

FOR SALE

HAND AVENUE

13 ACRE MULTIFAMILY DEVELOPMENT SITE

Ormond Beach, FL 32174

PRESENTED BY:

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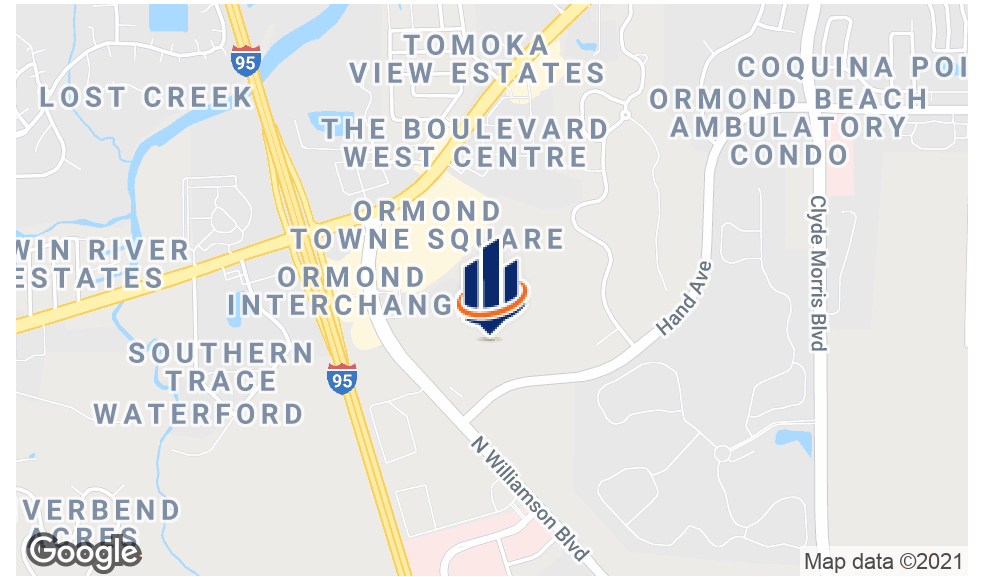
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OFFERING SUMMARY

SALE PRICE:	\$2,950,000
LOT SIZE:	13+/- Usable Acres
PRICE / ACRE:	\$226,923
MAX DENSITY:	350 du's
ZONING:	PD [City of Daytona Beach]
PROJECT:	Traditional or Senior Apartments
ZONING:	PD
APN:	42300000015

PROPERTY OVERVIEW

Offered for sale is a 13+/- acre multifamily development site in Daytona Beach, FL. The property is ideally positioned on the Daytona Beach/Ormond Beach city line along Hand Avenue, just east of its intersection with Williamson Blvd. The location offers quick access to I-95, Florida Hospital MMC, Granada Blvd [SR 40] and LPGA Blvd [Latitude Margaritaville, Mosaic, Tanger Outlet Mall, LPGA International].

The zoning on this 13+/- acre site allows up to 350 multifamily units. Could be developed as traditional apartments or as a senior project. Previously plans were completed for a senior housing project composed of 140 Independent Living Units, 98 Assisted Living Units and 22 Villas. The property affords a developer the flexibility to revise the design program and phase their project to suit the market.

PROPERTY HIGHLIGHTS

- 13+/- acre multifamily site on Hand Ave in Daytona Beach, FL
- Delivered with zoning to allow up to 350 residential units
- Tremendous growth and demand in the area for rental units
- Over 120,000 seniors located within 25 miles

