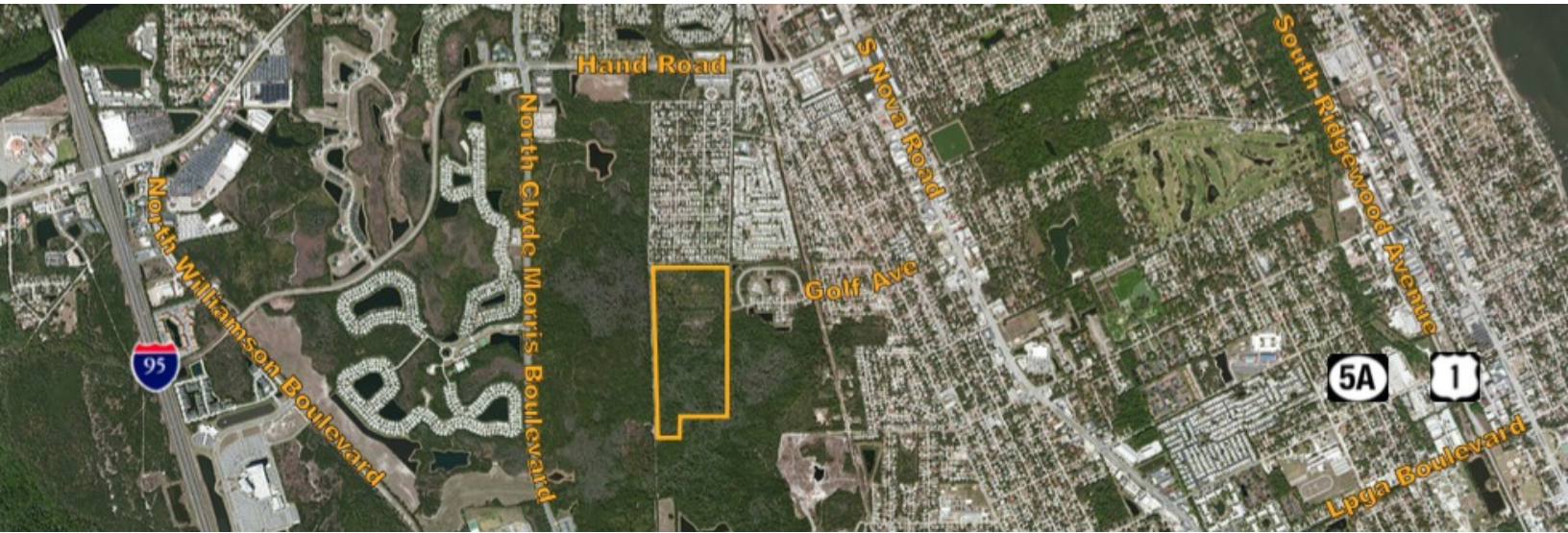


Executive Summary



SALE OVERVIEW

SALE PRICE: \$895,000

LOT SIZE: 72 Acres

APN #: 32-14-32-02-31-0010

ZONING: RPUD

PROPERTY DESCRIPTION

72+/- acre residential development site in Ormond Beach

Phase IV of the Springleaf subdivision

Site contains approximately 29 acres of usable uplands

Previous plans were for a 122 lot townhouse project (could be SFR)

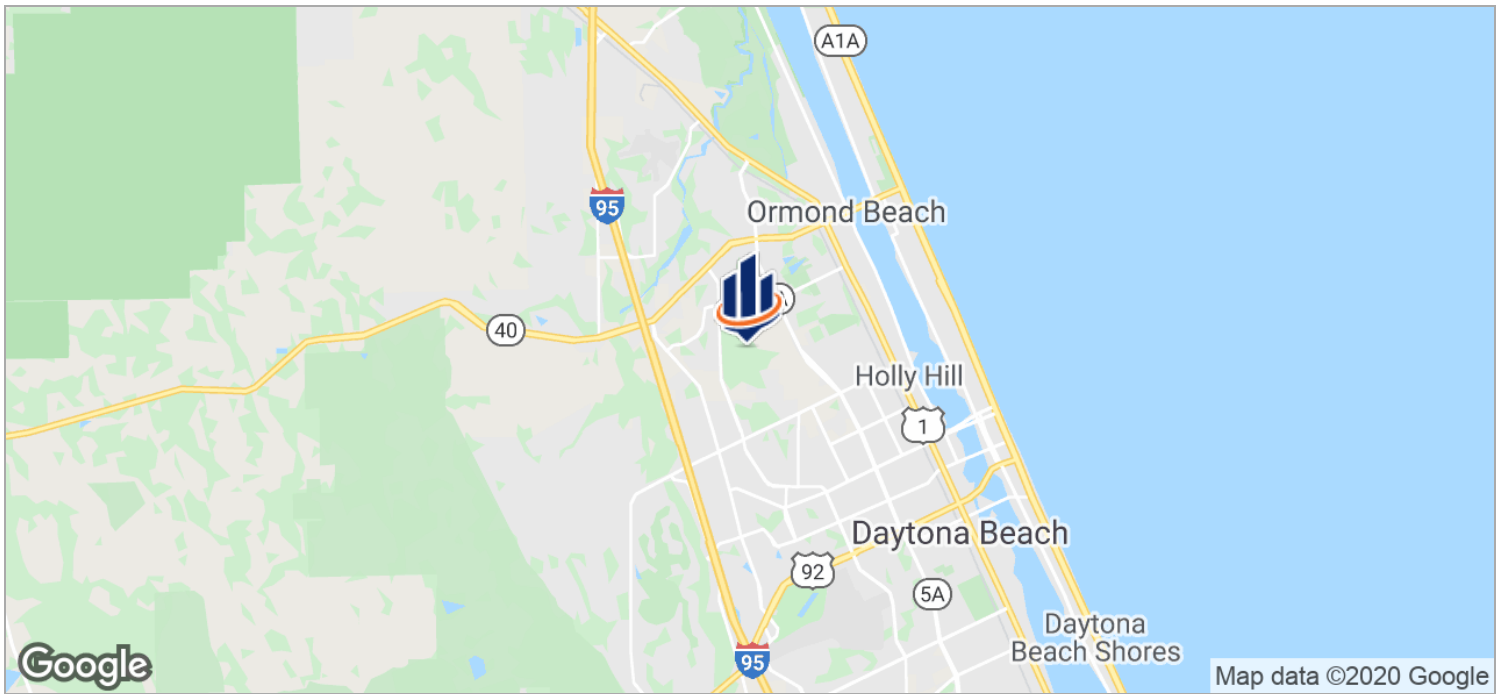
Also includes a single 2.5 acre SFR lot to be sold off or developed

