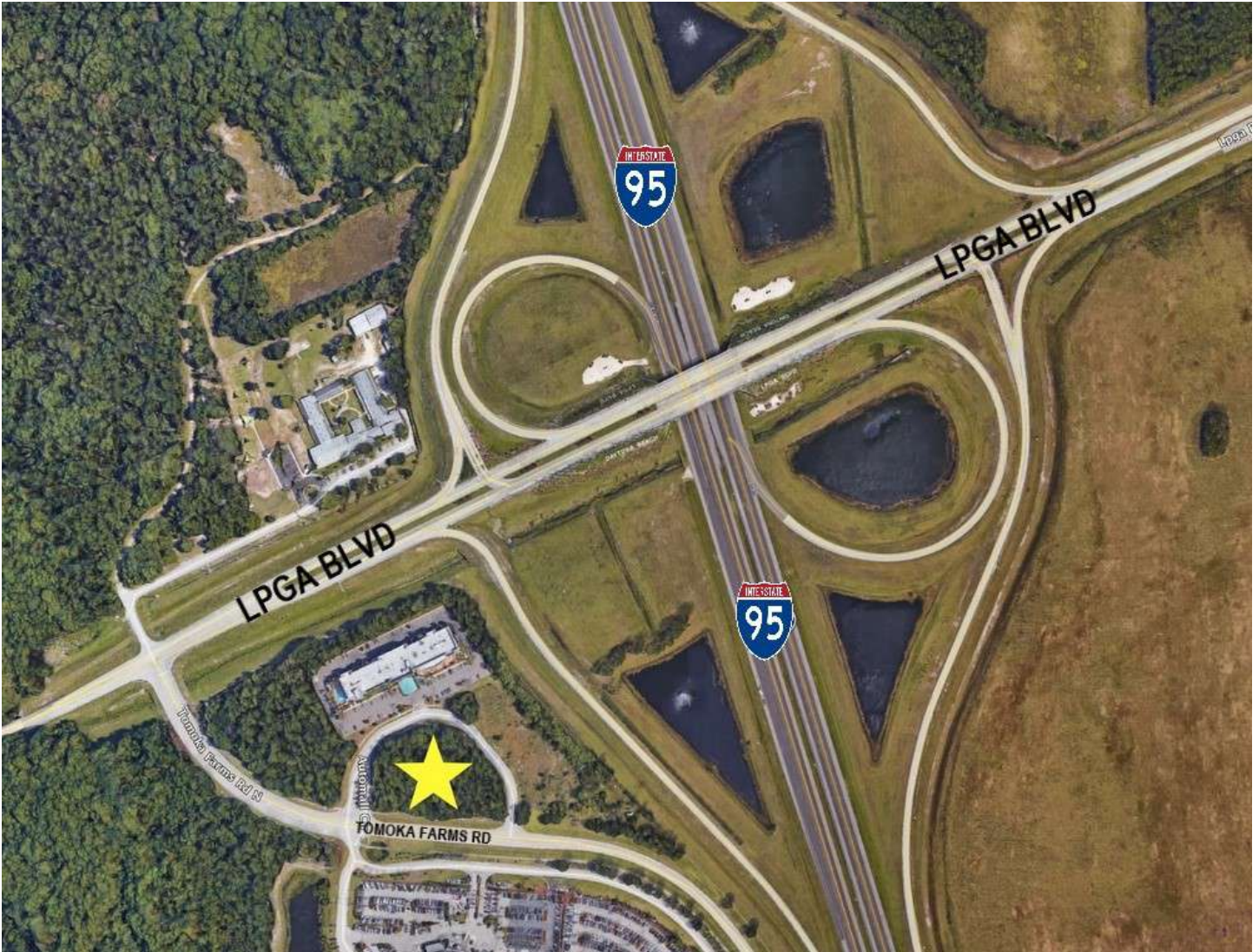


DAYTONA AUTOMALL LOTS 4 & 5

1537 TOMOKA FARMS RD, DAYTONA BEACH



Prepared By:

NOVA PROPERTY MANAGEMENT

745 S NOVA ROAD

ORMOND BEACH, FL 32174

STEVEN I UNATIN

OFFICE [386]677-9246 - FAX [386]672-2674

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	2.28 Acres
Zoning:	PD-G
Market:	Daytona Beach
Traffic Count (2018)	10,173