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PROPERTY DESCRIPTION

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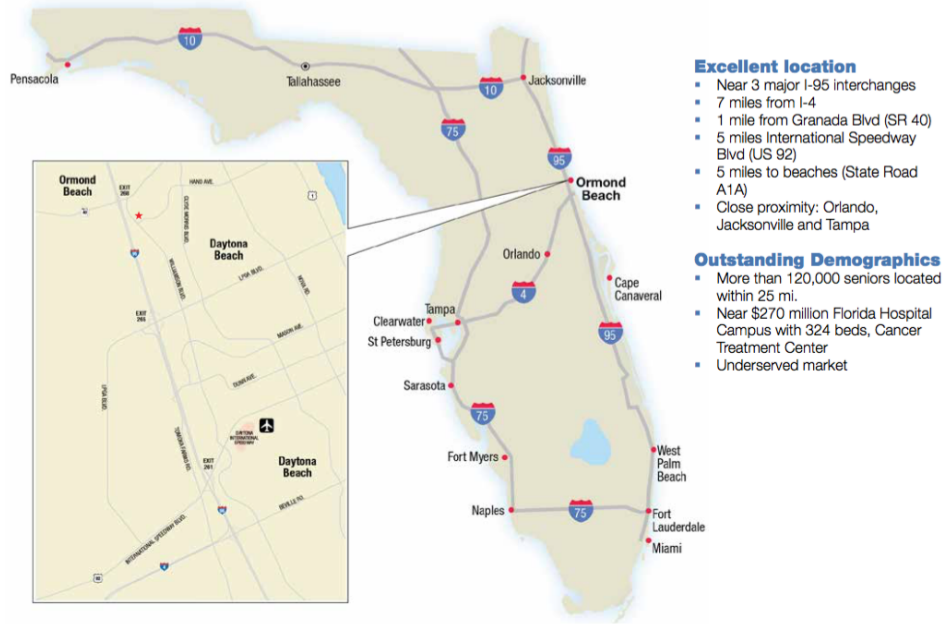
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This region of Volusia County is experiencing unprecedented residential and commercial growth. Minto Communities is continuing to develop new phases of their Latitude Margaritaville 55+ retirement community on LPGA Blvd. They have already sold 1,000+ homes in their first 24 months. Avalon Park recently closed on their 10,000 du site just north of Margaritaville. This site is also just a mile away from the existing Aberdeen 55+ manufactured home development and their 1,000+ aging residents. New retail in the immediate area is abundant with Tanger Outlet Mall, Tomoka Town Center, Williamson Crossing, Bucee's and Tymber Creek Village.

Contact SVN Alliance for more information on current zoning and previous entitlements.

LOCATION DESCRIPTION

Located on Hand Ave, just a few hundred yards east of Williamson Blvd in Daytona Beach, FL



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- Over 120,000 seniors located within 25 miles
- On the Daytona Beach city line with Ormond Beach
- Potential for traditional apartments, ALF, ILF and/or senior apartments
- Surrounding by existing high-quality residential subdivisions with 10,000 more homes quickly coming
- Quick access to I-95 and the surrounding commercial development
- Two minutes from the \$270m Florida Hospital Memorial Medical Center
- Demand for new senior housing continues to increase with an aging, limited supply available
- Just down the road from Latitude Margaritaville and Avalon Park
- No senior housing has been delivered to this market in the last 10 years
- Utilities available to site
- Previous engineering has been completed



- Opened July 2009
- \$270 Million facility, 10 floors, 718,000 SF, 324 beds
- Approximately 3,000 employees between Memorial and Oceanside campuses
- Approximately 100,000 SF of medical offices and an adjacent
- Approximately 32,000 SF Cancer Treatment Facility
- The hospital has expansion capacity to over 500 beds and a site for a wellness center

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CONCEPTUAL SITE PLAN

PROJECT DATA

RESIDENTIAL - (950 SF Average)	
Type V - 4 Story	
BUILDING 1000 - 4 Story	
Gross Residential Area	- 147,250 SF
Net Residential Area	- 117,800 SF (80% Efficiency)
Total Units	- 124 Units
BUILDING 2000 and 3000 - 4 Story	
Gross Residential Area	- 80,750 SF
Net Residential Area	- 64,600 SF (80% Efficiency)
Total Units	- 68 Units Each
TOTAL UNITS	
Building 1000	- 124 Units
Building 2000	- 68 Units
Building 3000	- 68 Units
TOTAL	- 260 Units
LEASING/AMENITY - 7,000 SF (1 Story)	
PARKING	
Surface Parking	- 468 Spaces (1.8 Spaces/Unit)

