

Fully Approved Multifamily & Commercial Development

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PROPERTY FEATURES

- Fully Approved & Permitted Multifamily / Commercial Development
- 162 Multifamily Units - "Live Local Approved"
- 4.52 Acres Commercial - Zoned B-3 City of Edgewater
- Located on Ridgewood Ave / US-1 Adjacent to a Publix Shopping Center in the City of Edgewater.

Asking Price(s)

- \$3,240,000 - 162 Unit Multifamily Phase (9.3 Acres)
- \$5,100,000 - Entire Site (13.55 Acres) - Multifamily Phase & Commercial Phase

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Presented by Engel & Völkers New Smyrna Beach, this exceptional offering represents a rare, fully approved and permitted mixed-use development opportunity in the rapidly growing Edgewater market.

Spanning a strategic and highly visible corridor along Ridgewood Avenue (US-1), the property is approved for 162 multifamily units under the highly desirable “Live Local” designation, providing developers with a streamlined path to deliver much-needed housing in a supply-constrained area. Complementing the residential component is 4.52 acres of commercially zoned land (B-3 – Highway Commercial), allowing for a broad spectrum of retail, dining, service, and business uses—ideal for creating a vibrant, integrated live-work environment.

Positioned adjacent to a high-traffic Publix-anchored shopping center, the site benefits from exceptional visibility and accessibility along one of the region’s primary retail arteries, with approximately 30,500 vehicles passing daily. This premier frontage ensures strong exposure for future commercial tenants and long-term value for investors.

The surrounding 5-mile trade area is robust and growing, supported by over 50,500 residents and 17,100 employees, with an average household income of \$92,527—delivering a built-in consumer base and strong demand drivers for both residential and commercial components.

This is a turnkey development opportunity in one of Central Florida’s most active growth corridors—perfectly suited for developers and investors seeking scale, entitlement certainty, and prime frontage in a high-demand market.

