

FOR SALE | \$7,250,000 | 54 ACRES



CUSHMAN &
WAKEFIELD

OLD DIXIE HWY

ORMOND BEACH, FL 32714



SITE

MARK STRATMAN

+1 407 448 1351

mark.stratman@cushwake.com

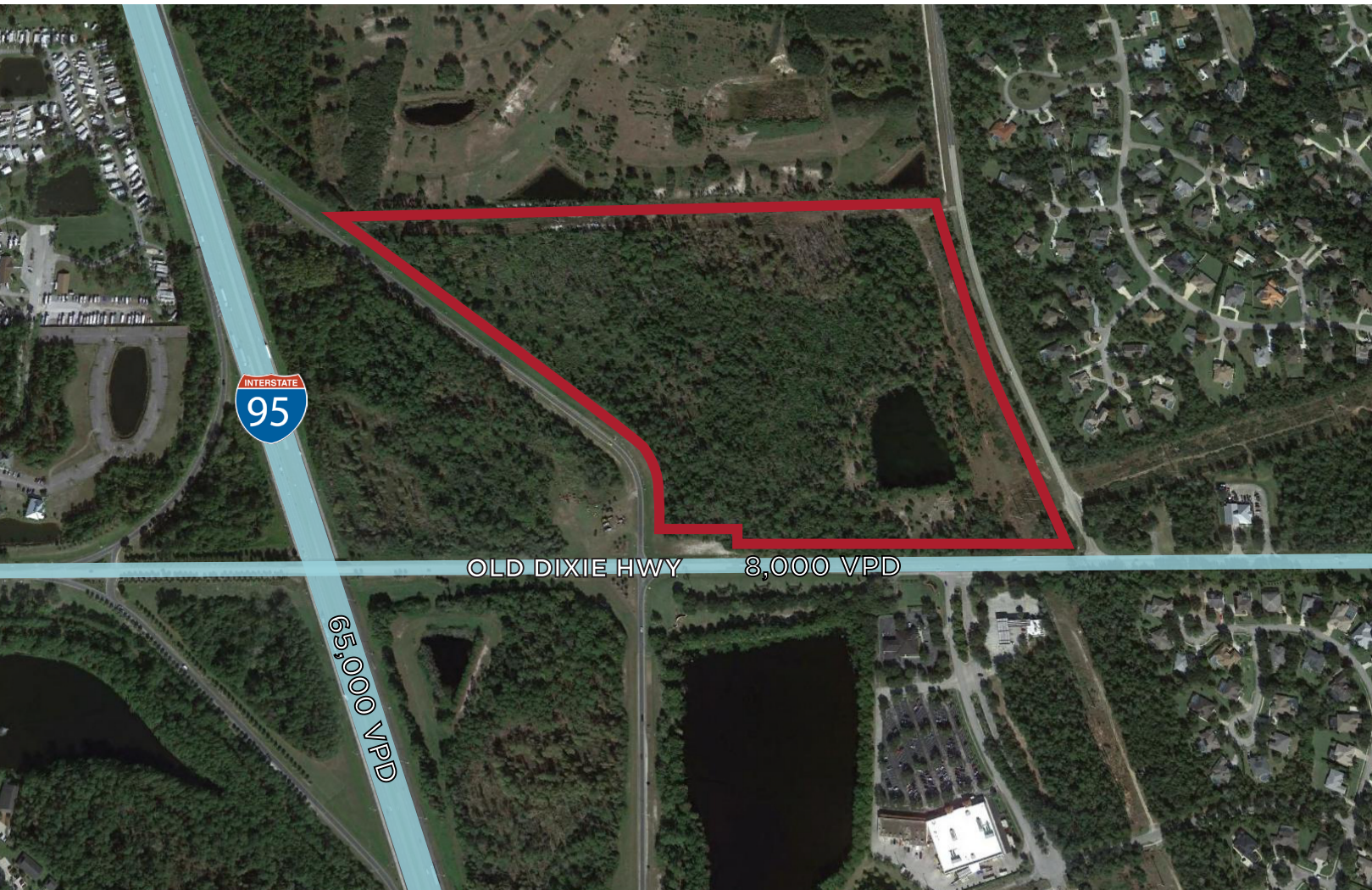
GLEN JAFFEE

+1 407 541 4408

glen.jaffee@cushwake.com

PROPERTY SUMMARY

MARKET AREA



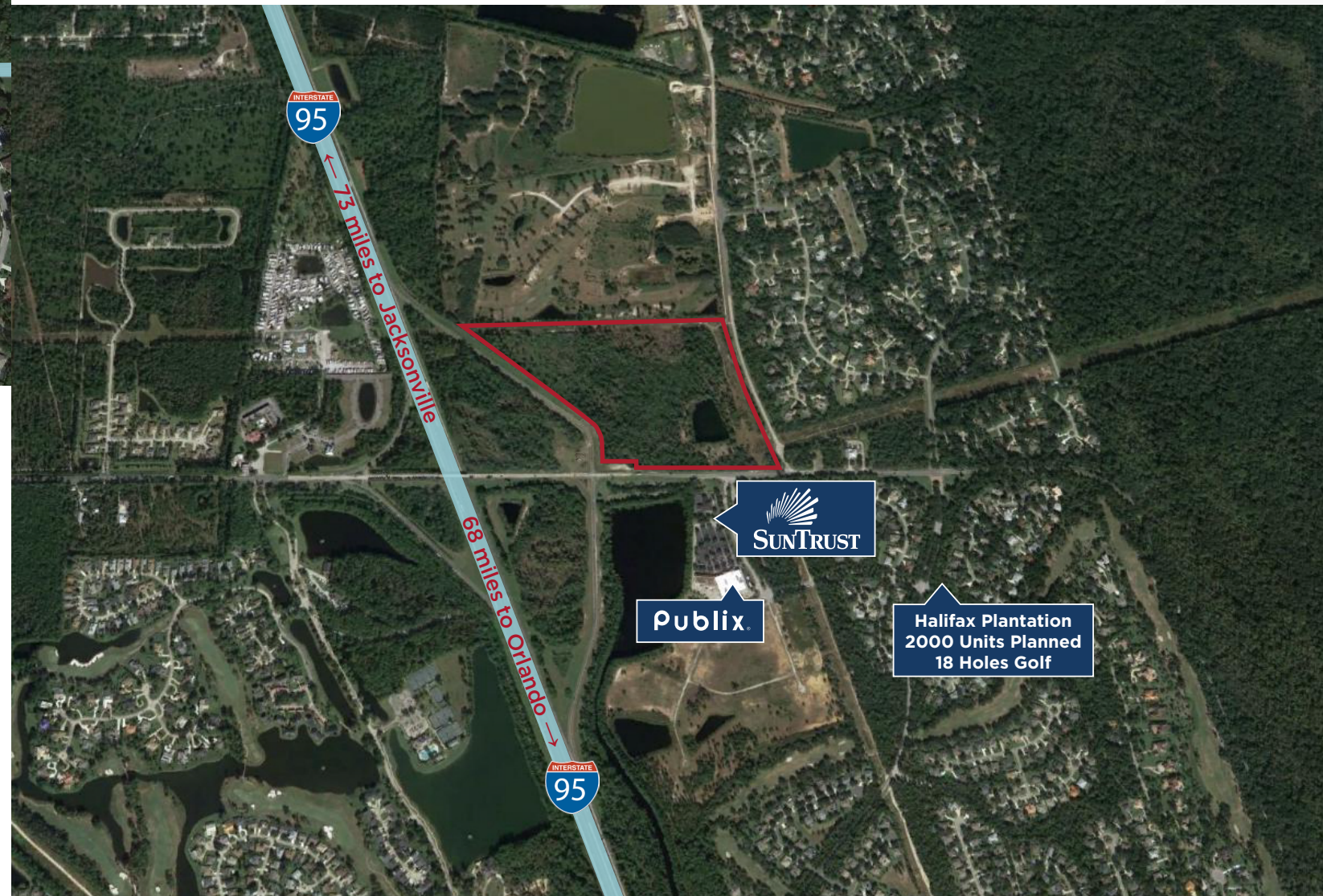
The property is located at the north side of Old Dixie Hwy, Ormond Beach, FL in Volusia County. The property is **less than 600 ft. from the I-95 off-ramp** and interchange with direct frontage of the northbound on-ramp of I-95.

The subject has exposure to major roads. The immediate area has a rapidly growing population of **11,000 residents within 3 miles** and **21,000 within 5 miles** which have more than doubled in the last 4 years and expected to continue. With an average age of 51 and median HH income of \$78,000 within a 3-mile radius, this area of Volusia County is a high growth region.

The average daily volume of traffic on **Old Dixie Hwy is 8,000 cars** and **I-95 has 65,000 per day.**

Properties in the immediate area of the subject were constructed between the late 1990's - 2019 and includes a mix of commercial, neighborhood retail, residential, multi-family, free standing fast-food, banks, and golf course communities.

