

INTERNATIONAL SPEEDWAY CENTER

2525 West International Speedway Blvd., Daytona Beach, FL



Prepared By:

NOVA PROPERTY MANAGEMENT

745 S NOVA ROAD

ORMOND BEACH, FL 32174

STEVEN I UNATIN

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PROPERTY OVERVIEW



International Speedway Center is located on W International Speedway Blvd/US Hwy 92, just down the street from the world-famous Daytona International Speedway. ISC has excellent visibility and superior vehicular traffic. The center is anchored by AAA, Half Time Sports Pub, Subway, Red Wing Shoes, Firehouse Subs, Planet Smoothie, Dan's Fan City, Fancy Q Sushi, Grow Healthy, and One Upon a Child.

Daytona International Speedway is the Retail Artery of Volusia County with over 42,000 cars daily on Speedway Blvd. The market is home to 600,000 year round visitors and over 8,000,000 annual tourists, with an annual visitor spending in excess of \$3 billion. Daytona, home to Embry-Riddle Aeronautical University, Daytona State College, University of Central Florida (Satellite campus), and Bethune Cookman University-all located along Speedway Blvd. One Daytona, a 1.1million SF dining and retail project was recently completed. The project includes Bass Pro Shops, Cobb Theatres, PF Changs, and also features hotels and apartments.

The International Speedway Boulevard retail corridor has continued to be the preferred retail location for major retailers looking for high traffic and major exposure to tourist and destinations shoppers.