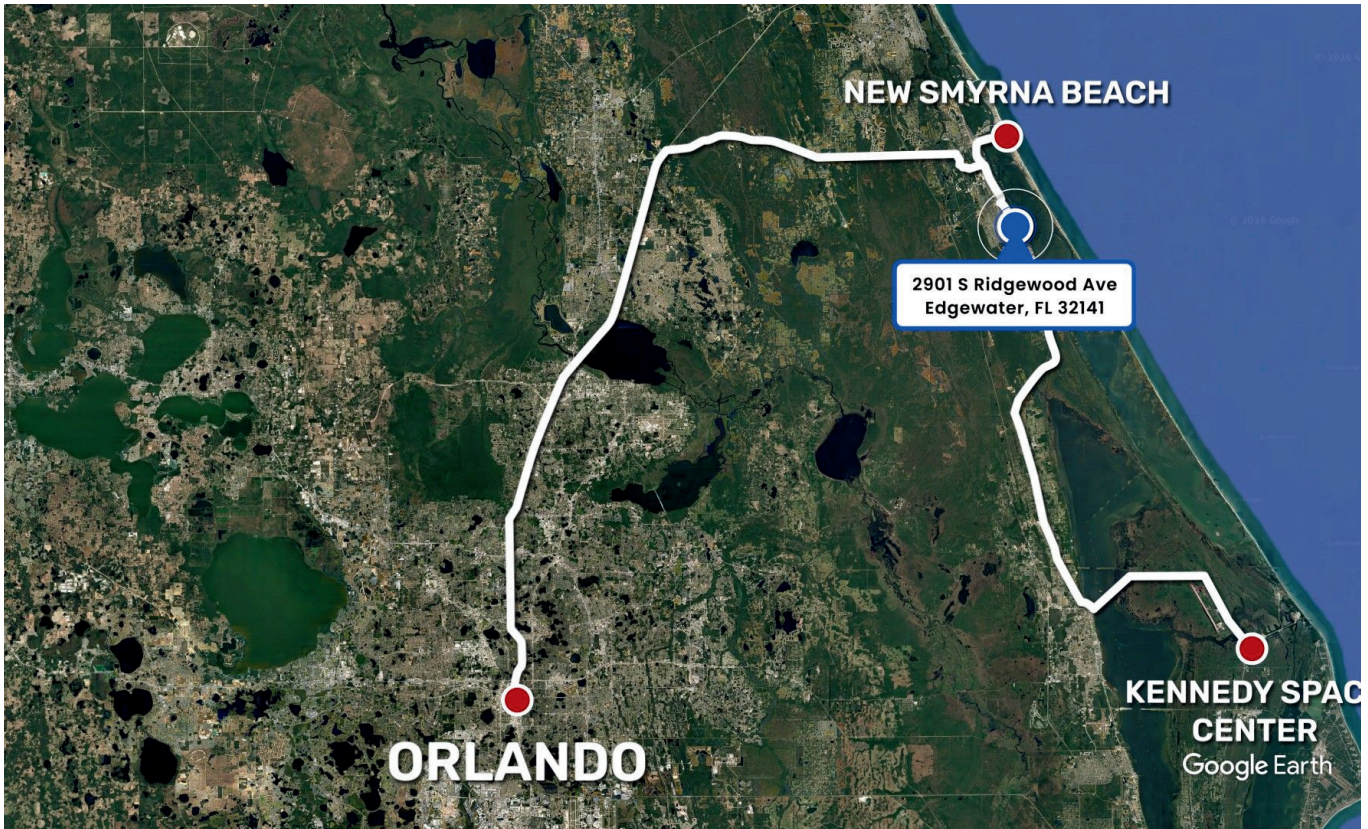


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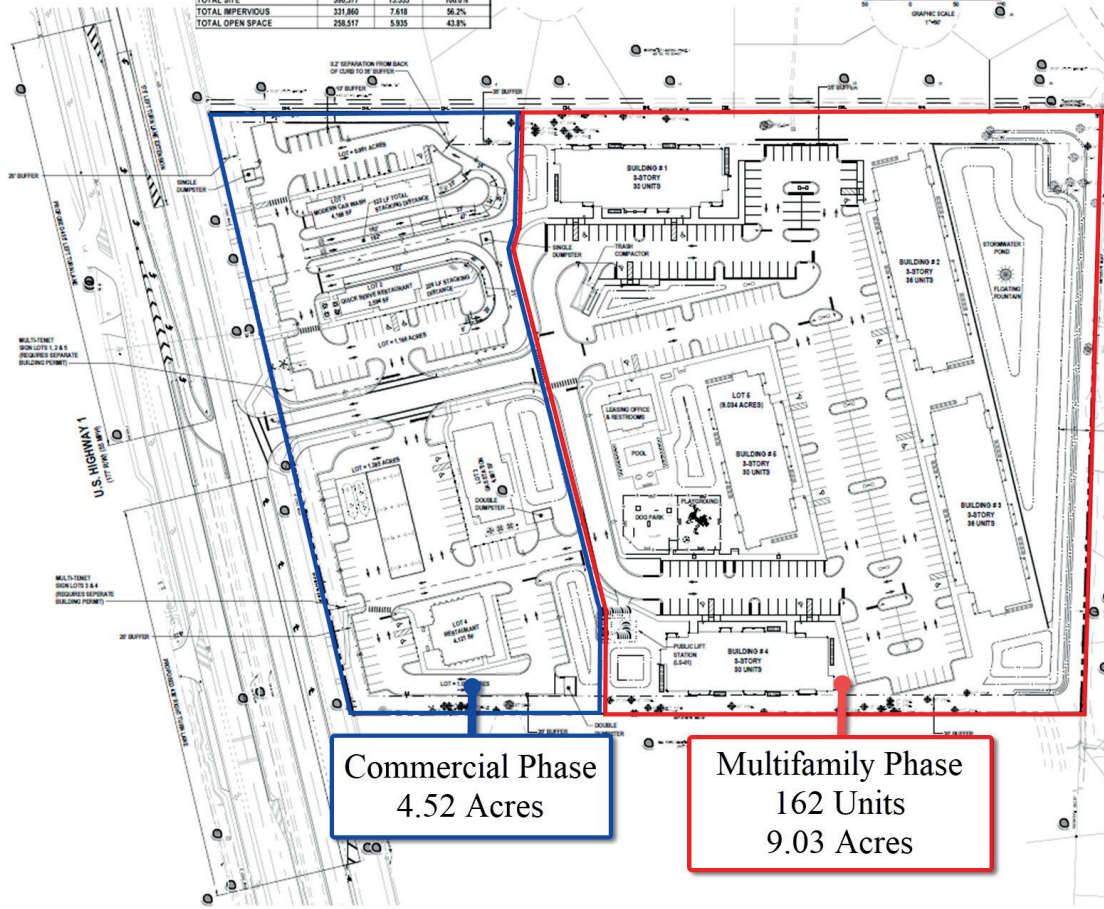
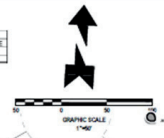
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SITE DEVELOPMENT INFORMATION

