

FOR SALE

# 3039 W INT'L SPEEDWAY BLVD

INTERNATIONAL SPEEDWAY  
BLVD APARTMENT SITE

Daytona Beach, FL 32124

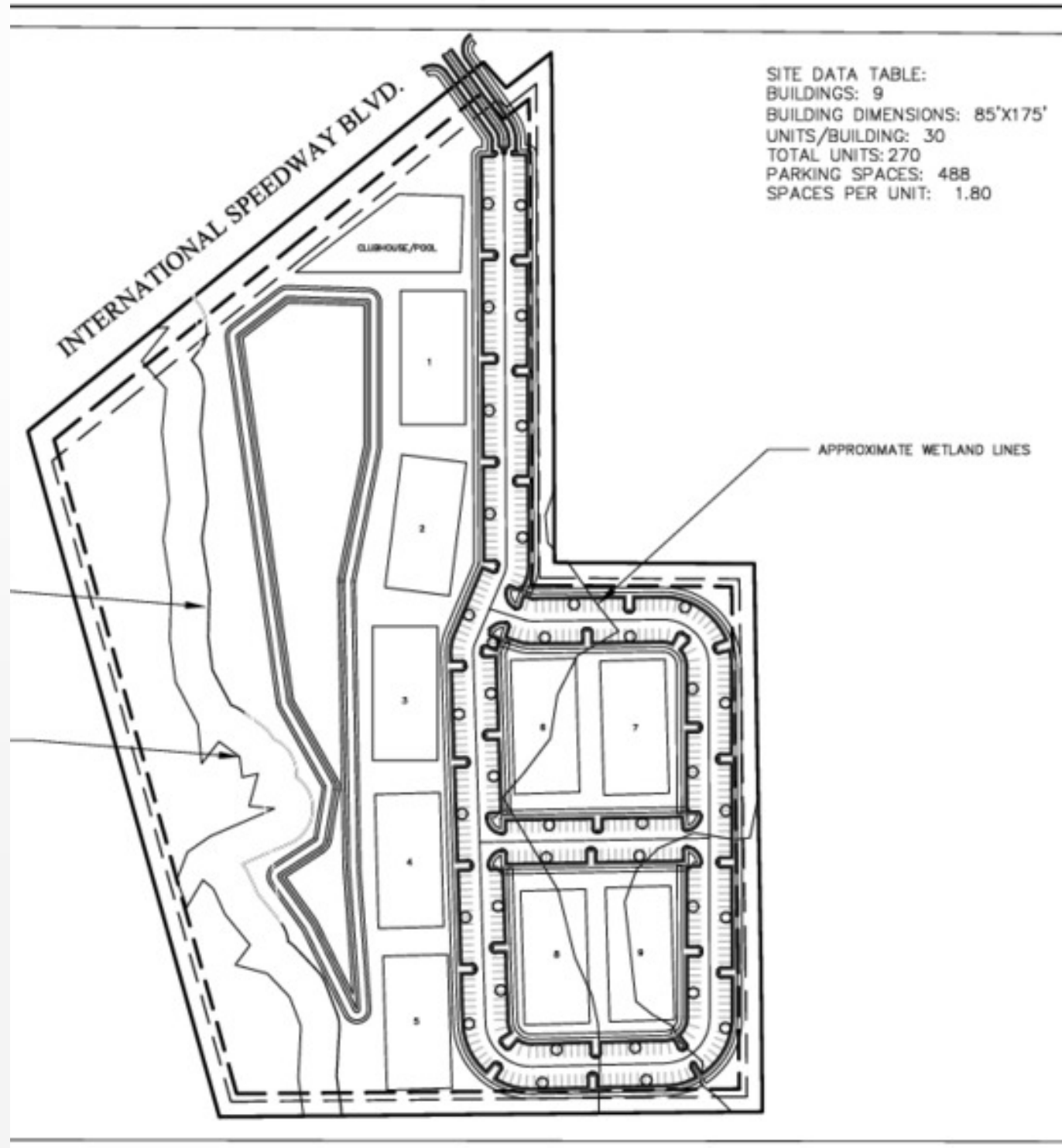
PRESENTED BY:

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	Guidance at \$17k per door
<b>CONCEPTUAL PLAN:</b>	270 three-story apartments (can go higher)
<b>LOT SIZE:</b>	19.92 Acres
<b>UTILITIES:</b>	At site
<b>ZONING:</b>	Volusia County (annexation possible)
<b>APN:</b>	34-15-32-0000-0100

## PROPERTY OVERVIEW

Offered for sale is this 20+/- acre apartment site along W International Speedway Blvd (ISB). Located directly on ISB just 0.25 miles west of its intersection with Tomoka Farms Rd. The site is directly across the street from the Hyde Park Storage Suites and will have full access to ISB thru the existing median cut. It offers great visibility as with an AADT of 30,000 cars per day and is just 0.5 miles to I-95 and less than 2 miles to I-4 making it an ideal home for commuters. Nearby economic drivers include Daytona Beach Int'l Airport, Embry-Riddle Aeronautical University, Daytona Beach Int'l Speedway, ONE Daytona, Flea Market, Daytona Beach Auto Mall, Volusia Mall and Halifax Hospital.