Lease Price \$20.00/sf

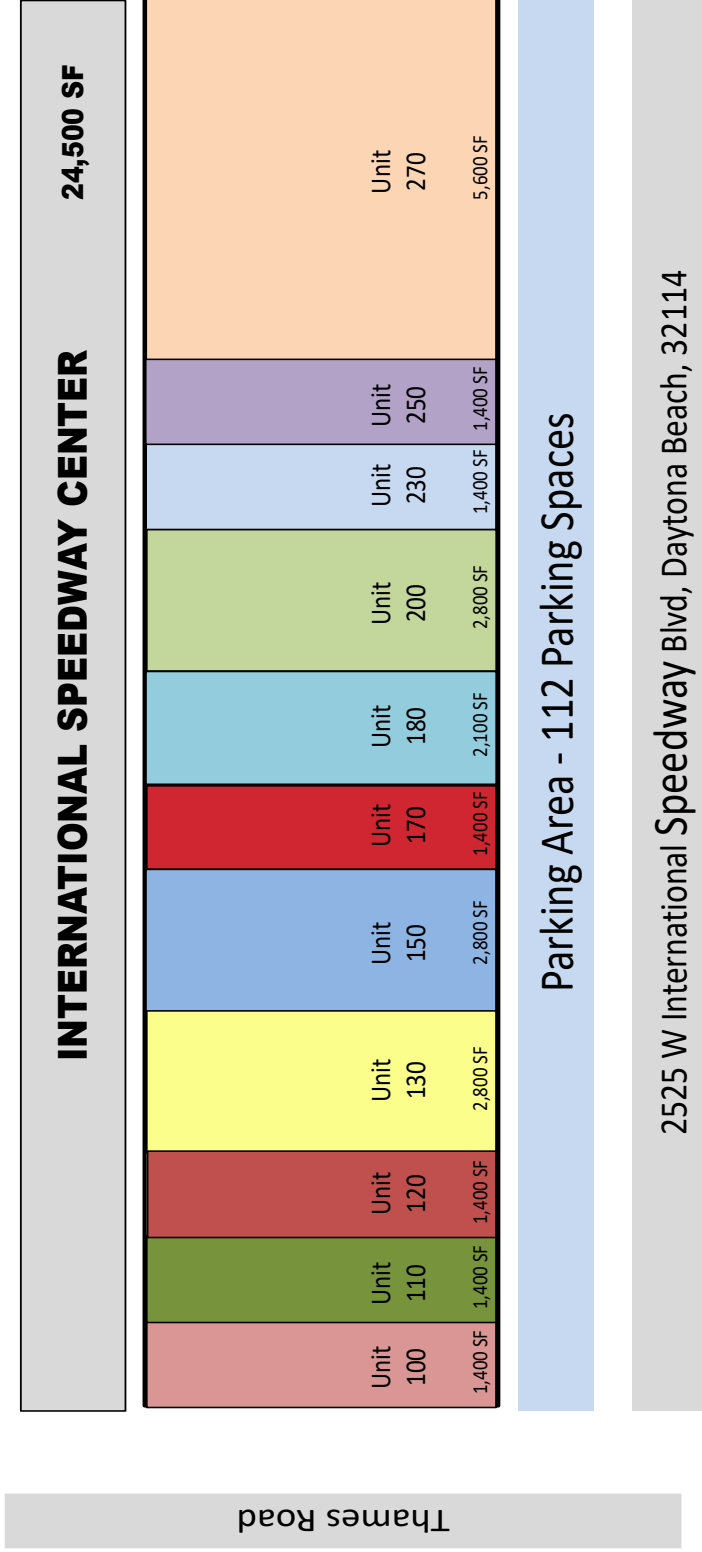
CAM Charge \$ 7.00/sf

Sales Tax 6%

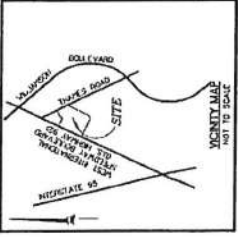
CURRENT TENANTS



CENTER LAYOUT



SURVEY



MISCELLANEOUS NOTES AND SURVEYOR'S REPORT
 REARERS SHOWN HEREON ARE BASED ON THE SUBSEQUENT RIGHT OF WAY LINE
 OF WEST INTERNATIONAL SPEEDWAY BOULEVARD BEING RESTRICED AS PER MAP
 BOOK 42, PAGE 31.
 SURVEY AS ORDERED BY CHARTER INSTRUMENT NO. 2008-1007
 ADMINISTERED BY ME.
 UNLESS IT BECOMES CLEAR THAT THE ORIGINAL OWNER IS OF A PERSON
 UNDESIRABLE AND UNFIT TO BE THE OWNER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES
 ONLY AND IS NOT VALID.
 ALL LINES SHOW HEREON ARE BASED ON SURFACE EVIDENCE.

FLOOD ZONE
 AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE
 MAP, THE AREA DESIGNATED AS "A" AREA DETERMINED TO BE AT RISK FOR FLOODING.
