

# 1640 TECHNOLOGY BLVD DAYTONA BEACH, FL BUILDING FOR SALE



- **SALE PRICE: \$6,160,496**
- **5.85% CAP RATE**
- **100% LEASED MEDICAL**



**Development Consultants Inc.**

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**PROPOSED SI**

TO EXISTING 10" WM  
1 - 10"x4" SADDLE  
TAP AND VALVE  
1 - 4" 90° MJ ELBOW  
SERVICE SADDLES  
1 - 1" CORP STOPS  
SERVICE SADDLES  
1 - 2" CORP STOP  
1 - 4" PVC END CAP  
ER METER AND RPZ  
ER METER AND RPZ

SANITARY MAIN  
TOP=+26.00  
SLOPE=+0.00  
S.W.A.N.=+26.00

1 - 2" 45° BEND  
5 - 1" PVC WATER SERVICE  
1 - 2" WATER SERVICE IN TRENCH

LOT 2 BUILDING 1  
10,075 SF

UNIT 100  
SEE ENLARGED AREA - B THIS SHEET

UNIT 110  
1" WATER SERVICE

UNIT 120  
1" WATER SERVICE

77 LF OF 8" PVC SAN (S @ 1.0% MIN)

STORM OVER SANITARY  
1 FT MIN SEPARATION

6" WYE CONNECTION TO SANITARY LINE  
INV = 21.20

FINISHED FLOOR ELEVATION = 30.10

2" PVC WATER MAIN (SCHEDULE 80)

1" WATER SERVICE

1 - 2" 45° BEND

WATER OVER SANITARY AND STORM, 1 FT MIN SEPARATION

SANITARY CLEANOUT  
TOP ELEV = 30.00  
INV ELEV = 25.00

SANITARY CLEANOUT  
TOP ELEV = 30.00  
INV ELEV = 21.60

30 LF OF 8" PVC SAN (S @ 1.0% MIN)

EXISTING 3/4" REUSE METER

SANITARY CLEANOUT  
TOP ELEV = 30.00  
INV ELEV = 25.00

1 - 2" 45° BEND

LOT 2 BUILDING 2  
8,710 SF

FINISHED FLOOR ELEVATION = 30.10

UNIT 110  
1" WATER SERVICE

199 LF OF 8" PVC SAN (S @ 0.65%)

STORM OVER SANITARY  
1 FT MIN SEPARATION

500 FT DISTANCE TO EXISTING FIRE HYDRANT

ADJUST TOP OF EXISTING SANITARY MANHOLE (INSPECTION MANHOLE)  
TOP ELEV = 29.70  
NEW 8" INV ELEV = 20.30

SANITARY MAIN  
TOP=+26.00  
SLOPE=+0.00  
S.W.A.N.=+26.00

LOT 3

3-1" WATER SERVICE

ENLARGED DETAIL - B  
SCALE 1" = 10'

CONNECT TO EXISTING 10" WM  
1 - 10"x4" SADDLE  
TAP AND VALVE  
1 - 4" 90° MJ ELBOW  
SERVICE SADDLES  
1 - 1" CORP STOPS  
1 - 4"x2" SERVICE SADDLES  
1 - 2" CORP STOP  
1 - 4" PVC END CAP  
1 - 1" WATER METER AND RPZ  
1 - 2" WATER METER AND RPZ

PROPOSED BUILDING

4 - 1" WM

1" WM

2" WM

GENERAL UTILITY NOTES:

1. WATER MAINS SHALL BE (DR18) UNLESS SPECIFIED OTHERWISE ON THESE PLANS.
2. MINIMUM DEPTH OF WATER MAIN AND SERVICE CONNECTIONS SHALL BE NOT LESS THAN 36" IN PAVED AREAS AND NO LESS THAN 30" IN NON-PAVED AREAS.
3. MAINTAIN A HORIZONTAL CLEARANCE OF TEN FEET (10') BETWEEN WATER MAINS AND SANITARY SEWER SERVICE.
4. MAINTAIN A VERTICAL CLEARANCE OF ONE FOOT (12") BETWEEN WATER MAINS AND SANITARY SEWER SERVICE.
5. SANITARY SEWER SHALL BE (SDR26) UNLESS OTHERWISE NOTED ON THESE PLANS.
6. SANITARY SEWER CLEANOUTS SHALL BE SIX (6") INCHES UNLESS OTHERWISE NOTED ON THESE PLANS.
7. COORDINATE WATER AND SANITARY CONNECTIONS WITH THE PLUMBING WORK.

