

INVESTMENT OVERVIEW

We are pleased to present the exclusive opportunity to acquire the Daytona Gateway Marina Development Site, a truly unique, large-scale waterfront assemblage located directly on the Intracoastal Waterway in Daytona Beach, Florida. This 14.31-acre site is positioned to become the market's next signature "destination location" development, promising substantial economic and social returns.

The offering includes the entire 14.31-acre property, or component parts, providing exceptional flexibility for a visionary investor or developer to shape a mixed-use landmark development. Ownership is open to all reasonable offers for the acquisition of the full site, or for rights specifically related to the marina or the adjacent upland portion.

Investment Thesis and Property Features

This property represents an unparalleled opportunity to capitalize on the sustained growth and revitalization efforts within the Daytona Beach market.

Exceptional Scale and Location: The total land size is approximately 14.31 acres, comprising 6.59 acres of upland and 7.72 acres of submerged land. This significant acreage on the Intracoastal Waterway provides the canvas for a major destination project, seamlessly connecting the water to the community.

Established Value: A 2023 appraisal valued the property at \$23,600,000 (As Is), underscoring the intrinsic value of this irreplaceable waterfront land.

Existing Entitlements: The site benefits from comprehensive existing entitlements that materially reduce development timeline and execution risk, including approvals for a 172-wet slip marina, a 300-room hotel, and two restaurants, townhomes, retail space, and required parking. The marina entitlements include the following:

Original Approved Marina Plan (Maintained Entitlements):

- Original Submerged Land Lease Area: 5.57 AC (242,766 SF)
- Approved Slip Count: 172 (153 Public & 19 Transient)
- Slip Sizing: 30'-50'
- Total Feet of Dockage: 5,590 LF

Marina Modification Application (In Process | Anticipated Completion: April-May 2026):

- Applied for Expanded Submerged Land Lease Area: 7.72 AC (336,368 SF)
- Permitted Slip Count: 130 (125 Public & 5 Transient)
- Slip Vesting Fees: already accounted for (to be applied toward new slips)
- Slip Sizing: 35'-120'
- Total Feet of Dockage: 6,145 LF
- Permitting Status: revised marina layout plans have been re-submitted to the U.S. Army Corps of Engineers; approval is anticipated
- Permit Coverage: the previously granted permit remains valid through 2027

Powerful Local Incentives: The property is strategically located within a Community Redevelopment Agency (CRA) area and qualifies for Tax Increment Funds (TIF). These TIF funds are anticipated to be available until 2036, offering a powerful, non-dilutive financing mechanism for infrastructure and public improvements. Furthermore, the revitalization of this site is a priority for local government, ensuring strong municipal support for the project's successful execution.