Revised 10/28/19

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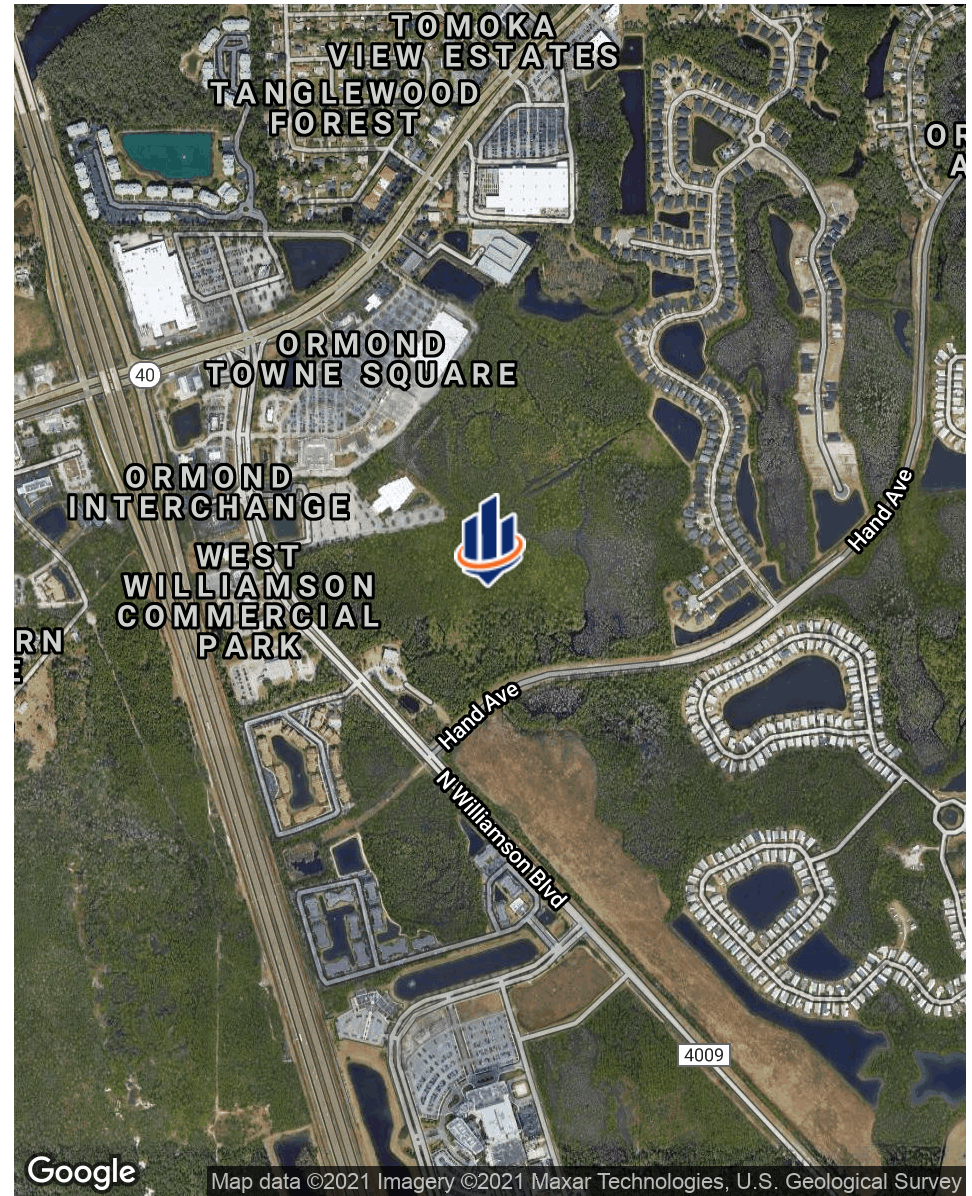