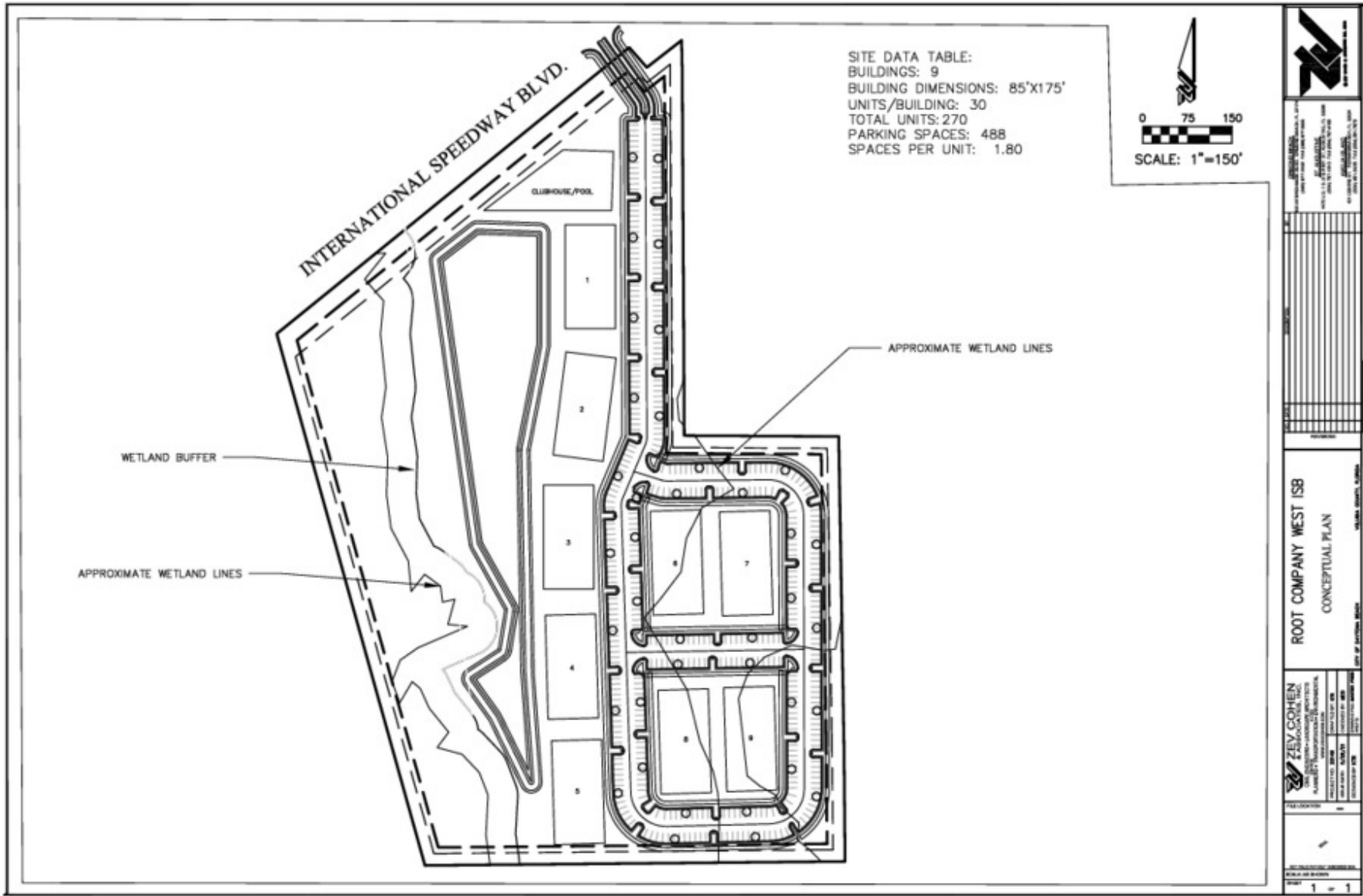
The site is planned for 270 apartments units across 9 three-story buildings plus a clubhouse. More density is possible via additional buildings or introducing four-story product. The site offers complete program flexibility thru a rezoning or possible annexation into the City of Daytona Beach. Utilities are available along ISB.