OVERALL SITE DEVELOPMENT INFORMATION

OVERALL SITE COVERAGE			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	85,954	1.972	14.6%
ASPHALT PAVEMENT/VAIA	214,400	4.823	36.3%
CONCRETE / SIDEWALKS	31,500	0.723	5.3%
GREEN SPACE	258,517	5.935	43.8%
TOTAL SITE	590,377	13.553	100.0%
TOTAL IMPERVIOUS	331,960	7.618	56.2%
TOTAL OPEN SPACE	258,517	5.935	43.8%

DRIVE THRU STAKING CALCULATIONS			
LOT #	DESCRIPTION	REQUIRED CITY STAKING DISTANCE	PROVIDED STAKING DISTANCE
LOT 1	FULL SERVICE CAR WASH	20 FEET	30 FEET
LOT 2	RESTAURANT	30 FEET	30 FEET



Commercial Phase
4.52 Acres

Multifamily Phase
162 Units
9.03 Acres

SITE COVERAGE - LOTS			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	85,954	1.972	14.6%
ASPHALT PAVEMENT/VAIA	214,400	4.823	36.3%
CONCRETE / SIDEWALKS	31,500	0.723	5.3%
NET OF TRAFFIC POND	14,117	0.323	1.9%
GREEN SPACE	258,517	5.935	43.8%
TOTAL SITE	590,377	13.553	100.0%
TOTAL IMPERVIOUS	331,960	7.618	56.2%
TOTAL OPEN SPACE	258,517	5.935	43.8%

PARKING REQUIREMENTS - LOT 1			
BUILDING USE	A. MINIMUM NO. SPACES	C. PER SF	D. PER SPACES
MULTIFAMILY	52	15	10
OFFICE	1	1	10
TOTAL REQUIRED SPACES	53	16	20

PROVIDED PARKING - LOTS			
STANDARD SPACES	%	PROV. SPACES	
STANDARD SPACES	95.0%	50	20
ADA SPACES	5.0%	3	12
TOTAL PROVIDED SPACES	100.0%	53	32

REVISIONS

DATE	DESCRIPTION

1025 NEWELL, SUITE 100
ORLANDO, FL 32817
TEL: 407.226.1100
WWW.NEIKERK.COM
L.C. # 0000000
DATE: 08/08/2024
DRAWN BY: NMM
CHECKED BY: NMM
SCALE: 1" = 40'

OVERALL DEVELOPMENT PLAN
LIVE LOCAL MIXED USE
2801 S RIDGEWOOD AVENUE
EDGEWATER, FL 32141

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
HARRY MCKENNA, P.E. & SEPT ON



PROJECT No. 220441
DATE: AUGUST 2024
DESIGN BY: NMM
DRAWN BY: NMM
CHECKED BY: NMM
SCALE: 1" = 40'
DRAWING NUMBER

C-18

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