



**SALE**

# Ormond Station Apartment or Duplex Site

**644 N NOVA RD**

Ormond Beach, FL 32174

**PRESENTED BY:**

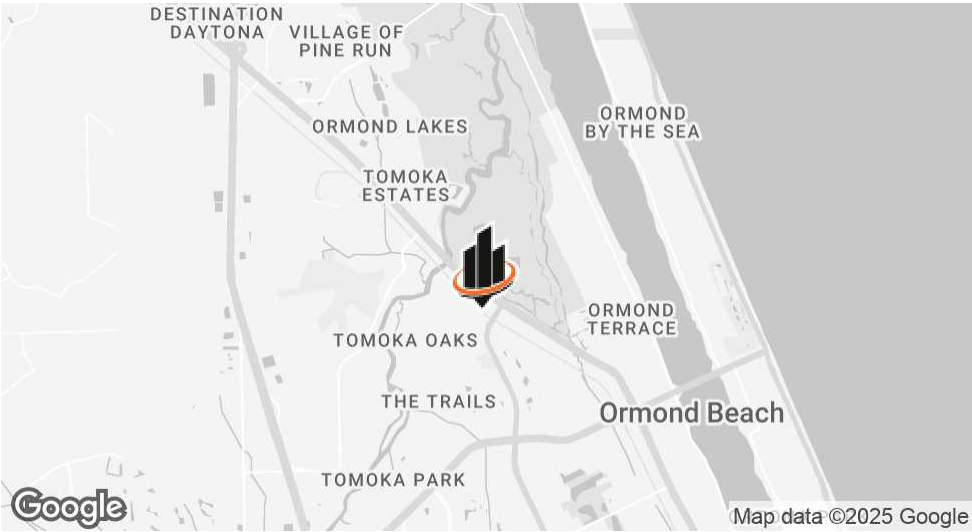
**CARL W. LENTZ IV, MBA, CCIM**

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FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

|             |           |
|-------------|-----------|
| SALE PRICE: | \$585,000 |
| LOT SIZE:   | 3.8 Acres |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| TOTAL HOUSEHOLDS  | 121       | 403       | 1,869    |
| TOTAL POPULATION  | 276       | 914       | 4,196    |
| AVERAGE HH INCOME | \$89,074  | \$88,756  | \$86,257 |

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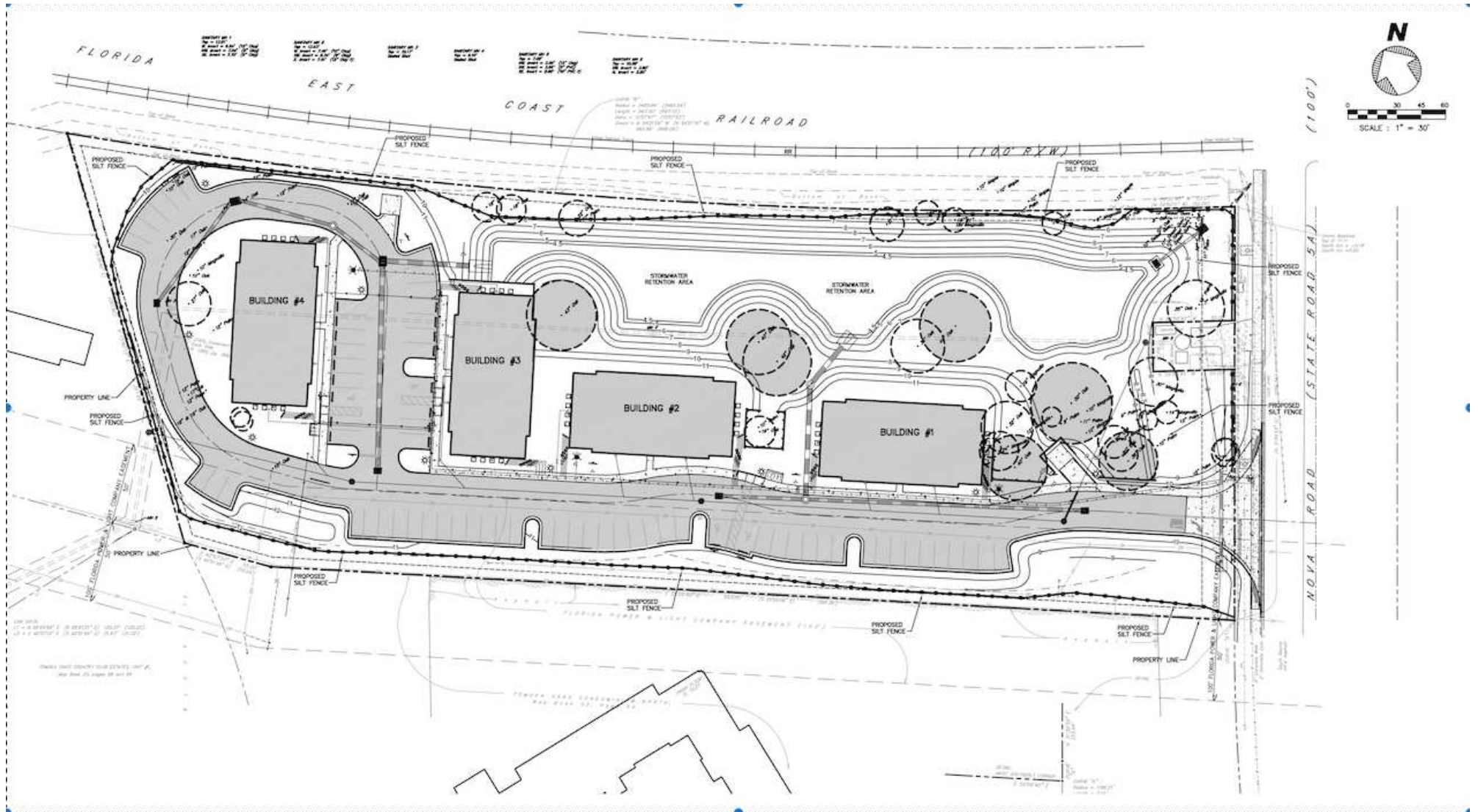
PROPERTY DESCRIPTION

