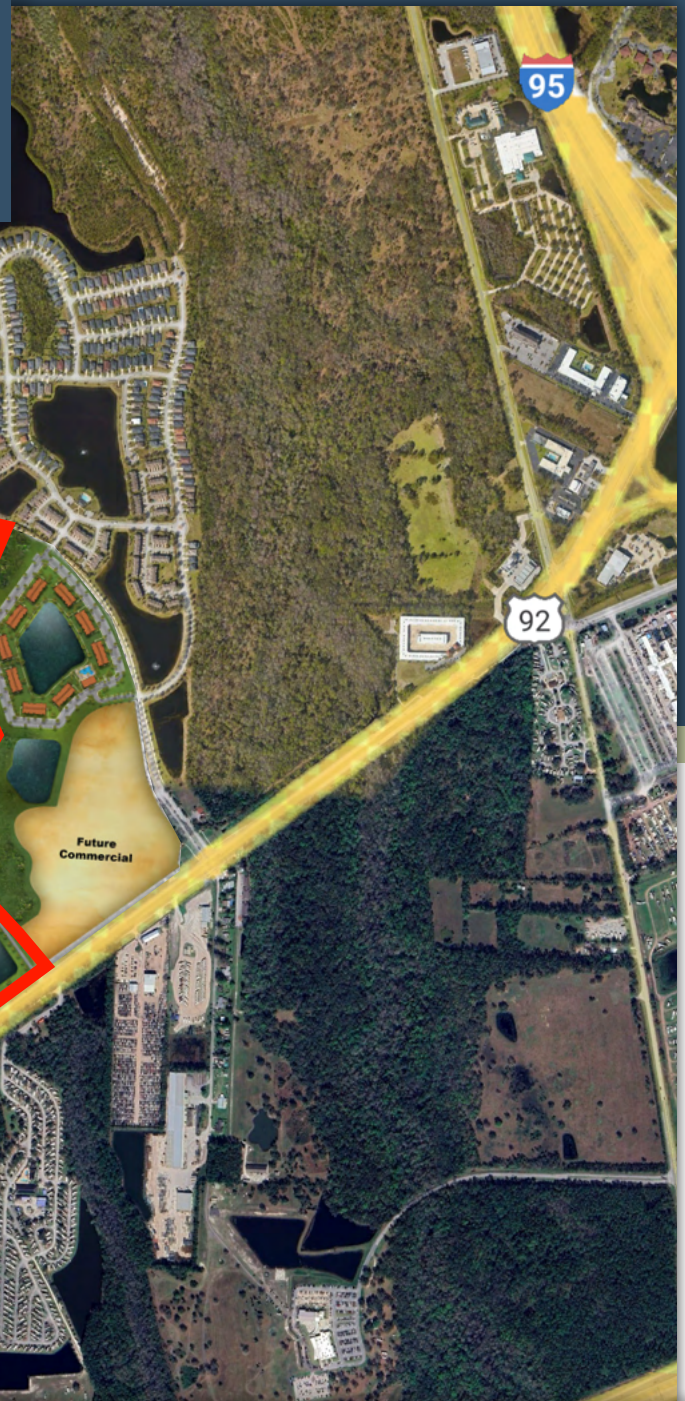




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



DAYTONA BEACH FULLY ENGINEERED 298 50' LOT RESIDENTIAL DEVELOPMENT SITE FOR SALE!