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## RENT INFO

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# PROPERTY OVERVIEW

Located in Daytona, one of the Top 5 Fastest-Growing Cities in Florida

Adjacent to high volume Buc-ee's, featuring:

- 52,620 SF store with 120 pumps
- 5.2 Million visitors inside the store each year

5/1,000 Parking Ratio

Projected 43% Population Growth 5 Years

Signalized Hard Corner Intersection

0.80 Acres

Demographics	2 Miles	5 Miles	10 Miles
Population	14,049	101,707	228,024
Daytime Employees	11,457	75,435	126,526
Average Income	\$70,556	\$62,343	\$65,950
Median Age	41.8	43	47.4



# ADDITIONAL PHOTOS

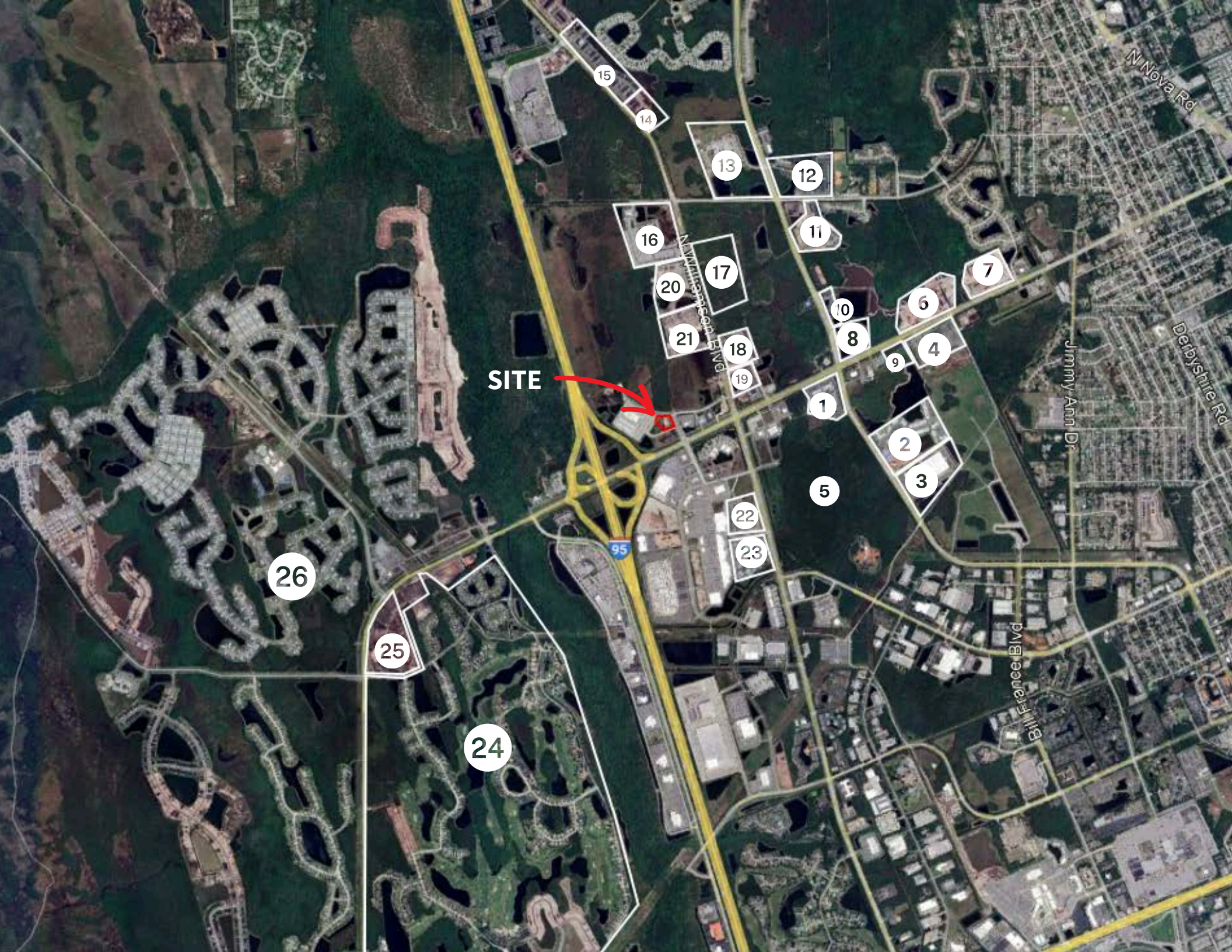


## ADDITIONAL INFO

**The LPGA Blvd Corridor is in the middle of an extensive development cycle with the following projects recently complete or under construction nearby:**

- Tanger Outlets: 350,000 SF of retail space
- Latitudes Margaritaville: 6,900 homes 55+ community
- Daytona International Speedway: 3.7 miles away from Buc-ees
- LPGA International: Premier Golf Club of Daytona beach 4 miles from site
- ICI's Mosaic: 1,200 homes planned community
- Tomoka Town Center: 235 acres with 20+ shops and restaurants
- One Daytona: \$800 Million development with over 25 mixed use retailers
- Volusia Mall: 1,000,000 SF with a \$4.6 Million renovation
- Daytona Beach International Airport: Currently undergoing \$35 Million renovation
- Daytona State College: 84,000 SF student Center
- Brown & Brown Insurance: \$30 million project for new headquarters





