

# 3 +/- ACRE COMMERCIAL DEVELOPMENT LOT

N Williamson Blvd, Daytona Beach FL 32114



NOVA PROPERTY MANAGEMENT

745 S NOVA ROAD

ORMOND BEACH, FL 32174

STEVEN I UNATIN

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# PROPERTY SUMMARY



## SALE OVERVIEW

Sale Price:	\$500,000
Parcel ID:	521509000110
Property Taxes:	\$3,125
Lot Size:	3.07 Acres
Zoning:	RP Residential Professional
Traffic Count:	21,500 AADT

## PROPERTY OVERVIEW

3.07 Acre Commercial Development Site in a high growth area just North of I-92 (International Speedway Blvd). Located between APCO International (351 N Williamson) and Seventh Day Adventist Church (401 N Williamson).

RP (Residential Professional) zoning allows most commercial uses.

The existing wetlands on the site have been already mitigated.

Site allows easy access to LPGA Blvd, Intl Speedway Blvd (US92), I-95, and I-4.

Just south of TopBuild's (NYSE: BLD) brand new 65,000 SF Corporate Headquarters.

Other nearby projects include Tanger Outlets, Tomoka Town Center, Sam's Club, Trader Joe's Distribution, Daytona Auto Mall, Furniture Row, and AdventHealth Daytona Beach



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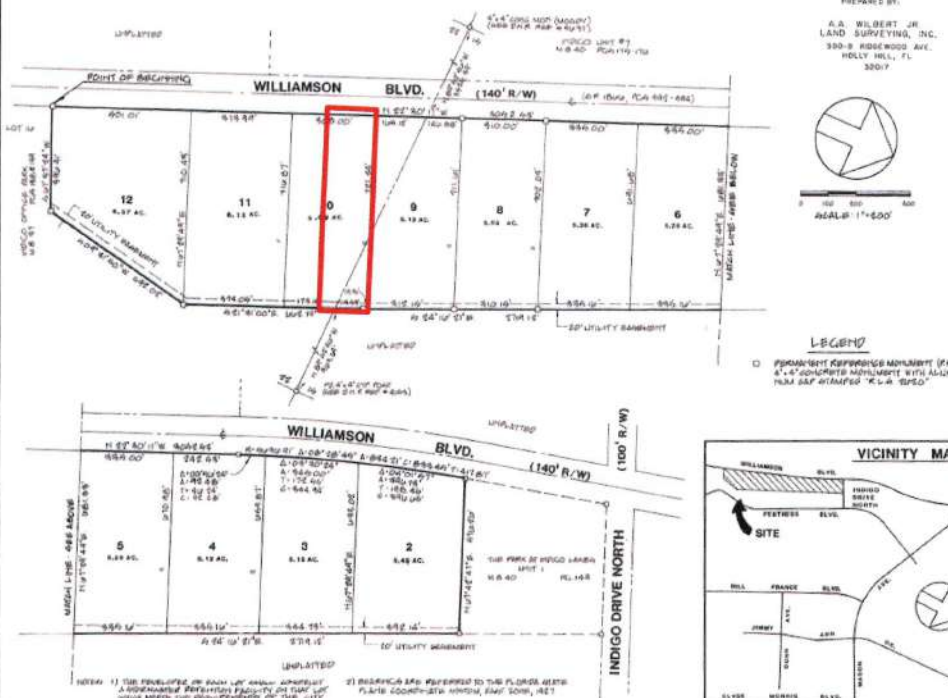
# PLAT

## THE PARK AT INDIGO LAKES UNIT II

A SUBDIVISION IN SECTIONS 15 AND 22, TOWNSHIP 15 SOUTH, RANGE 32 EAST,  
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