PROPERTY OVERVIEW

2.28 Acres on Tomoka Farms Road (Western Exit of I-95) in Daytona Beach, FL. This property is across the street from the Holiday Inn LPGA Daytona, and the Daytona AutoMall, which generates significant traffic throughout the day. Surrounding area includes Tanger Outlet Mall, Tomoka Town Centre, Latitude Margaritaville, LPGA International Golf Community, Sam's Club, and soon to be built Buc-ee's. Property has electric, water, sewer, and telephone on site, and has off site water retention available. Signage is available and visible from I-95. Suitable for Gas Station/Convenience Store, Fast Food Restaurant, or Commercial Retailer.

Site is located in an opportunity zone. This area in Daytona Beach is rapidly growing with over 5,000 planned new multi family units and 12,000 new homes.

PROPERTY HIGHLIGHTS

- ◆ Opportunity Zone
- ◆ 2.28 Acre Lot on Tomoka Farms Road.
- ◆ Directly across the street from Daytona AutoMall
- ◆ Signage visible from I-95
- ◆ Off-Site Water Retention Available
- ◆ New Construction Surrounding the Parcel





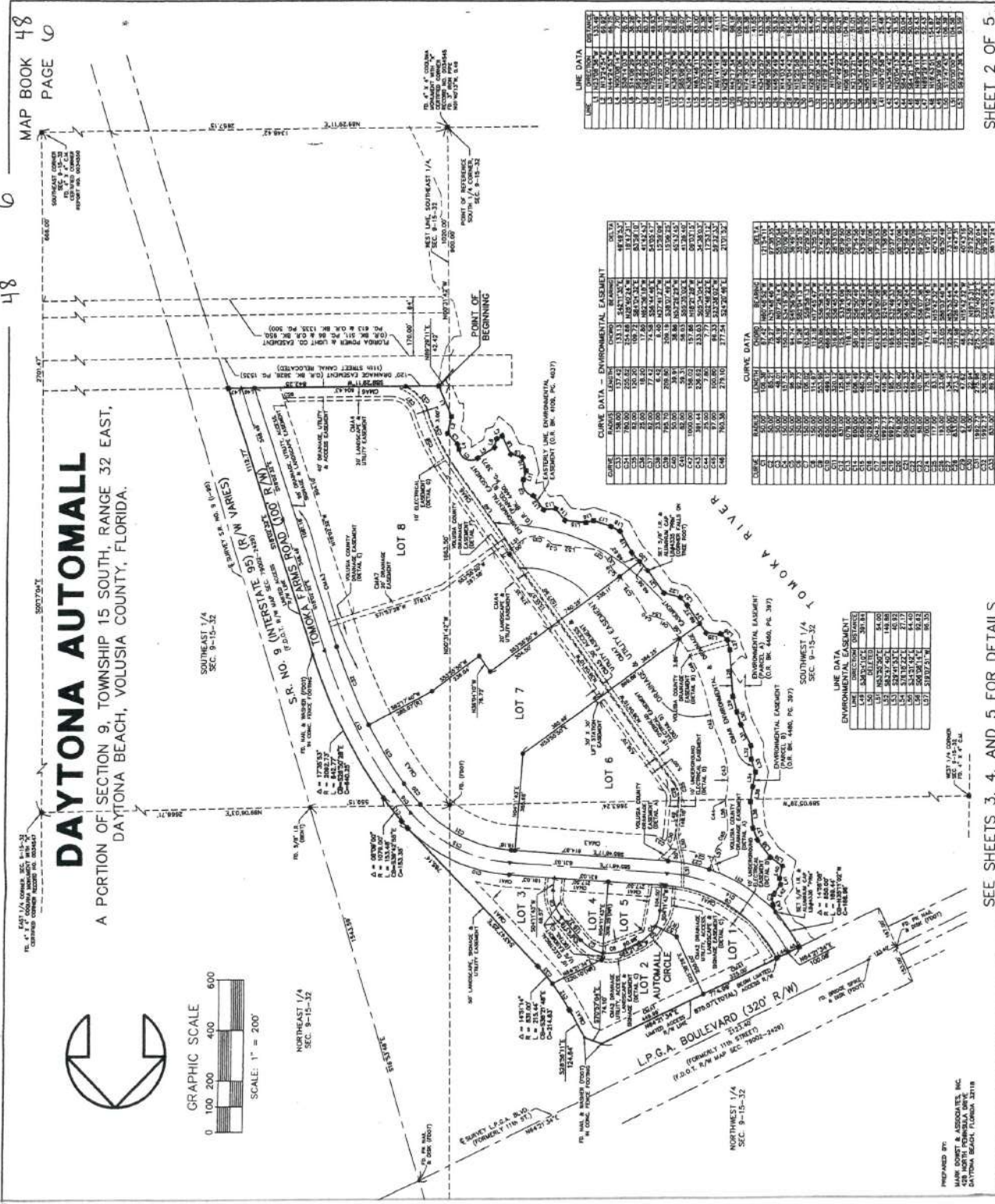
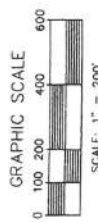
SURVEY

