



Daytona Beach Ocean Walk



N Wild Olive Ave

N Oleander Ave

N W Blvd

**SALE**

# North Wild Olive Avenue

**NORTH WILD OLIVE AVENUE**

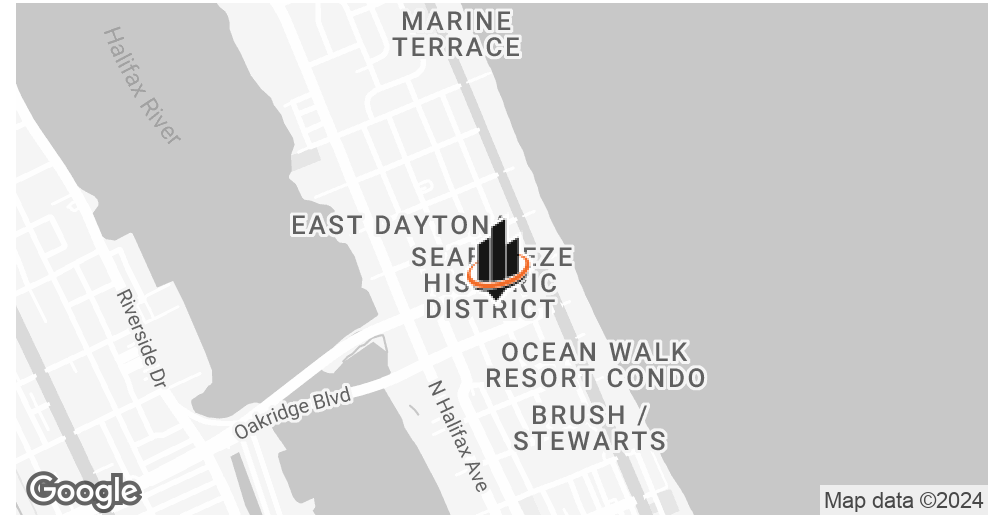
Daytona Beach, FL 32118

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,500,000
<b>LOT SIZE:</b>	2.3 Acres
<b>APPROVALS</b>	Current Zoning RP - Up to 20 Units Acre
<b>ROAD FRONTAGE:</b>	375' Glenview Blvd. 320' N. Oleander Ave 320' N. Wild Olive

## PROPERTY DESCRIPTION

Rare opportunity to acquire approximately 2.3 acres of vacant land on Daytona Beach, FL beachside.

Residential land cleared, already subdivided into 31 separate parcels with utilities available. Current zoning could yield up to 20 units per acre density.

Possible assemblage opportunity to acquire adjacent Wells Fargo bank branch and control the entire block.

Located in historic Seabreeze Boulevard district. Walking distance to the Atlantic Ocean and Intracoastal Waterway.

