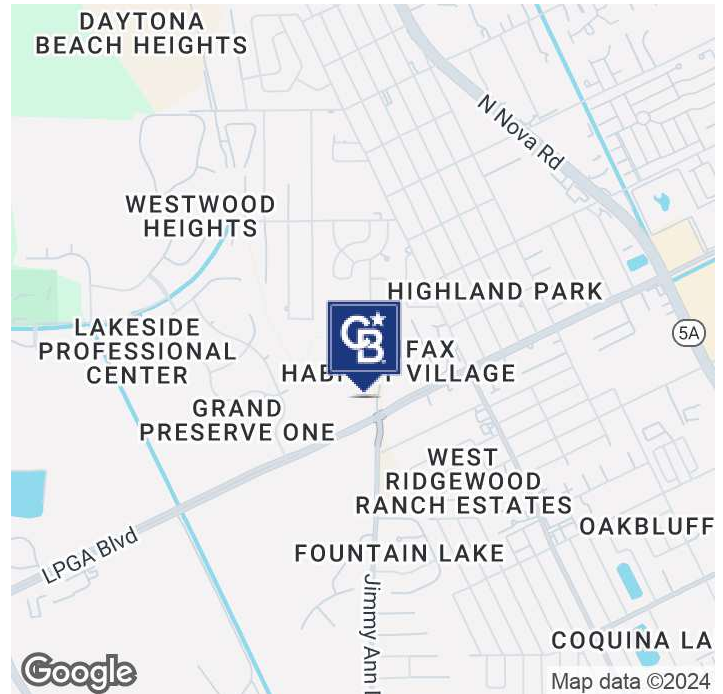


SALE

3.25 PRIME COMMERCIAL ACRES

1434 LPGA Boulevard Daytona Beach, FL 32117



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$2,100,000 |
| Lot Size: | 3.25 Acres |
| Price / Acre: | \$646,154 |
| Zoning: | PD-G |
| Traffic Count: | 26,500 AADT |

PROPERTY OVERVIEW

Prime Commercial Opportunity at 1434 LPGA Boulevard, Daytona Beach, FL, 32117. PD-G zoning designation on 3.25 Acres. This property is strategically positioned in the thriving Daytona Beach area. Its versatile zoning and prime location make it an appealing prospect for land and other investors seeking to capitalize on the region's growth and potential. Conceptual Site Plan for 29,323 SF with 100 parking spaces surrounded by residential communities and commercial developments. Permitted uses per the PUD include; Retail Sales and Services, Business Services, Professional Services, A1 and A2 Restaurants, Parking Lots, Clubs, Lodges, Day Care Centers, Churches, Coin Operated Laundries and Warehouse.

PROPERTY HIGHLIGHTS

- - 3.25 Acres of versatile investment potential
- - Zoned PD-G for diverse development opportunities
- - High-traffic location for increased visibility and accessibility

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