BOOK: PAGE: 48 6

MAP BOOK PAGE 48 6

DAYTONA AUTOMALL

A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 32 EAST,
DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA.



LINE DATA

LINE NO.	DIRECTION	BEARING	DISTANCE	STATION
1	N 10° 00' 00" E	100.00	100.00	100.00
2	S 89° 59' 59" W	100.00	100.00	200.00
3	N 10° 00' 00" E	100.00	100.00	300.00
4	S 89° 59' 59" W	100.00	100.00	400.00
5	N 10° 00' 00" E	100.00	100.00	500.00
6	S 89° 59' 59" W	100.00	100.00	600.00
7	N 10° 00' 00" E	100.00	100.00	700.00
8	S 89° 59' 59" W	100.00	100.00	800.00
9	N 10° 00' 00" E	100.00	100.00	900.00
10	S 89° 59' 59" W	100.00	100.00	1000.00

CURVE DATA - ENVIRONMENTAL EASEMENT

CURVE NO.	START STATION	END STATION	CHORD BEARING	CHORD DISTANCE	DELTA
1	100.00	200.00	N 10° 00' 00" E	100.00	180.00
2	200.00	300.00	S 89° 59' 59" W	100.00	180.00
3	300.00	400.00	N 10° 00' 00" E	100.00	180.00
4	400.00	500.00	S 89° 59' 59" W	100.00	180.00
5	500.00	600.00	N 10° 00' 00" E	100.00	180.00
6	600.00	700.00	S 89° 59' 59" W	100.00	180.00
7	700.00	800.00	N 10° 00' 00" E	100.00	180.00
8	800.00	900.00	S 89° 59' 59" W	100.00	180.00
9	900.00	1000.00	N 10° 00' 00" E	100.00	180.00

CURVE DATA

CURVE NO.	START STATION	END STATION	CHORD BEARING	CHORD DISTANCE	DELTA
1	100.00	200.00	N 10° 00' 00" E	100.00	180.00
2	200.00	300.00	S 89° 59' 59" W	100.00	180.00
3	300.00	400.00	N 10° 00' 00" E	100.00	180.00
4	400.00	500.00	S 89° 59' 59" W	100.00	180.00
5	500.00	600.00	N 10° 00' 00" E	100.00	180.00
6	600.00	700.00	S 89° 59' 59" W	100.00	180.00
7	700.00	800.00	N 10° 00' 00" E	100.00	180.00
8	800.00	900.00	S 89° 59' 59" W	100.00	180.00
9	900.00	1000.00	N 10° 00' 00" E	100.00	180.00