## PROPERTY HIGHLIGHTS

- 20+/- acre multifamily development site along International Speedway Blvd
- Planned for 270 three-story apartments
- Quick to I-95, I-4, DB Int'l Airport, DB Int'l Speedway, ERAU, Volusia Mall & Halifax Hospital

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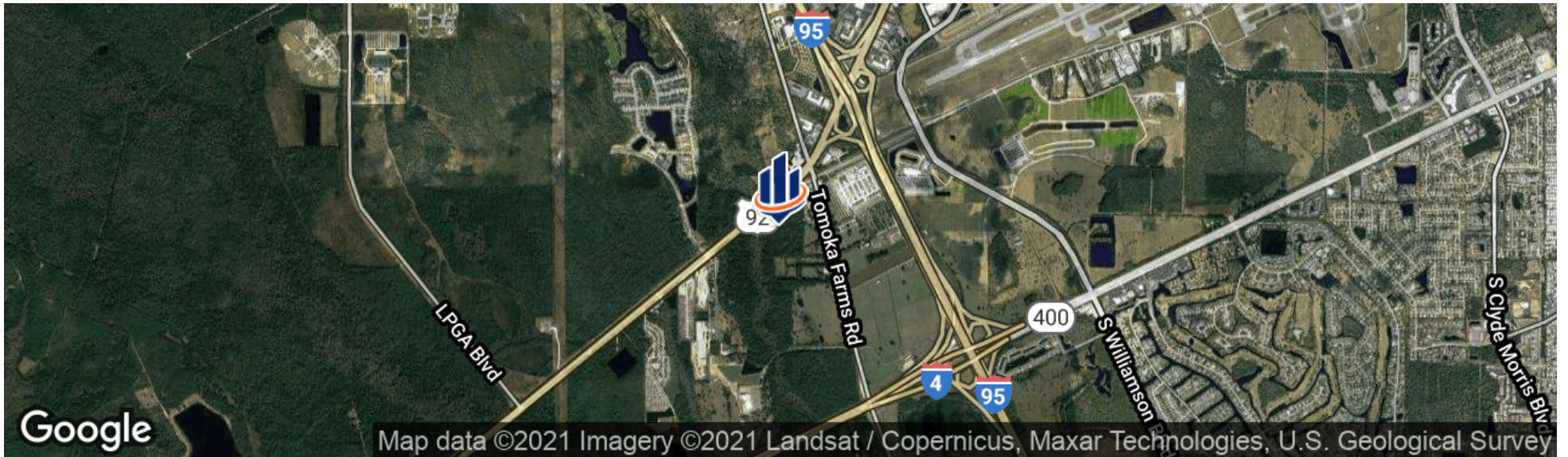
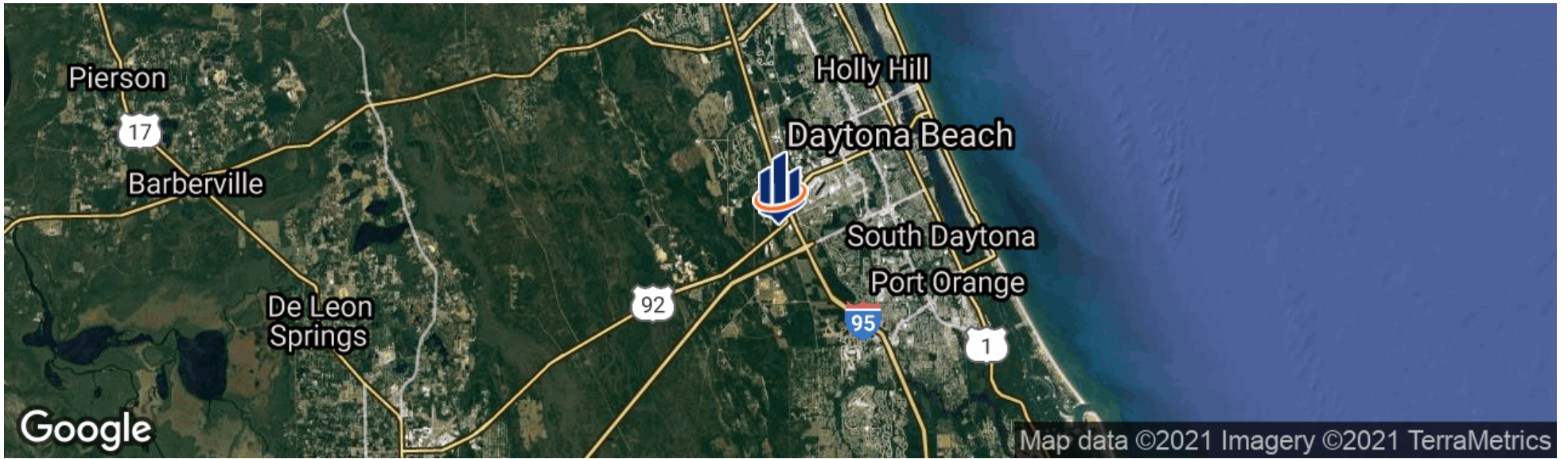


