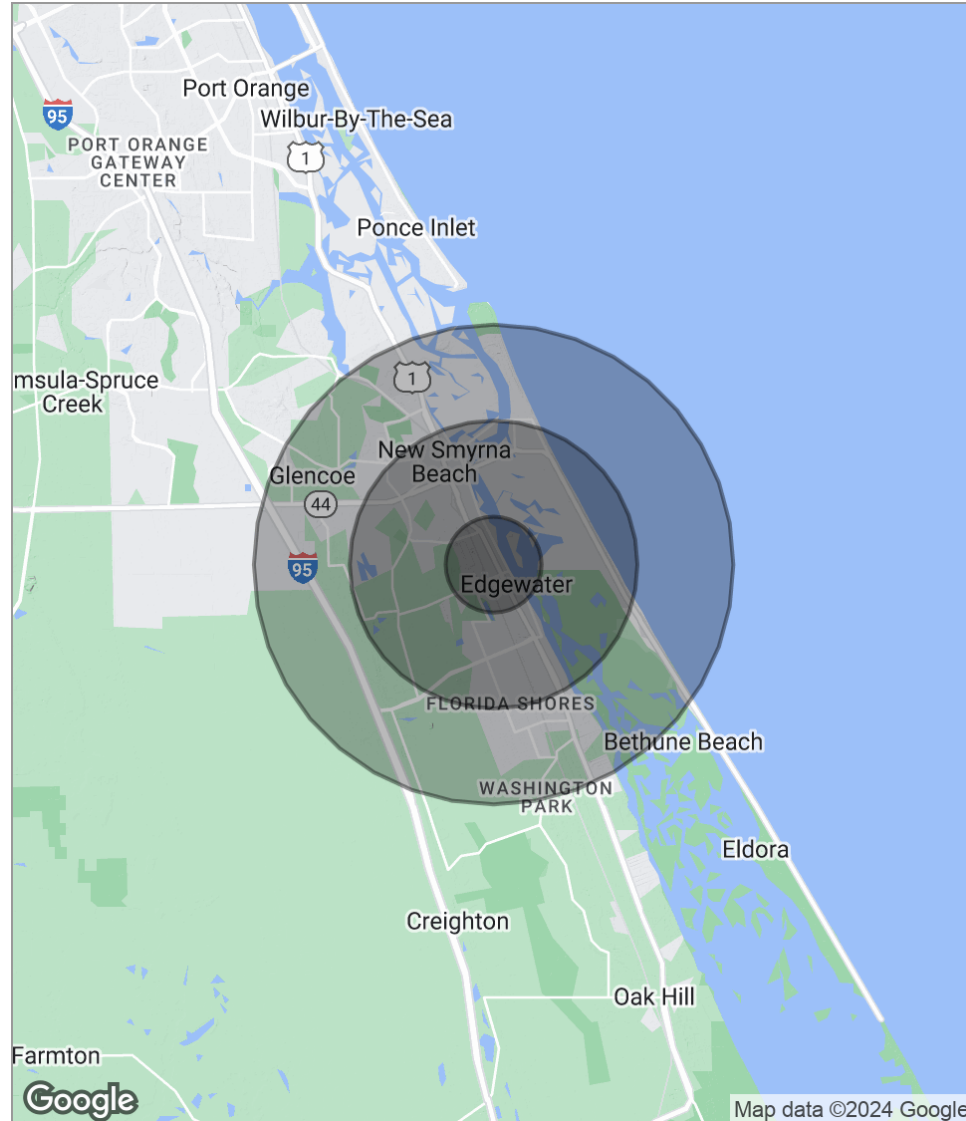
Close To New Smyrna Beach!



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,737	25,137	44,998
Median age	46.7	48.3	48.6
Median age (Male)	45.1	47.0	47.5
Median age (Female)	48.4	48.8	48.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,652	10,901	19,652
# of persons per HH	2.3	2.3	2.3
Average HH income	\$49,790	\$55,685	\$55,815
Average house value		\$232,285	\$222,461

* Demographic data derived from 2020 ACS - US Census