Entrance at western edge of Golf Ave.

Great project for workforce or entry level housing

Springleaf Phase III is currently selling SFR homes in the \$180-220k range

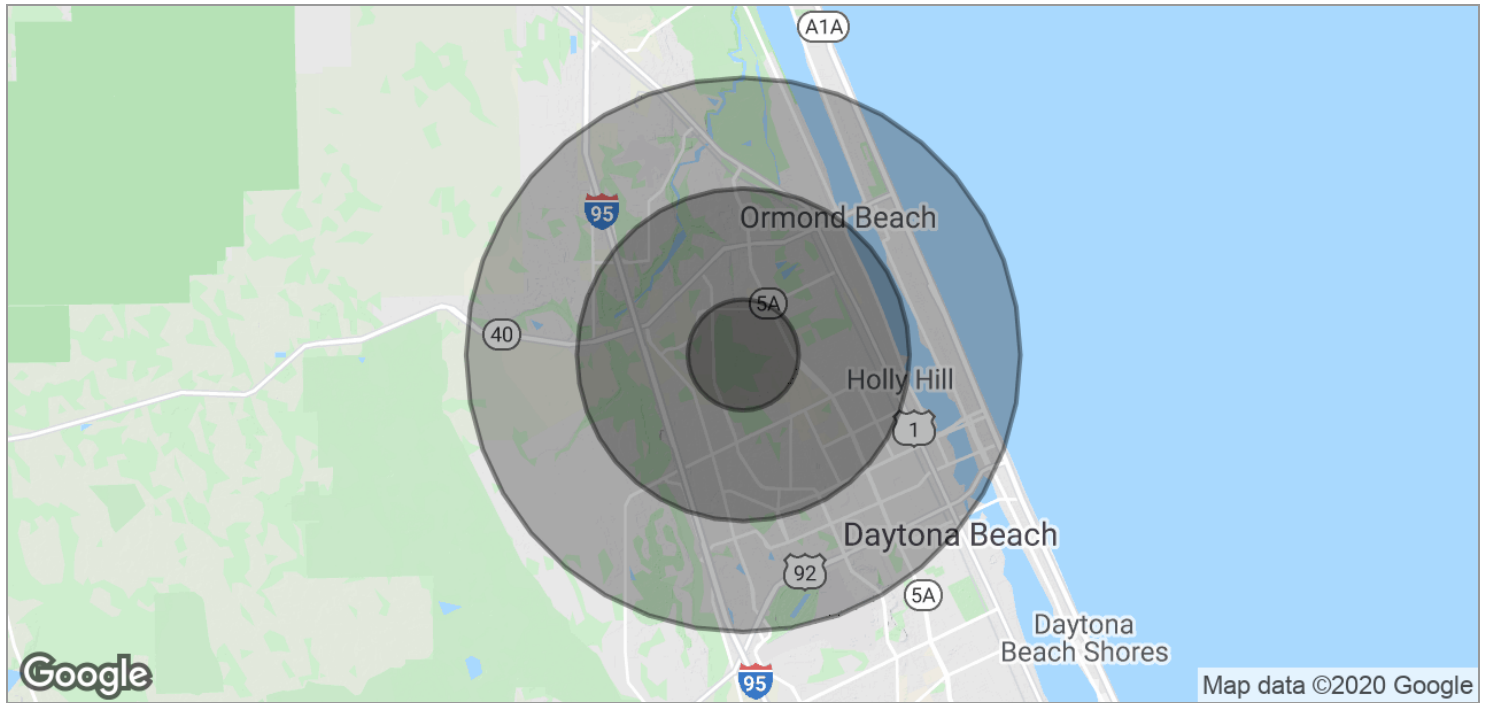
Location Maps



Site Plan



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,777	47,570	94,191
MEDIAN AGE	51.9	44.4	41.8
MEDIAN AGE (MALE)	46.8	42.0	40.4
MEDIAN AGE (FEMALE)	53.9	45.8	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,244	20,382	39,263
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$44,370	\$47,185	\$50,813
AVERAGE HOUSE VALUE	\$190,883	\$183,524	\$197,367