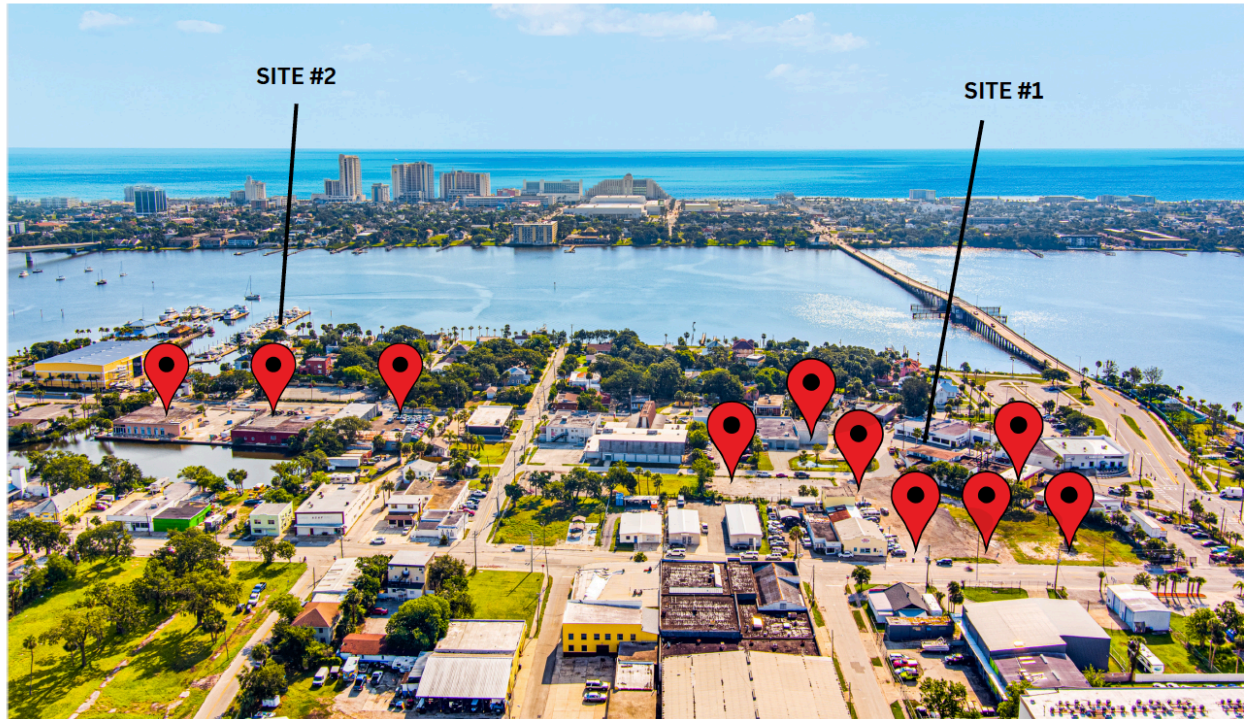


N BEACH STREET & BALLOUGH ROAD ASSEMBLAGE

#SITE 2 MULTI-FAMILY / MIX-USE REDEVELOPMENT OPPORTUNITY



LOCATION, LOCATION, LOCATION

A DISTINCTIVE MULITI FAMILY DEVELOPMENT OPPORTUNITY
WITHIN THE DAYTONA DESIGN DISTRICT

FRANK MOLNAR

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PROPERTY SPECIFICATIONS

SITE #2 SALE PRICE: \$6,000,000

PARCEL ID: 533805000510

PARCEL ID: 533805000440

PARCEL ID: 533825010070

TOTAL LAND SIZE: 1.65 acres (this included 3 more parcels)



All information believed to be from accurate sources, but cannot be warranted or guaranteed.

LOCATION, LOCATION, LOCATION - MULTIPLE PARCELS READY FOR DEVELOPMENT

An opportunity for a visionary developer to revitalize and expand the Daytona Design District into a distinctive vertical mixed-use multi-family apartment splenda, complete with outdoor eateries and a high-end shopping hub.