SITE

N Nova Rd

Derbyshire Rd

Jimmy Ann Dr

Bill France Blvd

N Williams Blvd

95

15

14

13

12

16

17

20

21

18

19

10

8

6

7

4

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3

1

5

22

23

26

25

24



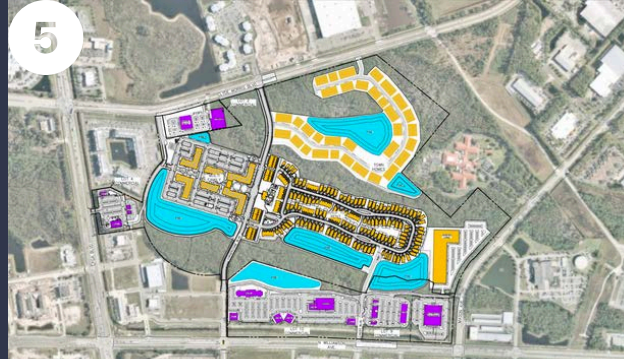
## AREA OVERVIEW

1. The Edison - 300 Unit Apartment Complex
2. Clyde Morris Landing - 227 Unit Apartment Complex
3. B. Braun Pharmaceutical Products
4. 500 East - 301 Unit Apartment Complex
5. Daytona Lux-Oasis - 800 + residential, Retail/Restaurant/Storage
6. Waypointe - 1660 Units - 800 Multi-family, 610 Single Family, 250 Townhomes
7. Sanctuary - 336 Unit Apartment Complex
8. Twin Lakes Medical Center
9. East Coast Surgery Center
10. Lakeside Professional Center
11. Laurel Dunes - Townhome community
12. 10X Integra Shores - 288 Units
13. David Hinson Middle School
14. The Edison - 300 Unit Apartment Complex

15. Drift - 300 Unit Luxury Apartment Complex
16. The Cottages Daytona Beach
17. Atlantica at Daytona - 341 Unit Apartment Complex
18. Sands Parc - 264 Unit Apartment Complex
19. The Blake - 118 Unit Assisted Living
20. Daytona State College Advanced Technology Center
21. New VA Clinic - Largest in Florida
22. Madison Pointe - 240 Unit Apartment Complex
23. Tomoka Pointe - 276 Unit Apartment Complex
24. LPGA Country Club
25. Tymber Creek Village - 327 Unit Apartment Complex plus Retail
26. Latitude by Margaritaville - 55+, Over 3,900 Homes

Over **10,000** Residential Units in 2 mi Radius











## CONTACT US

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