 THE FLOOD ZONE IS 100,000 SQUARE FEET, OR 2.14 ACRES.

LAND AREA
 THE LAND AREA IS 109,993 SQUARE FEET, OR 2.514 ACRES.
 THE CURRENT ZONING IS T-1, TOURIST HIGHWAY DISTRICT.

ZONING DATA
 SOURCE OF ZONING DATA
 THE CITY OF BAYTOWN, TEXAS, ZONING DEPARTMENT.

BUILDING SETBACK REQUIREMENTS AS PER CURRENT ZONING
 FRONT: NO SETBACK
 SIDE: 5 FEET
 REAR: 10 FEET

BUILDING HEIGHT RESTRICTIONS AS PER CURRENT ZONING
 NONE IS NO BUILDING HEIGHT RESTRICTION.

BUILDING HEIGHT
 THE BUILDING HEIGHT IS 12.3 FEET AT THE NORTHEAST CORNER.

PARKING SPACE REQUIREMENTS AS PER CURRENT ZONING
 3 PARKING SPACES FOR EACH 1000 SQUARE FEET OF GROSS LEASED FLOOR AREA.

PARKING SPACE TABLE EXISTING
 TOTAL PARKING SPACES: 117
 TOTAL PARKING SPACE: 118

BUILDING AREA
 THE EXISTING FOOTPRINT AT GROUND FLOOR IS 34,683 SQUARE FEET.