### LEGAL DESCRIPTION

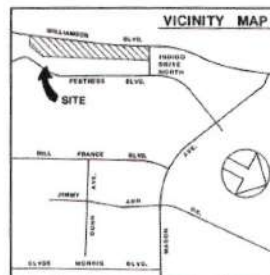
A PORTION OF SECTIONS 15 & 22, TOWNSHIP 15S, RANGE 32E, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 16, OF INDIGO OFFICE PARK, AS PER MAP RECORDED IN MAP BOOK 37, PAGES 138 AND 139 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EAST-TO-WEST RIGHT-OF-WAY LINE OF WILLIAMSON BOULEVARD (A 140-FOOT RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1088, PAGES 980 THROUGH 994, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE RUN NORTH 22°30'11" WEST, ALONG THE EAST-TO-WEST RIGHT-OF-WAY LINE OF SAID WILLIAMSON BOULEVARD, A DISTANCE OF 300.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 60°28'43", AND A RADIUS OF 6636.91 FEET, THENCE RUN NORTHERLY AND WESTERLY ALONG SAID CURVE, A DISTANCE OF 624.71 FEET, HAVING A TANGENT DISTANCE OF 633.45 FEET AND A CHORD DISTANCE OF 633.45 FEET AND A CHORD BEARING OF NORTH 18°15'48" WEST TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE PARK AT INDIGO LAKES, UNIT I, AS RECORDED IN MAP BOOK 40, PAGE 148 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 87°42'47" EAST, ALONG SAID SOUTHERLY LINE OF THE PARK AT INDIGO LAKES, UNIT I, A DISTANCE OF 300.26 FEET TO A POINT, SAID POINT LYING ON THE WESTERLY LINE OF THAT PARCEL OF LAND DEED BY CTO CORP., TO CRANE CORP., INCORPORATED AS DESCRIBED IN OFFICIAL RECORDS BOOK 2290, PAGE 147 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE RUN SOUTH 22°30'11" EAST, ALONG THE WESTERLY LINE OF, AND A SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 2719.12 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DEED BY THE DAYTONA BEACH AREA COMMITTEE OF ONE HUNDRED, INC. TO HELMER SIGNS, INC., AS DESCRIBED IN OFFICIAL RECORDS BOOK 1088, PAGES 983 AND 984, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 27°12'00" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 662.29 FEET TO A CONCRETE MONUMENT AT THE NORTH WEST CORNER OF THAT PARCEL OF LAND DEED BY TOMIKA LAND COMPANY TO WALN SCHWARTZ AND JAMES CONNELL ON JUNE 27, 1984, THENCE RUN SOUTH 29°11'50" WEST, ALONG SAID WESTERLY LINE AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 382.02 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DEED BY TOMIKA LAND COMPANY TO THE DAYTONA BEACH AREA COMMITTEE OF ONE HUNDRED, INC. ON APRIL 24, 1988, RECORDED IN OFFICIAL RECORDS BOOK 1088, PAGE 303 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA (ASSOCIATED COCA COLA PARCEL); THENCE RUN SOUTH 67°32'23" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND (ASSOCIATED COCA COLA PARCEL) AND THE NORTHERLY LINE OF UNRECORDED INDIGO OFFICE PARK, A DISTANCE OF 380.41 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID PARCEL CONTAINING 58.21 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



PREPARED BY:  
R.D. WILBERT JR.  
LAND SURVEYING, INC.  
300-B RIDGEWOOD AVE.  
HOLLY HILL, FL 32007



LEGEND  
○ PERMANENT REFERENCE MONUMENT (P.R.M.)  
A 4" CONCRETE MONUMENT WITH ALUMINUM PLATE 4"X 4"X 1/4" R.W. 1/4" R.W.



PLAT BOOK 41 PAGE 129

### EXHIBITS

BEING ALL AND BY THESE PRESENTS, that Indigo Development, Inc., a Florida Corporation, being the owner in fee simple of Lots 7 through 12 and Lots 13 through 22 of the lands described in the foregoing plat, this plat, the map of INDIGO LAKES UNIT II, does hereby dedicate said lands and plat for the uses and purposes herein represented, and does hereby dedicate the public easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned President and Secretary have hereunto set their hands and seals on this 27th day of May, 1997.