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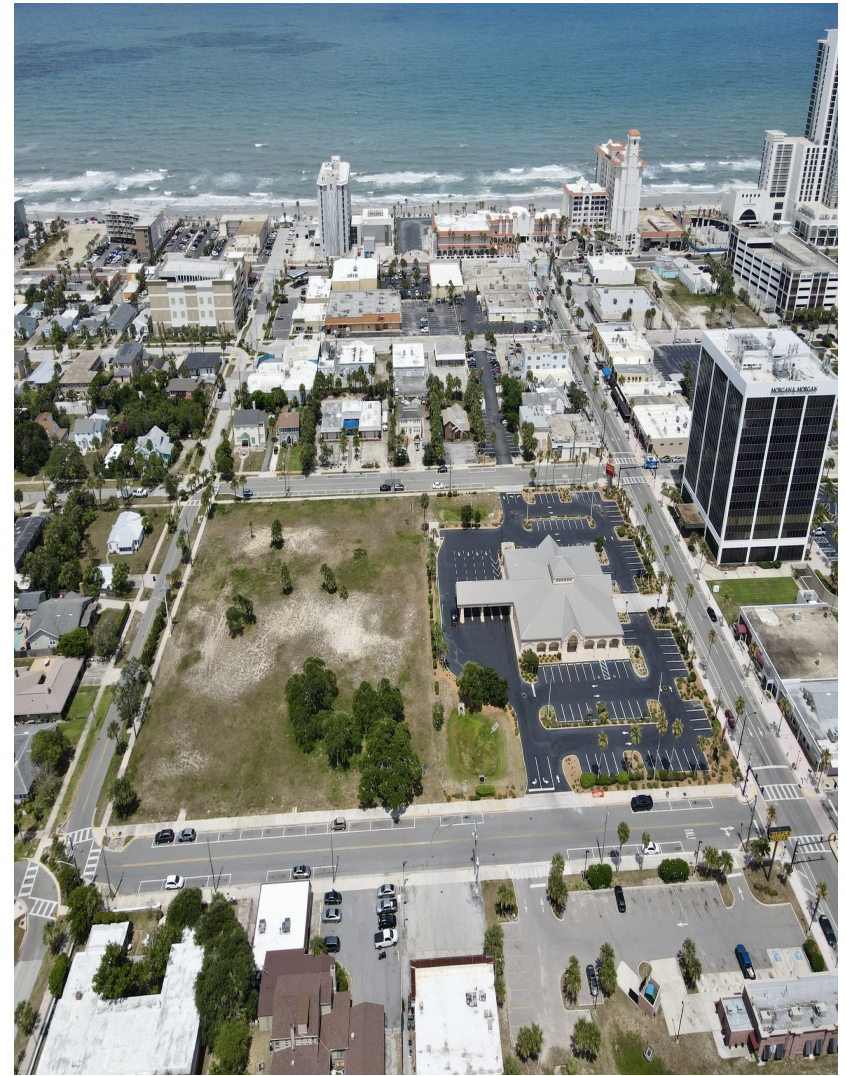
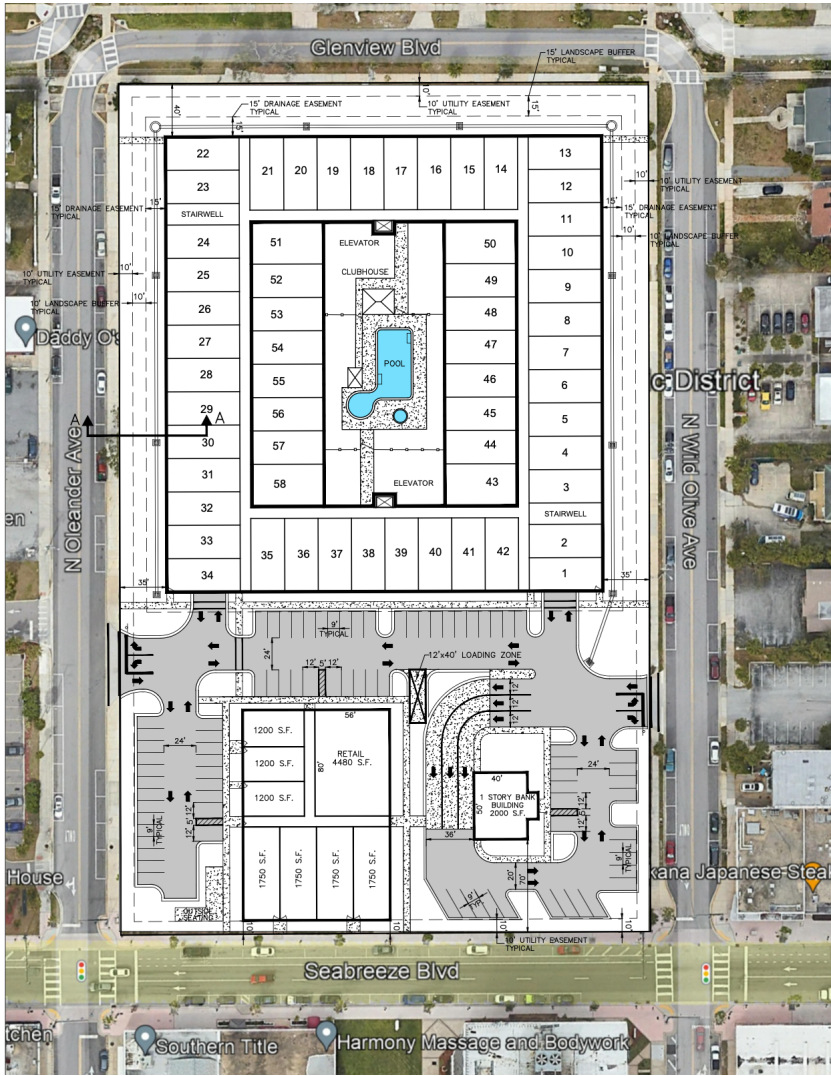
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# CONCEPT PLANS