Offered for sale is a previously engineered 29 unit apartment site in Ormond Beach, FL. Included with the property is all civil and architectural plans for the proposed development. All permits have since expired. The project consists of four two-story apartment buildings. Located in the heart of Ormond Beach near shopping, medical and restaurants.

PROPERTY HIGHLIGHTS

- 3.8+/- acre multifamily site available for sale
- Ormond Station was once fully entitled and approved for 29 multifamily units
- Zoned R-5 (Multi-Family Medium Density) in City of Ormond Beach
- Central location in Ormond with easy access to Nova Rd, Granada Blvd, US Highway 1 & I-95
- Nearby to area retail and office development including The Trails Shopping Center
- Additional materials available upon request

# SITE PLAN



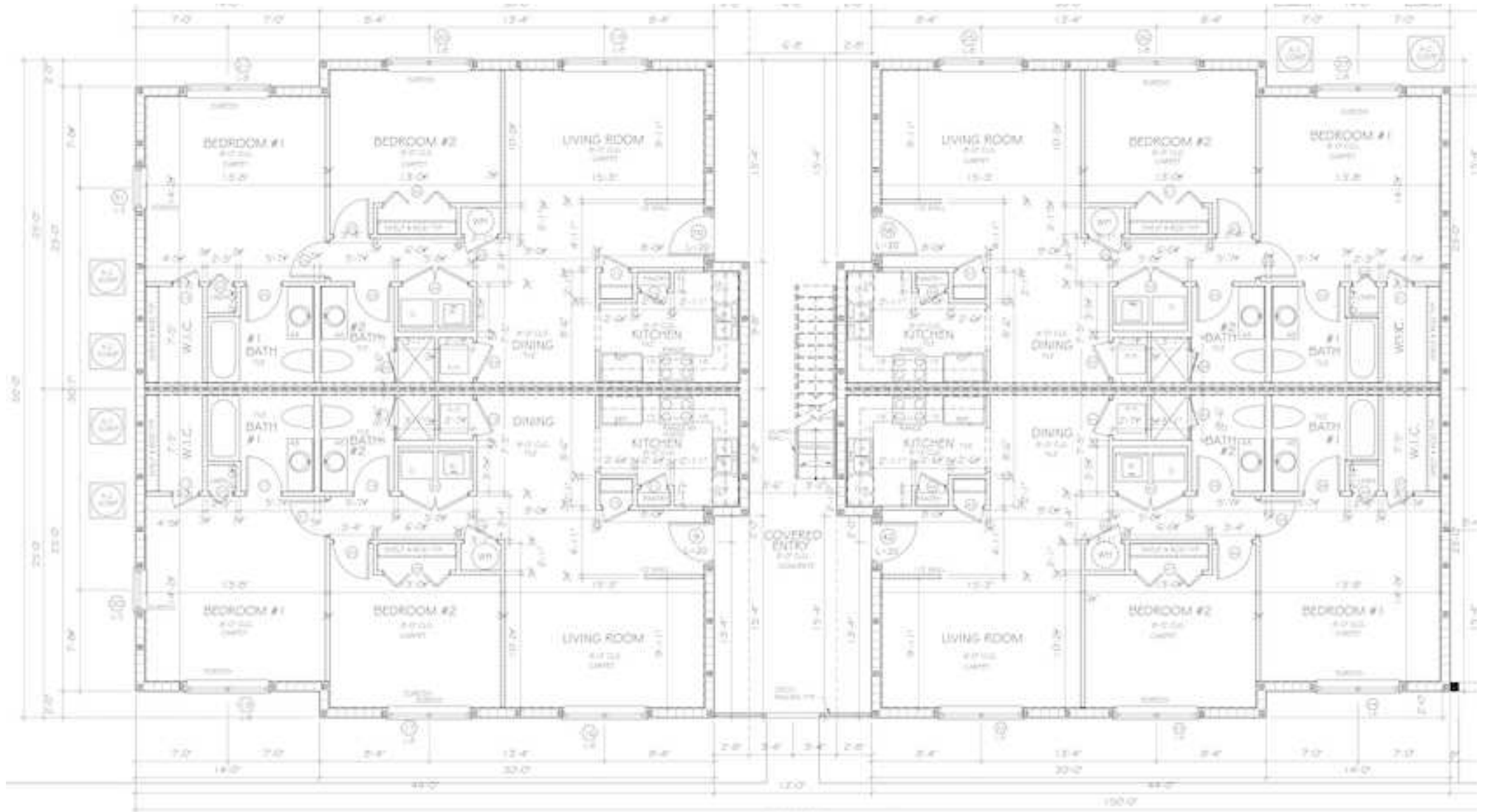
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## UNIT PLANS