Located across from the well-known Caribbean Jack's and Coquina Marina, this prime redevelopment site is just walking distance to the new \$26-million-dollar Riverwalk, Downtown Beach Street, and minutes away from white sandy beaches. Once vertical, these prime parcels offer epic canal, river, and ocean views.

With new developments already under contract in the area – this is the next ideal location for banks, investors, and developers to tour and stake their claim in Daytona Beach redevelopment history!

This area is one of the most talked about locations for redevelopment, and these parcels offer an incredible vertical development opportunity that can capture views of the Intracoastal and Atlantic Ocean. To the South of this area, you will find the Brown & Brown Insurance building, and to the North the prestigious Marina Grande on the Halifax.

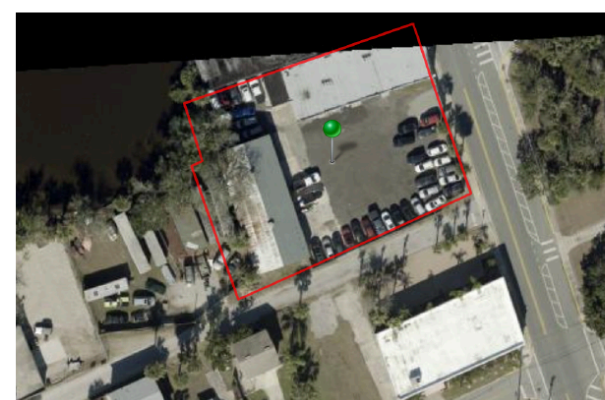
#SITE 2 - THE LOCATION



Address: 600 BALLOUGH ROAD, DAYTONA BEACH 32114
Size: 0.66 Acres



Address: 594 BALLOUGH ROAD, DAYTONA BEACH 32114
Size: 0.49 Acres



Address: 578 BALLOUGH ROAD, DAYTONA BEACH 32114
Size: 0.5 Acres



THE DAYTONA BEACH AREA



POPULATION GROWTH

The current metro area population of Daytona Beach -Port Orange in 2023 is 506,000, a 1.81% increase from 2022.



FRANK MOLNAR

Commercial & Land Development Specialist

Lifestyle Real Estate Group is one of Volusia County's most respected commercial development and real estate teams. The commercial division focuses on cultivating enduring beneficial relationships that enrich the greater Daytona Beach area through economic development opportunities.

Led by Managing Partner Frank Molnar, Lifestyle Real Estate Group has facilitated over 100 million dollars in real estate acquisitions since 2019.

Frank takes pride in his community involvement. He is currently serving on the Halifax Health Foundation Board and is a past chair of the economic development board at the Daytona Beach Chamber. He is the organizer of the annual Art of Speed fundraiser benefiting the NASCAR Foundation and he looks forward to continuing to serve his community through personal and business endeavors.

As a resident of the Daytona Beach area for over three decades and a graduate of the University of Central Florida school of business, Frank brings a wealth of knowledge on the Central Florida region to potential investors looking for market opportunities.



DIDIAYER SNYDER

Commercial & Luxury Residential Realtor®

The Luxury Residential Division of Lifestyle Real Estate Group is led by celebrity designer and real estate maven Didiayer Snyder (phonetically pronounced Dee-Dee-Air).

She has spent over two decades in the home design and construction industries and currently works with private investors, custom home developers, and luxury property buyers and sellers throughout Florida.

Didiayer not only brings years of experience, but she also brings marketing power that supersedes expectations. Whether you are looking for an investment property, buying a condominium, or seeking to sell, Didiayer's dedication and expertise are the qualities needed for your team.

Coined **The Luxury Real Estate Agent**, Didiayer combines her tenure in the world of construction and design with her in-depth education, marketing power, and passion for assuring people that each transaction is handled professionally.

"The journey of buying and selling should be an enjoyable experience, and my goal every time is to make it a memorable moment in my clients' lives."