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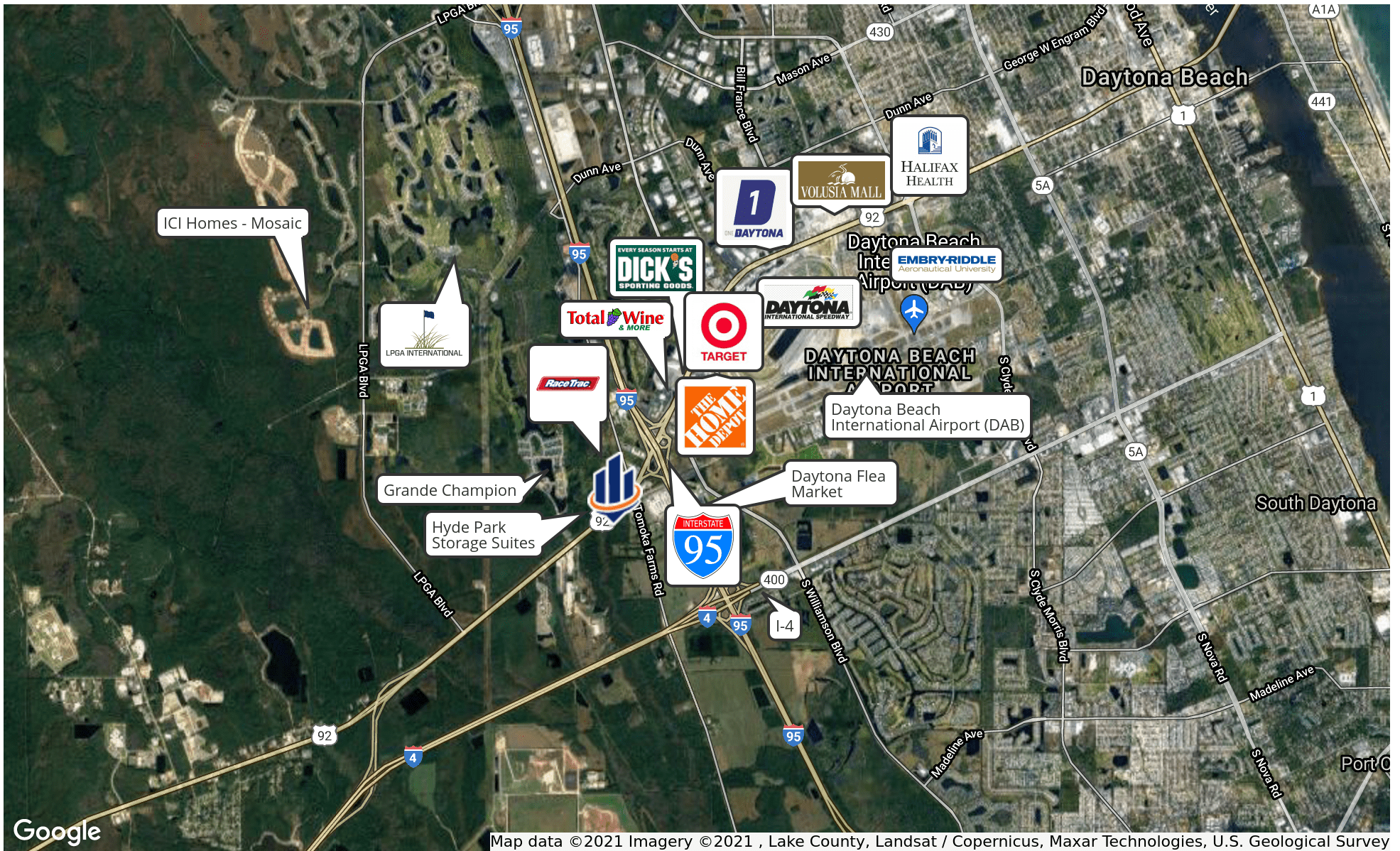
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