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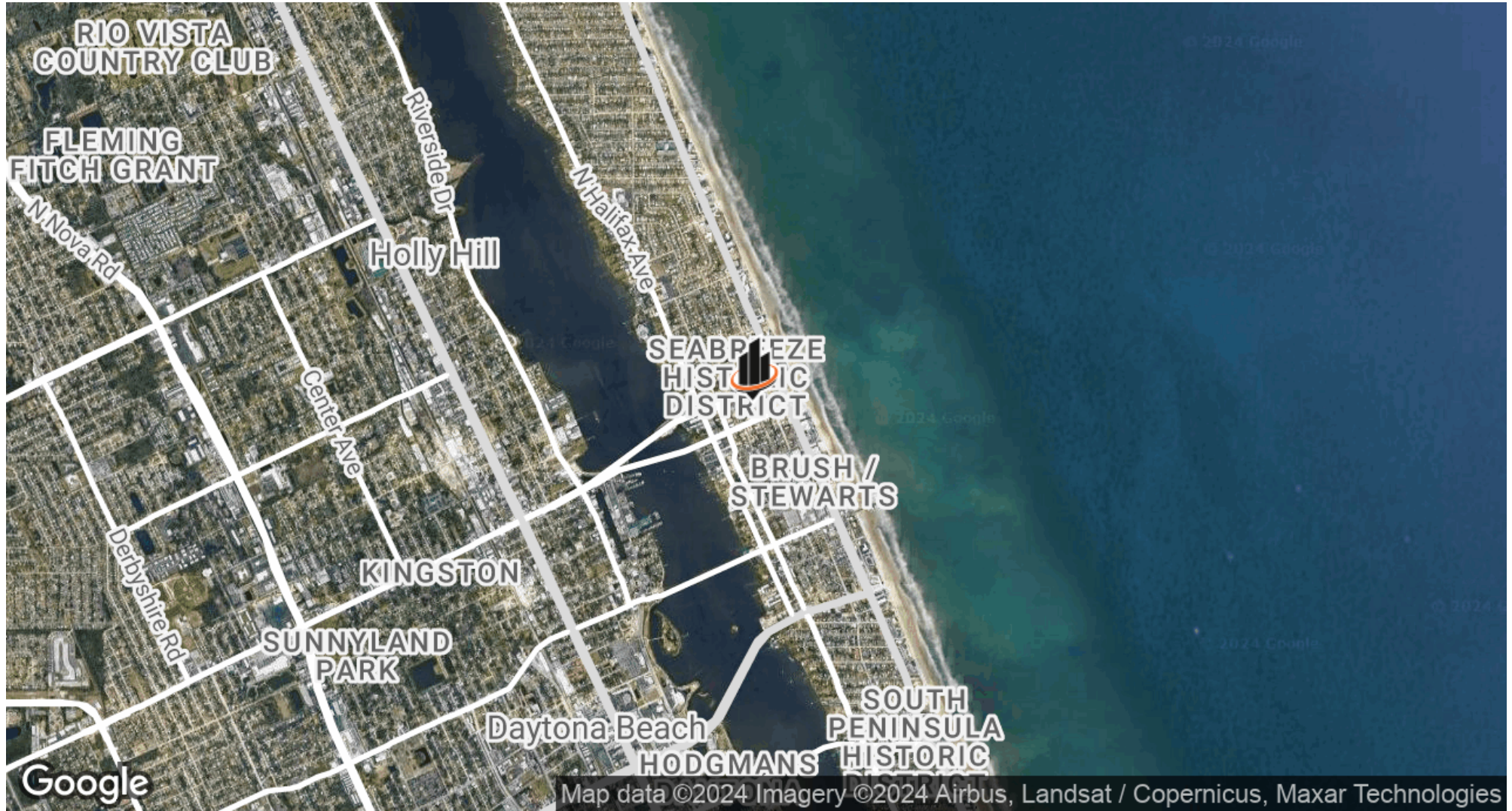
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