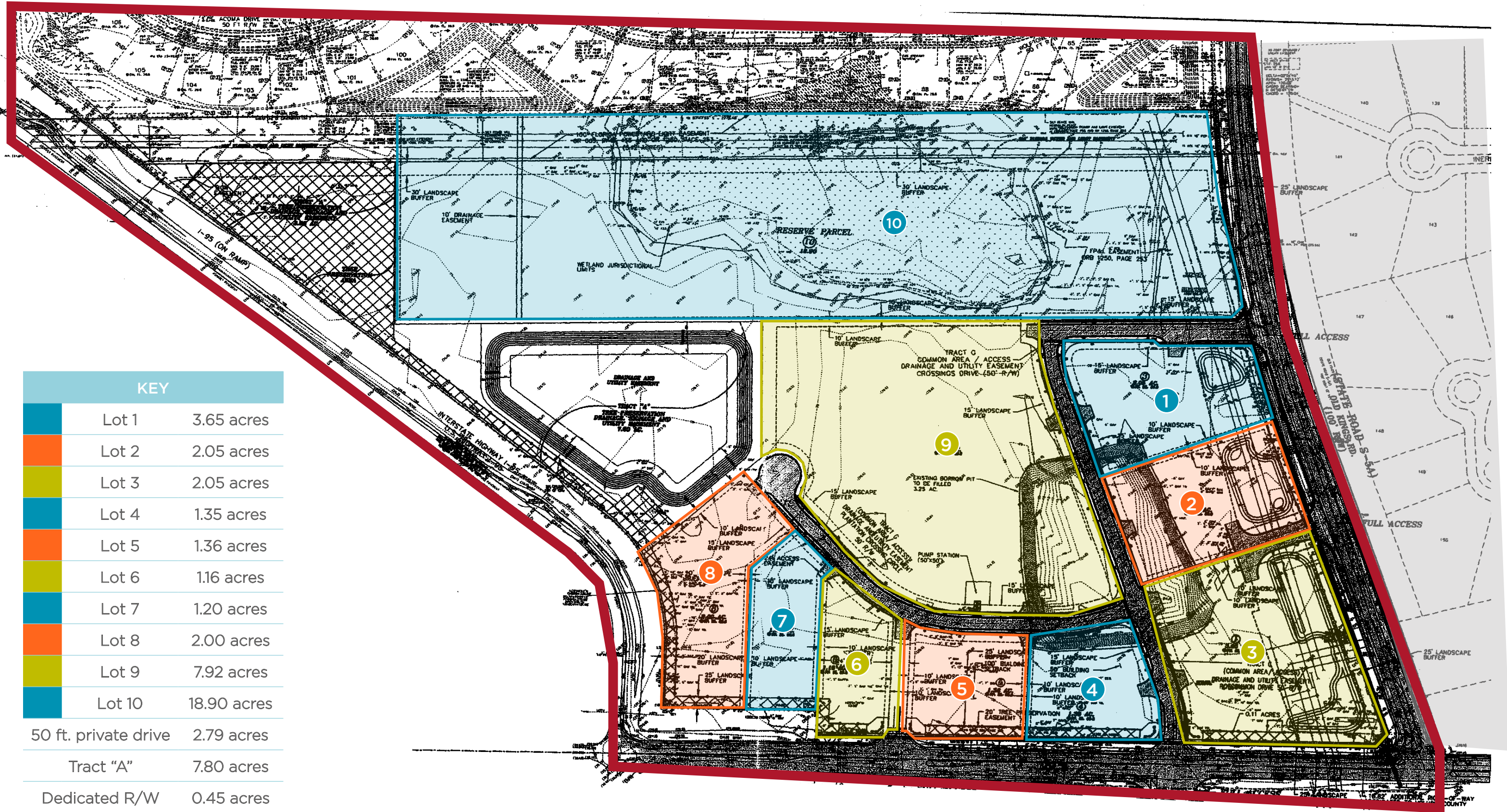
On the south side of the Old Dixie Hwy, less than 500 feet away from the subject is a Publix Super Market.



OVERVIEW

Property Address	Old Dixie Hwy. Ormond Beach, 32174	The subject site consists of 3 assembled parcels, 54 acres which includes gross total of land and no structures.
Parcel No	310200000031	
Property Type	Vacant land	The property was zoned Business Planned Unit Development in 2005, and currently includes a total of 8 commercial lots between 1.1 and 3.65 acres, access road, storm water pond and open green space.
Acreage	54 acres gross	
Zoning	Business Planned Unit Development	
Asking price	\$7,250,000	
Future Land Use	Planned Development	The property has approximately 19 acres of wetland, 2.79 acres of drive, 7.8 acres of storm water, leaving 15 acres of buildable pads between 8 lots.

PLANNED DEVELOPMENT



KEY		
Lot 1	3.65 acres	
Lot 2	2.05 acres	
Lot 3	2.05 acres	
Lot 4	1.35 acres	
Lot 5	1.36 acres	
Lot 6	1.16 acres	
Lot 7	1.20 acres	
Lot 8	2.00 acres	
Lot 9	7.92 acres	
Lot 10	18.90 acres	
50 ft. private drive	2.79 acres	
Tract "A"	7.80 acres	
Dedicated R/W	0.45 acres	



Contact

MARK STRATMAN

Direct +1 407 448 1351
mark.stratman@cushwake.com

GLEN JAFFEE

Direct +1 407 541 4408
Mobile +1 407 353 3426
glen.jaffee@cushwake.com

20 N. Orange Avenue,
Suite 300 Orlando, FL 32801 | USA
Main +1 407 841 8000