ACCESS NOTE
 ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHTS OF WAY, WEST INTERNATIONAL
 SPEEDWAY BOULEVARD (U.S. HIGHWAY 82) AND THAMES ROAD.

ENCROACHMENTS
 NONE.

SURVEYOR'S CERTIFICATION
 I, James Stewart, Surveyor, do hereby certify that the foregoing plat and map were prepared by me or under my direct supervision and that I am a duly licensed surveyor in the State of Texas.

James Stewart, Surveyor
 1000 West 11th Street, Suite 1000
 Houston, Texas 77001
 Phone: 713-620-1100
 Fax: 713-620-1101
 E-mail: james@stewart-survey.com

THE SURVEY MEASUREMENTS WERE MADE BY ME AND MY ASSISTANT, JOHN J. JOHNSON, WITH THE USE OF THE FOLLOWING INSTRUMENTS:
 SODAR
 TOTAL STATION
 GNSS RECEIVER
 DISTANCE MEASURING DEVICE
 LASER LEVEL
 PRISM
 PLUMB LINE
 LEVEL
 CHAIN

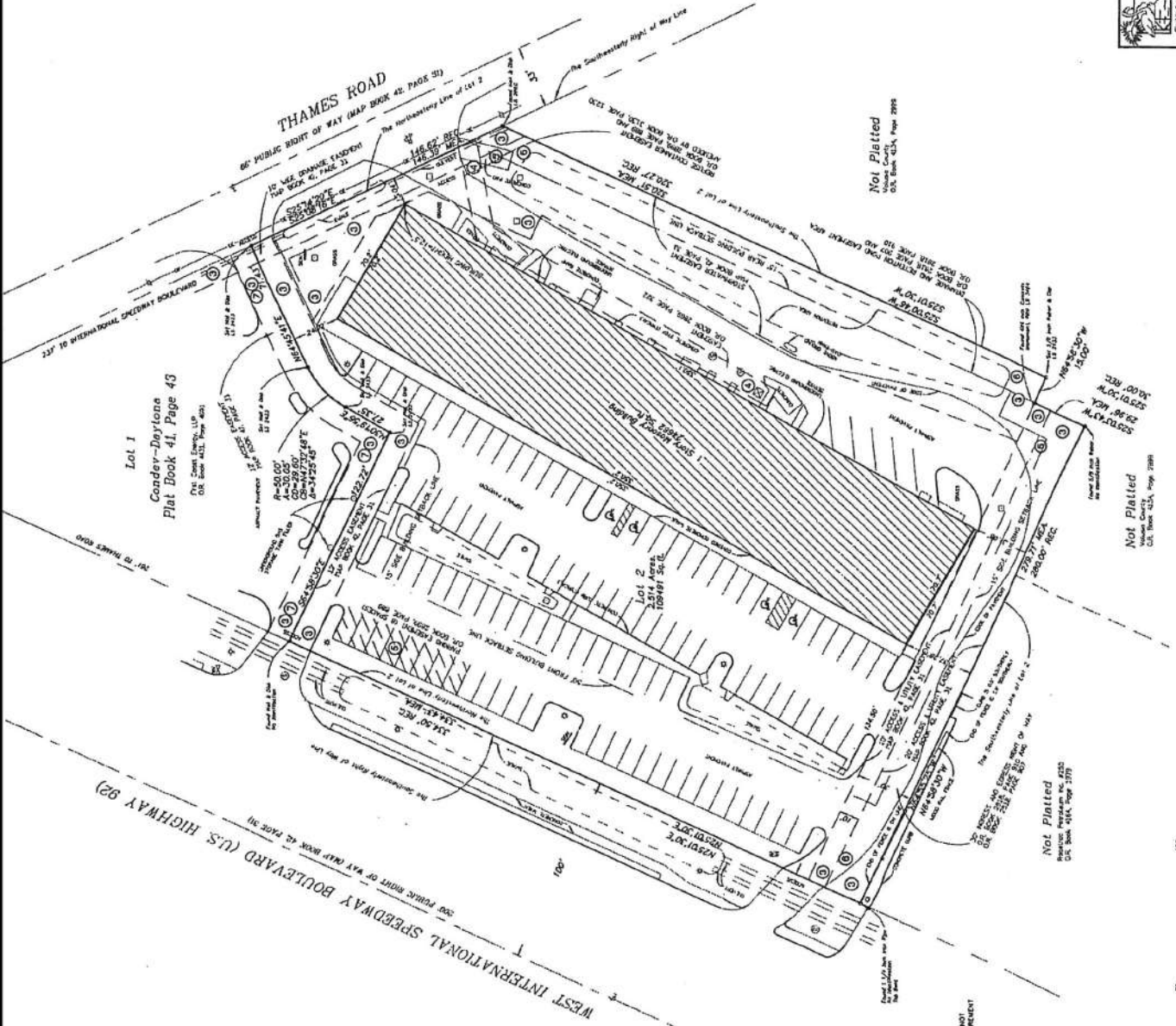
Surveyor
 James Stewart
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 Houston, Texas 77001
 Phone: 713-620-1100
 Fax: 713-620-1101
 E-mail: james@stewart-survey.com