101.49± acres on W International Speedway Daytona Beach

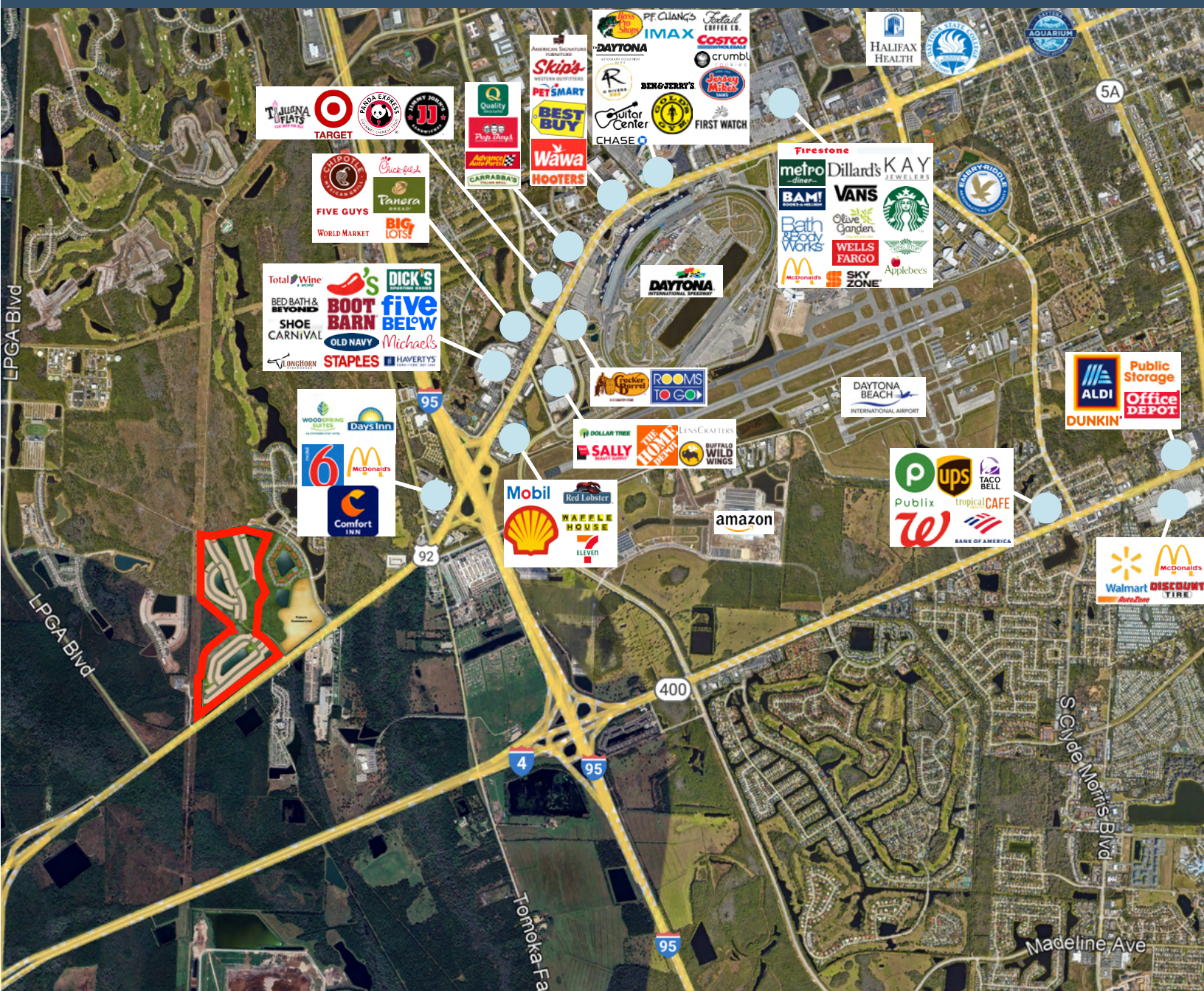
Now Accepting Offers!

PROPERTY DETAILS

- **Size:** 101.49± acres
- **Parcel IDs:** 523300000500, 523300000400, 522800000090, 522800000080
- **Zoning:** PUD
- **FLU:** Level 2 Residential & Retail
- **Utilities:** Water & Sewer Available
- **Frontage:** 2,600' along International Speedway Boulevard

Property Highlights

298 lot fully entitled and engineered residential development site for sale in Daytona Beach! Located along International Speedway between LPGA Boulevard and I-95. This site has easy access to both I-95 and I-4.