ENVIRONMENTAL EASEMENT

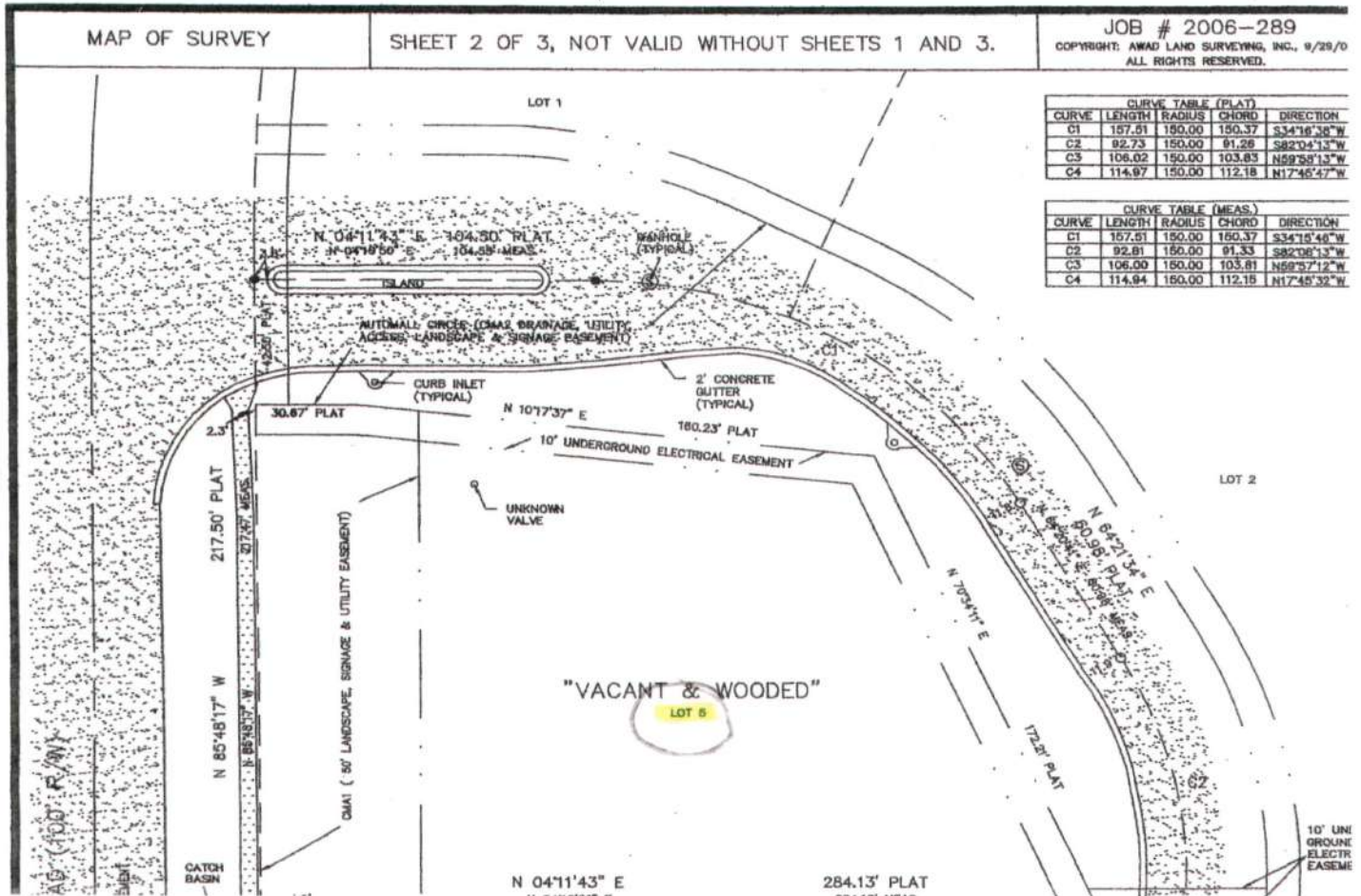
LINE NO.	DIRECTION	BEARING	DISTANCE	STATION
1	N 10° 00' 00" E	100.00	100.00	100.00
2	S 89° 59' 59" W	100.00	100.00	200.00
3	N 10° 00' 00" E	100.00	100.00	300.00
4	S 89° 59' 59" W	100.00	100.00	400.00
5	N 10° 00' 00" E	100.00	100.00	500.00
6	S 89° 59' 59" W	100.00	100.00	600.00
7	N 10° 00' 00" E	100.00	100.00	700.00
8	S 89° 59' 59" W	100.00	100.00	800.00
9	N 10° 00' 00" E	100.00	100.00	900.00
10	S 89° 59' 59" W	100.00	100.00	1000.00

SHEET 2 OF 5
91043-1(1/85)