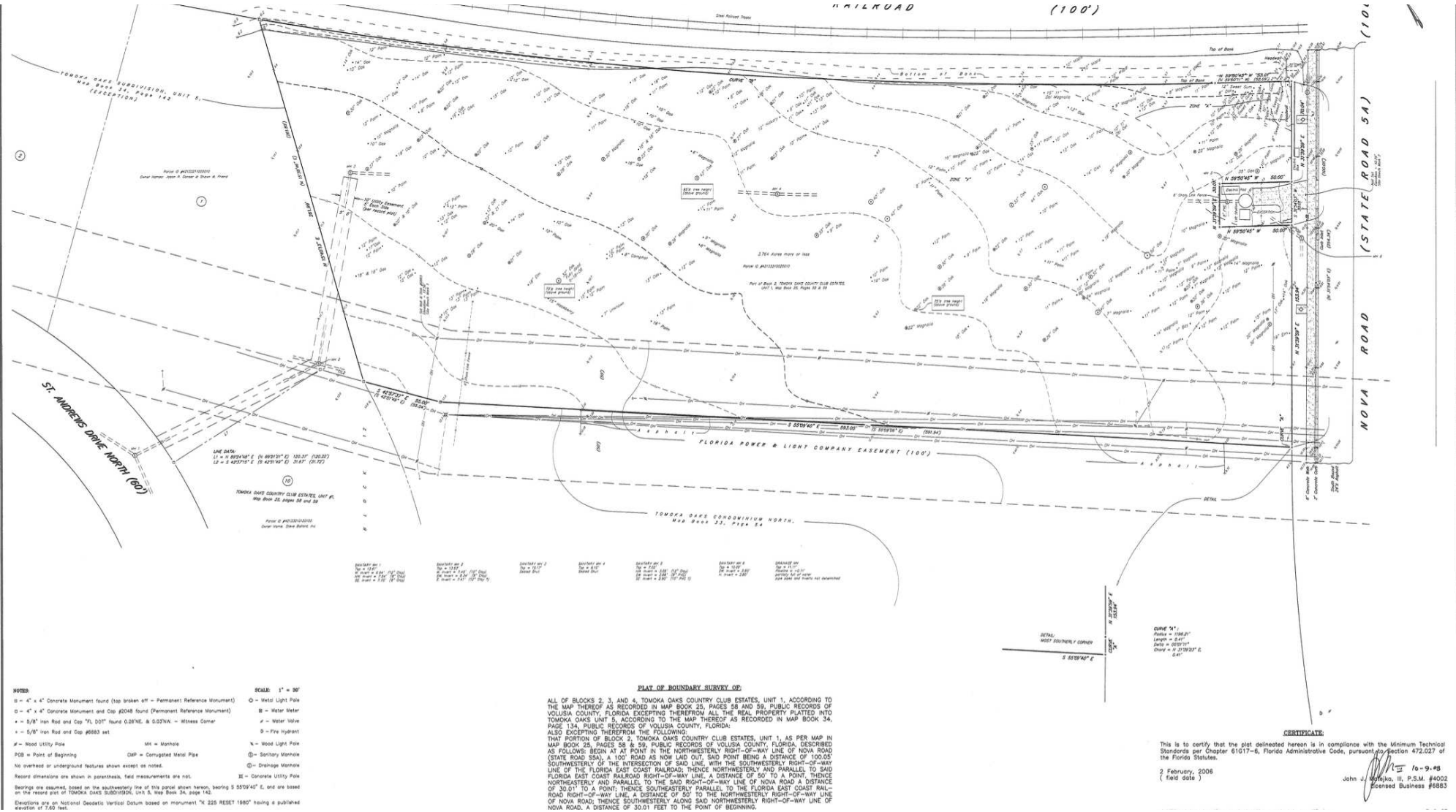


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## RETAIL MAP



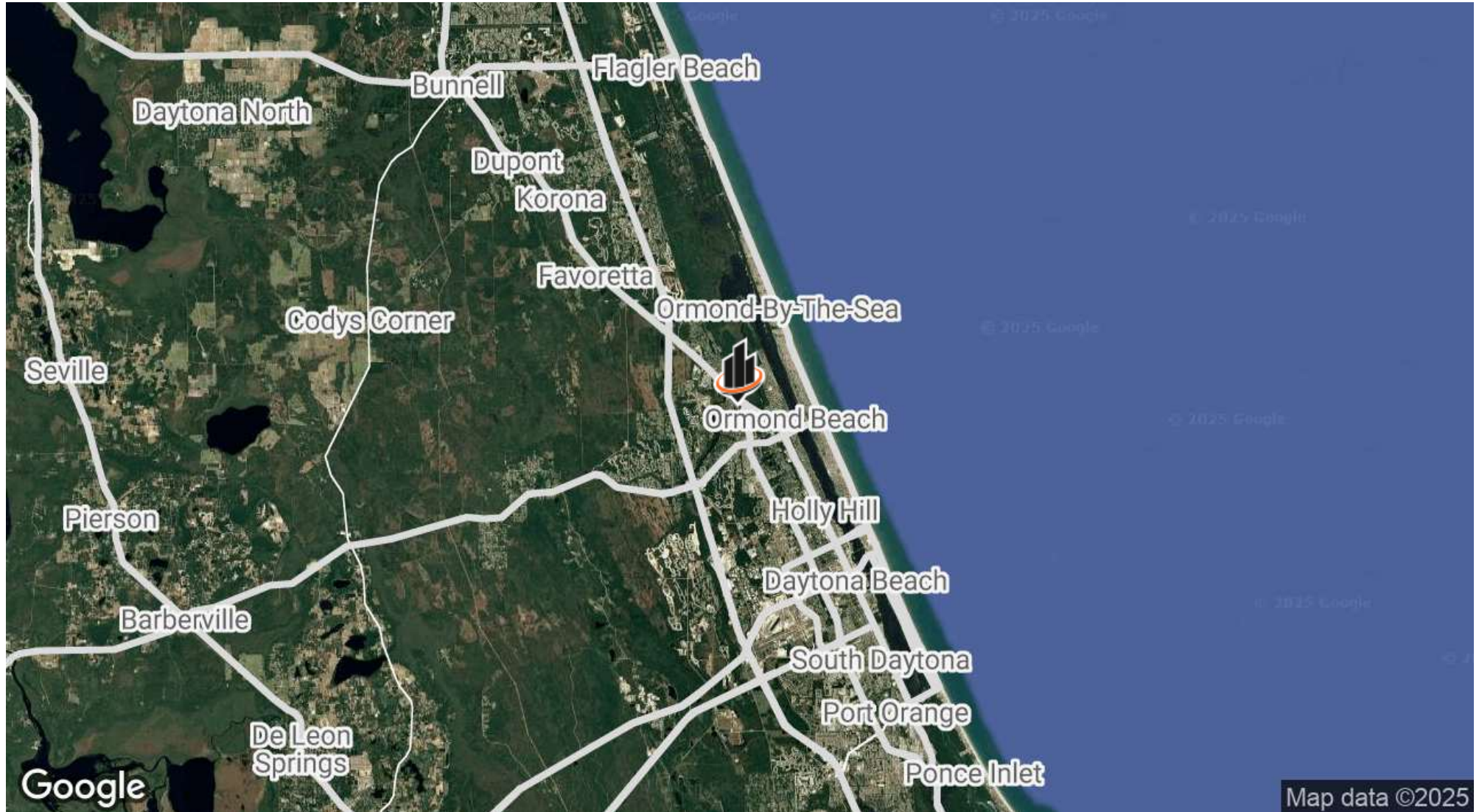
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## LOCATION MAP



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