DATE: 3/17/2023

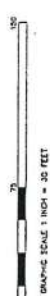
GRAVES VINCEAS JR. SURVEYING & MAPPING
 1001 NORTH CENTRAL AVENUE
 FLAMER BEACH, FLORIDA 32134
 PHONE 850/939-5088
 FLS 384230583
 SCALE: 1"=40' EXCEPT 8/2/25, 2025
 SHEET 1 OF 1

ALTA/CASH LAND TITLE SURVEY
 Prepared for
ELITE HOSPITALITY, INC.
SPRINT PLAZA
 8242 WEST INTERNATIONAL SPEEDWAY
 HOUSTON, TEXAS 77056
 2008-1007

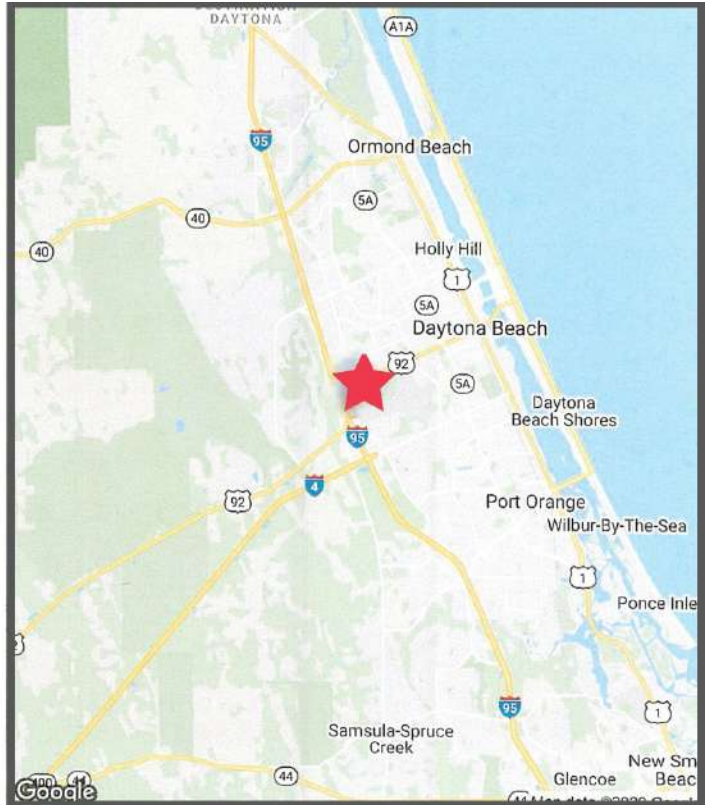
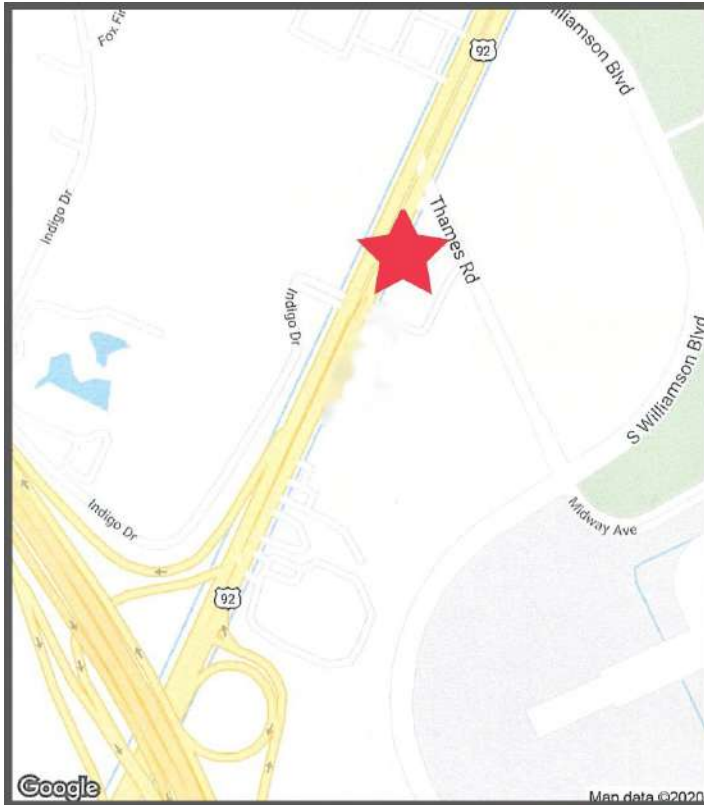
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- LEGEND**
- (S) = SHARED BENCH MARK
 - (E) = EMBLEMED BENCH MARK
 - (O) = STATION BRIDGE MARK
 - (T) = TELEPHONE MARK
 - (C) = ELECTRICAL TRANSMISSION
 - (D) = DISTANCE MARK
 - (W) = WATER MARK
 - (M) = METER MARK
 - (F) = FIRE HYDRANT
 - (P) = PUBLIC TELEPHONE
 - (T) = TELEPHONE MARK
 - (D) = TELEPHONE MARK
 - (C) = TELEPHONE CABINET
 - (S) = GAS VALVE
 - (E) = GAS METER MARK OR DISTANCE NOT SUPPORTED BY FIELD MEASUREMENT
 - (E) = TELEPHONE MARK
 - (L) = ENCROACHMENT LOCATION
- ABBREVIATIONS**
- OK = ORIGINAL RECORDS
 - REL = RECORDED
 - M/L = MEASURED
 - GC = GROUND CONTROL
 - OK = CORROBORATED ELECTRIC LINE
 - C = CORROBORATED TELEPHONE LINE
 - R = RAISE
 - A = AREA
 - CL = CHAIN LENGTH
 - CS = CHAIN SURFACE
 - CB = CHAIN BEARING
 - C = CENTRAL ANGLE
 - C = CONTINUE