SEE SHEETS 3, 4, AND 5 FOR DETAILS

PREPARED BY:
MARK J. JOHNS & ASSOCIATES, INC.
DAYTONA BEACH, FLORIDA 32119

LOT 5



DEMOGRAPHICS



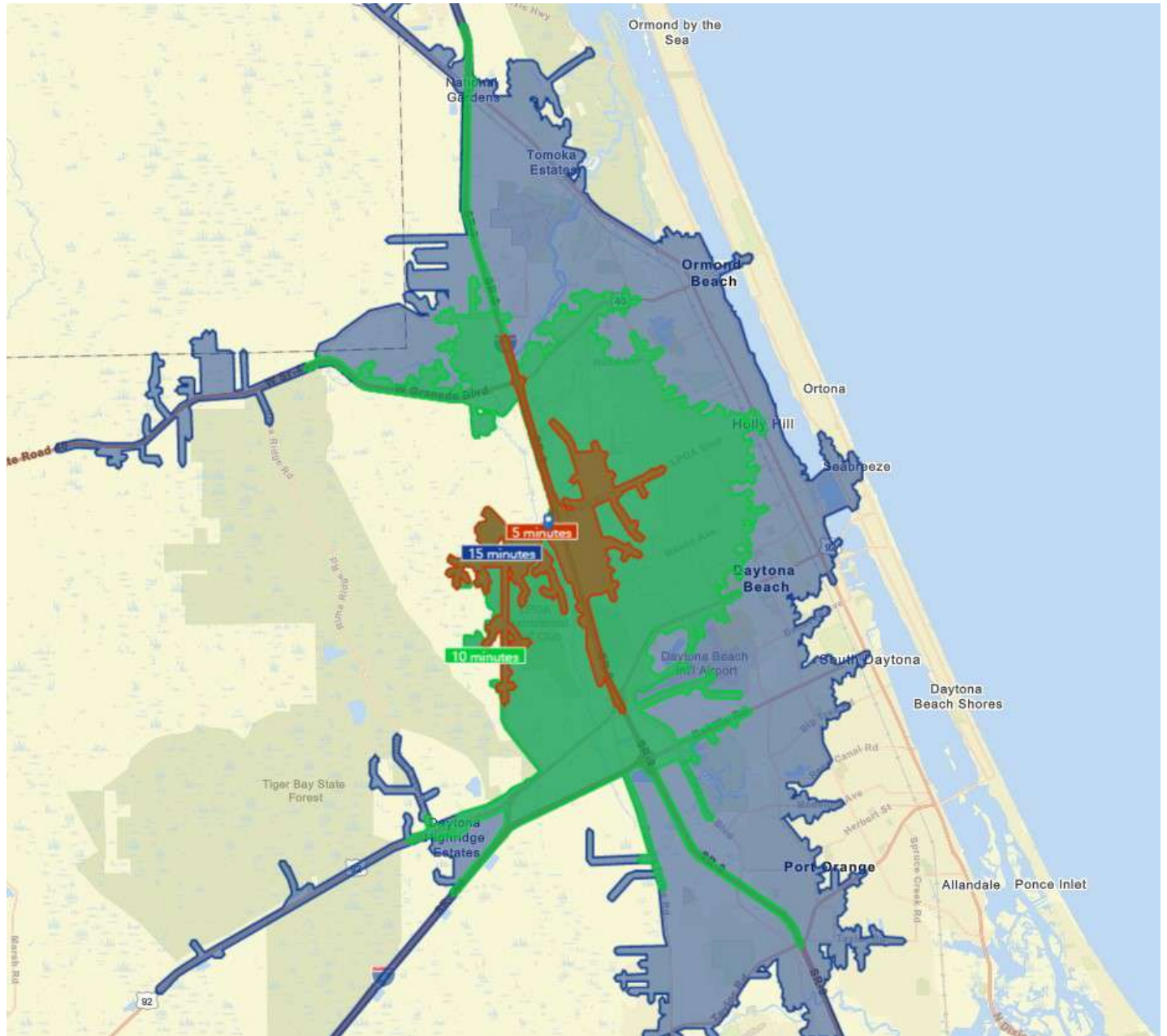
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,637	76,088	205,008
Median Age	34.7	37.8	43.4
Median Age (Male)	35.0	36.4	41.5
Median Age (Female)	34.0	40.0	45.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	748	29,161	86,213
# Of Persons Per HH	2.2	2.6	2.4
Average HH Income	\$43,195	\$46,006	\$53,044
Average House Value	\$332,292	\$189,487	\$211,320

**Demographic data derived from 2010 US Census*

KEY FACTS BY DRIVE TIME



DRIVETIME MAP



CONCEPTUAL SITE PLANS



CONCEPTUAL SITE PLANS