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 75,924
- Median HH Income: \$50,130
- Median Home Value: \$244,300

Daytona Beach, 2023 US Census

County Demographics

- Total Population: 568,229
- Median HH Income: \$66,581
- Median Home Value: \$278,000

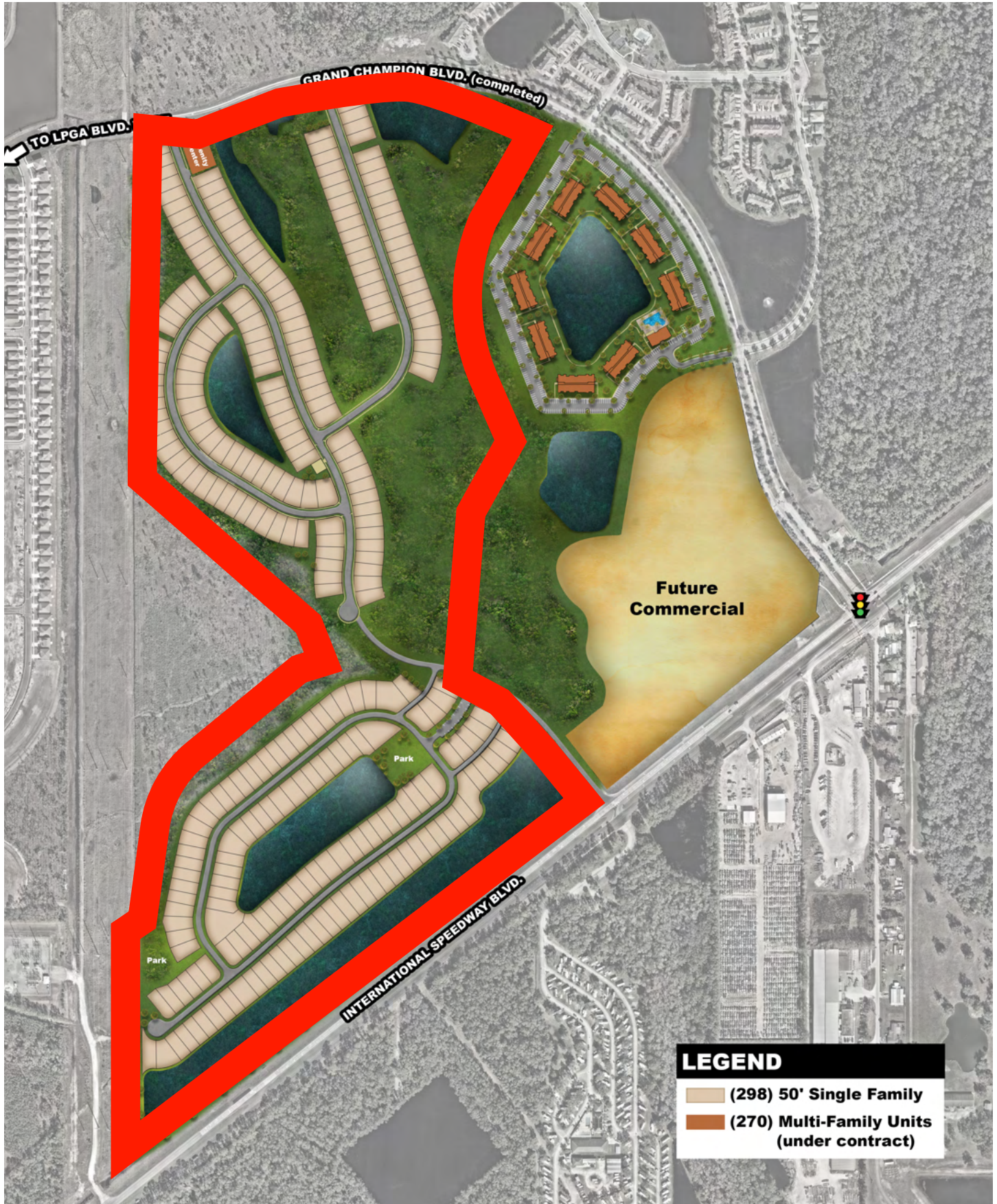
Volusia County, 2023 US Census

Daily Traffic Counts

- W. International Speedway Blvd: 27,000
- PGA Blvd: 9,200
- I-95: 84,500
- I-4: 63,500



CONCEPT PLAN



REGIONAL MAP

Drive Times

- DeLand: 23 min
- New Smyrna Beach: 25 min
- Deltona: 25 min
- Sanford: 35 min
- Palm Coast: 35 min
- Orlando: 45 min
- Titusville: 45 min
- Orlando Intern'l Airport: 1 hr
- Clermont: 1 hr 20 min