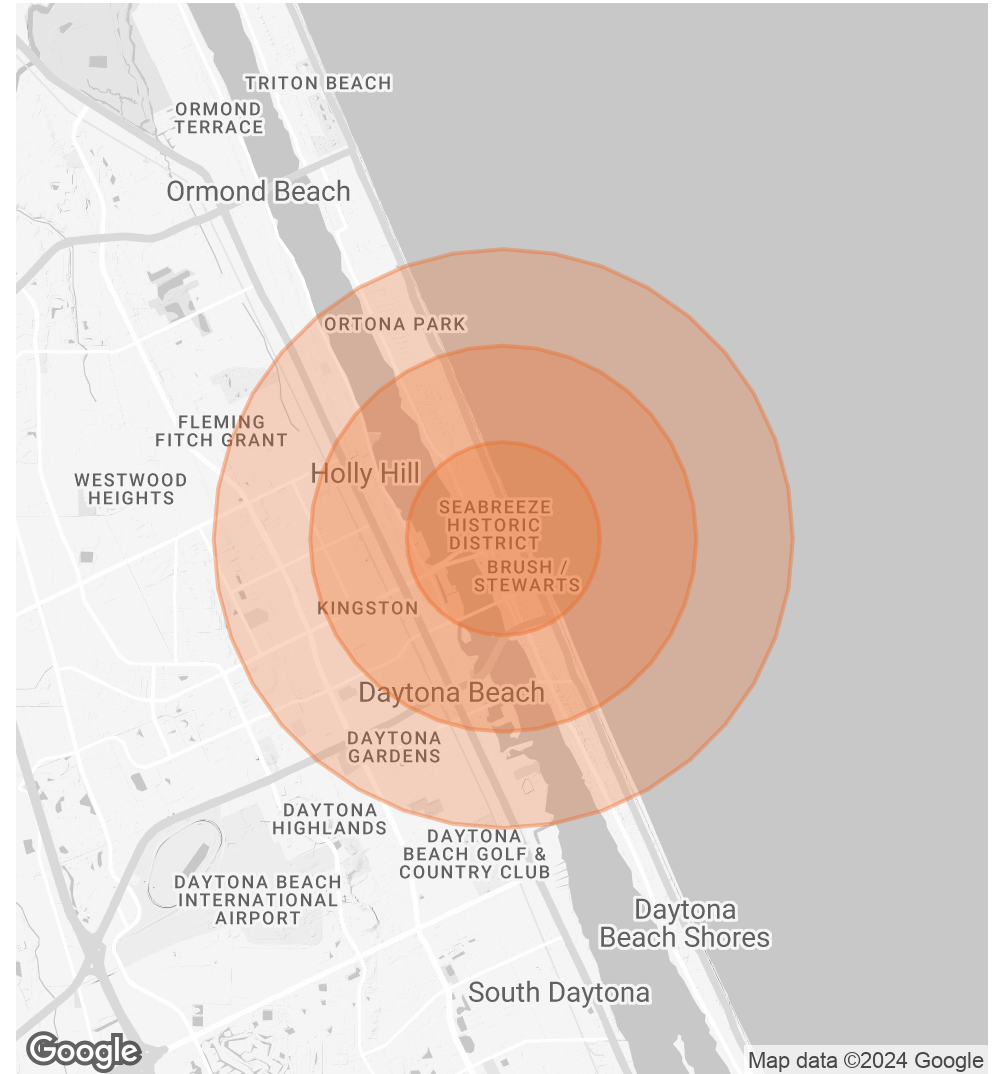
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	5,912	22,438	50,603
<b>AVERAGE AGE</b>	49	45	45
<b>AVERAGE AGE (MALE)</b>	49	45	44
<b>AVERAGE AGE (FEMALE)</b>	49	45	46

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	3,204	10,164	22,544
<b># OF PERSONS PER HH</b>	1.8	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$57,341	\$55,792	\$58,114
<b>AVERAGE HOUSE VALUE</b>	\$315,606	\$274,618	\$246,377

Demographics data derived from AlphaMap



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