Signed and sealed in the presence of:  
INDIGO DEVELOPMENT, INC.  
a Florida Corporation  
President: *[Signature]*  
Secretary: *[Signature]*

STATE OF FLORIDA  
COUNTY OF VOLUSIA  
The foregoing instrument was acknowledged before me this 27th day of May, 1997, by R.D. WILBERT JR., President, and RICHARD L. WILBERT, Secretary of INDIGO DEVELOPMENT, INC., a Florida corporation, in behalf of the corporation. In witness whereof I have set my hand and seal on the above date.

*[Signature]*  
Notary Public, State of Florida at Large  
Commission Expires: 12/31/99

### EXHIBITS

BEING ALL AND BY THESE PRESENTS, that Land Resources Development Company, a Florida Corporation, being the owner in fee simple of Lot 3 of the lands described in the foregoing plat, this plat, the map of INDIGO LAKES UNIT II, does hereby dedicate said lands and plat for the uses and purposes herein represented, and does hereby dedicate the public easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned Vice-President and Secretary have hereunto set their hands and seals on this 27th day of May, 1997.

Signed and sealed in the presence of:  
LAND RESOURCES DEVELOPMENT COMPANY  
a Florida Corporation  
Vice-President: *[Signature]*  
Secretary: *[Signature]*

STATE OF FLORIDA  
COUNTY OF VOLUSIA  
The foregoing instrument was acknowledged before me this 27th day of May, 1997, by R.D. WILBERT JR., Vice-President, and RICHARD L. WILBERT, Secretary of LAND RESOURCES DEVELOPMENT COMPANY, a Florida corporation, in behalf of the corporation. In witness whereof I have set my hand and seal on the above date.

*[Signature]*  
Notary Public, State of Florida at Large  
Commission Expires: 12/31/99

### EXHIBITS

BEING ALL AND BY THESE PRESENTS, that the undersigned, being a Licensed and Registered Land Surveyor, does hereby certify that on 5-27-97, I completed the survey of the lands shown in the foregoing plat, that said plat is a correct representation of the lands herein described and platted; that Permanent Reference Monuments have been placed on each corner as required in Chapter 177, Florida Statutes; and that said land is located in Volusia County, Florida.

DATE: 5-27-97  
BY: *[Signature]*  
R.D. WILBERT JR., R.L.S.

### EXHIBITS

BEING ALL AND BY THESE PRESENTS, this plat was approved by the City of Daytona Beach, Florida, on this 27th day of May, 1997.