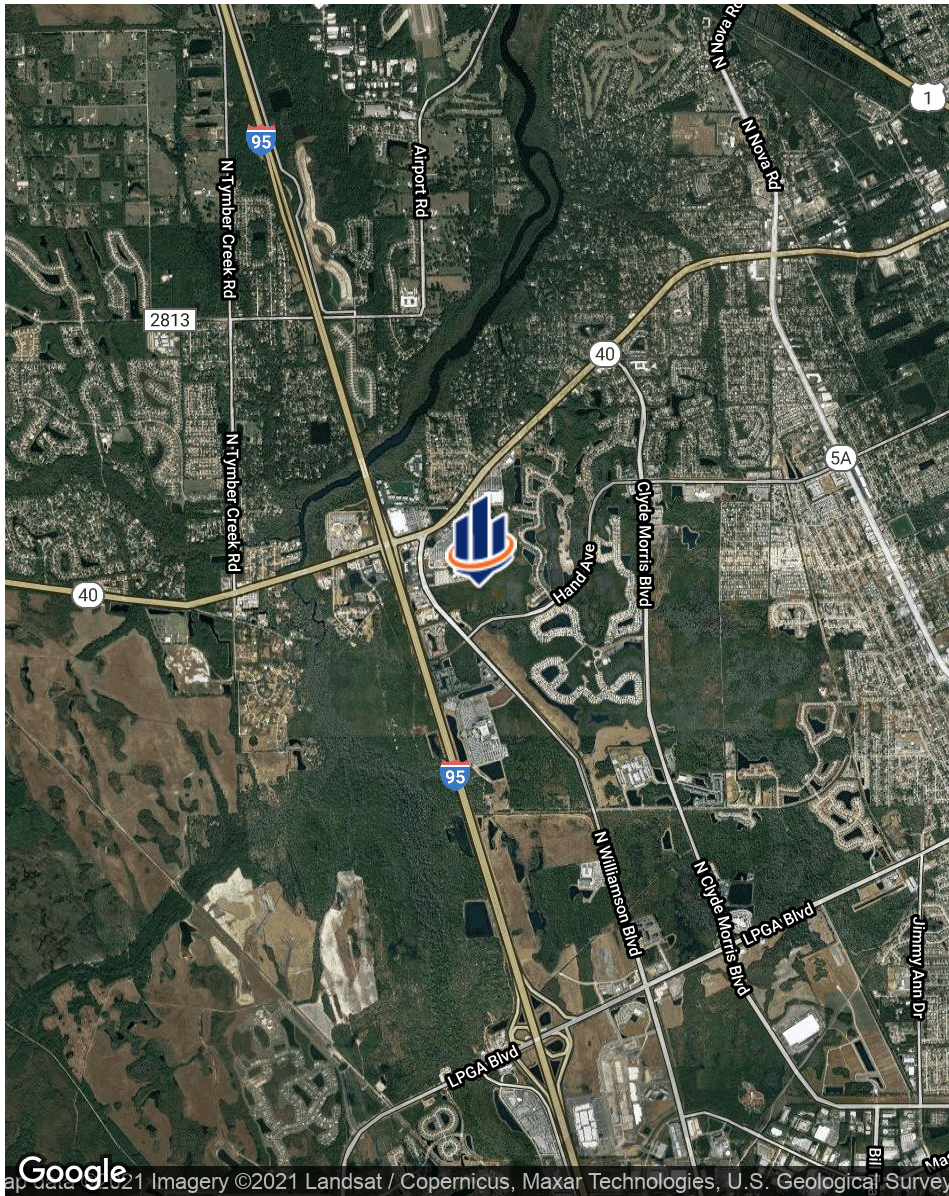
HAND AVE DENSITY STUDY
DAYTONA, FL



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