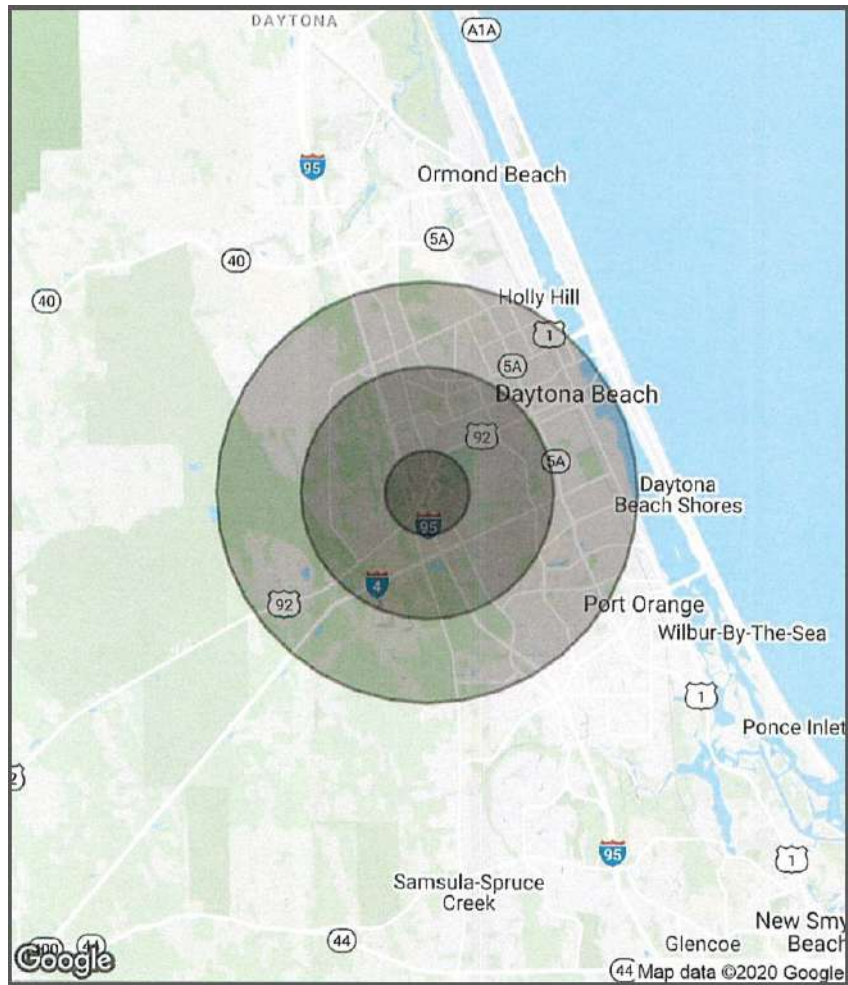
LOCATION MAPS



TRAFFIC

<u>COLLECTION STREET</u>	<u>CROSS STREET</u>	<u>TRAFFIC VOLUME</u>	<u>YEAR</u>	<u>DISTANCE</u>
W International Speedway Blvd	Thames Rd, SW	39,706	2018	0.23 mi
N Williamson Blvd	Executive Cir, N	15,190	2016	0.33 mi
N Williamson Blvd	Executive Cir, N	13,345	2018	0.33 mi
W International Speedway Blvd	Professional Blvd, NE	38,506	2018	0.33 mi
W International Speedway Blvd	Professional Blvd, NE	43,500	2016	0.33 mi
Indigo Dr	W International Speedway Blvd NE	4,213	2018	0.36 mi
Williamson Blvd	W International Speedway Blvd NW	9,214	2018	0.39 mi
Williamson Blvd	W International Speedway Blvd, NW	9,340	2016	0.39 mi
W International Speedway Blvd	Williamson Blvd, SW	50,000	2016	0.44 mi
W International Speedway Blvd	Williamson Blvd, SW	43,283	2018	0.44 mi

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,982	23,239	90,929
Median age	22.7	30.4	38.4
Median age [Male]	23.3	29.8	36.5
Median age [Female]	30.3	35.7	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	813	8,077	35,711
# of persons per HH	3.7	2.9	2.5
Average HH income	\$36,181	\$44,672	\$42,699
Average house value	\$346,251	\$332,519	\$189,830

*Demographic data derived from 2010 US Census

RETAILER MAP