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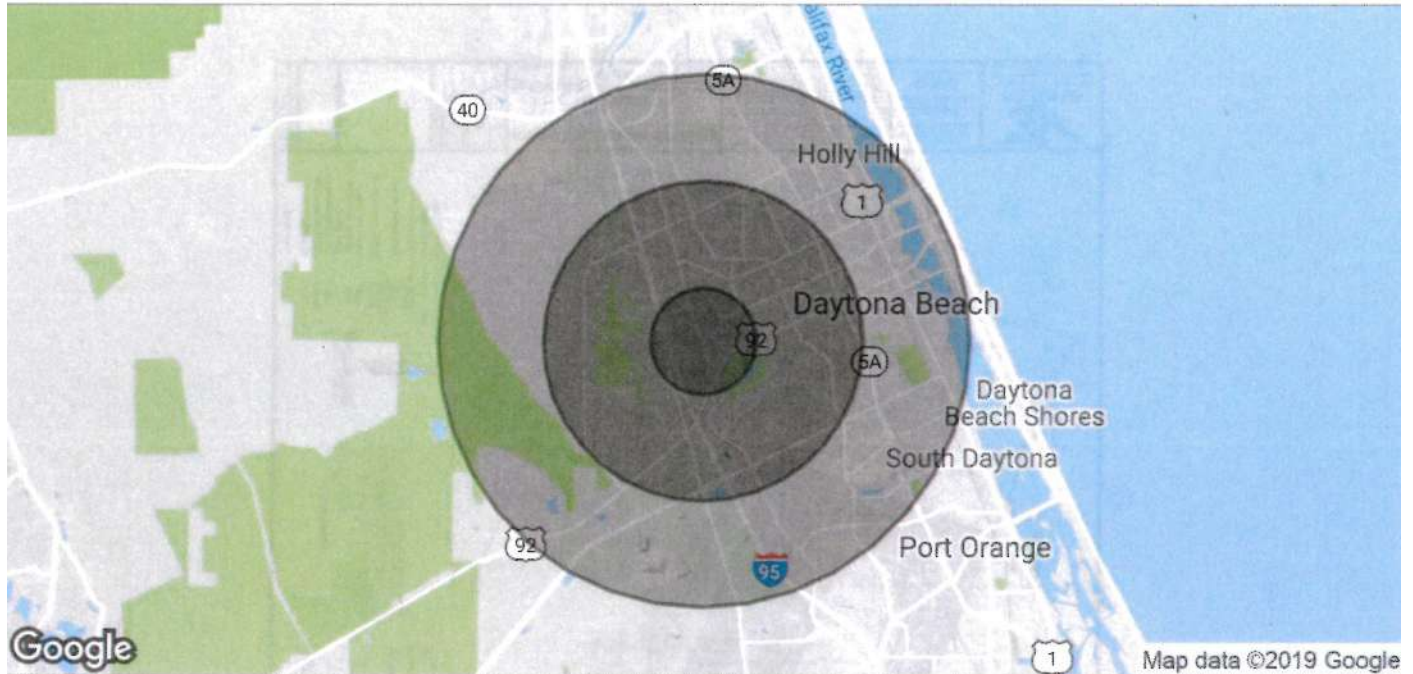
BEING ALL AND BY THESE PRESENTS, this plat was approved by the City of Daytona Beach, Florida, on this 27th day of May, 1997.

This map/plat is being furnished as an aid in locating to herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# ZONING MAP



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,145	33,609	109,205
MEDIAN AGE	26.4	30.5	38.4
MEDIAN AGE (FEMALE)	28.9	30.2	36.4
MEDIAN AGE (MALE)	26.8	34.3	40.9
EMPLOYEES	8,330	40,237	73,870
TOTAL BUSINESSES	327	2,758	7,110

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,286	14,269	48,078
AVERAGE HH INCOME	\$54,540	\$50,181	\$48,767
AVERAGE HOUSE VALUE	\$222,500	\$179,878	\$169,170



# **RESIDENTIAL PROFESSIONAL ZONING**

## **PERMITTED USES**

### **Household Living Uses:**

Duplex  
Multifamily dwelling  
Multifamily complex  
Single-family detached dwelling

### **Communication Uses:**

Telecommunications facility, collocated on existing structure other than telecommunications  
Telecommunications facility, collocated on existing telecommunications tower  
Telecommunications tower, monopole up to 90 feet high  
Telecommunications tower, monopole more than 90 but no more than 180 feet high

### **Group Living Uses:**

Assisted living facility  
Community residential home  
Hospice residential facility

### **Day Care Uses:**

Adult day care center  
Child care facility

### **Education Uses:**

College or university  
Private school with fewer than 20 students  
Private school with 20 or more students  
Public school  
Vocational or trade school

### **Health Care Uses:**

Nursing home facility

### **Open Space Use:**

Community garden  
Park or greenway

### **Utility Uses:**

Utility use, minor

### **Other Institutional Uses:**

Club or Lodge  
Place of Worship  
Shelter for victims of domestic abuse

### **Office Uses:**

Business services offices  
Contractor's office  
Professional services offices  
Other office facility

## **Special Use Permit**

### **Household Living Uses:**

Duplex subdivision  
Townhouse subdivision

### **Group Living Uses:**

Fraternity or sorority house

### **Community Services Uses:**

Community center  
Library  
Museum  
Senior center / Youth Center

### **Health Care Uses:**

Drug or alcohol treatment facility

### **Open Space Uses:**

Cemetery

### **Recreation/Center:**

Outdoor facility for field sports, swimming, or court games



## AERIAL PHOTOS

