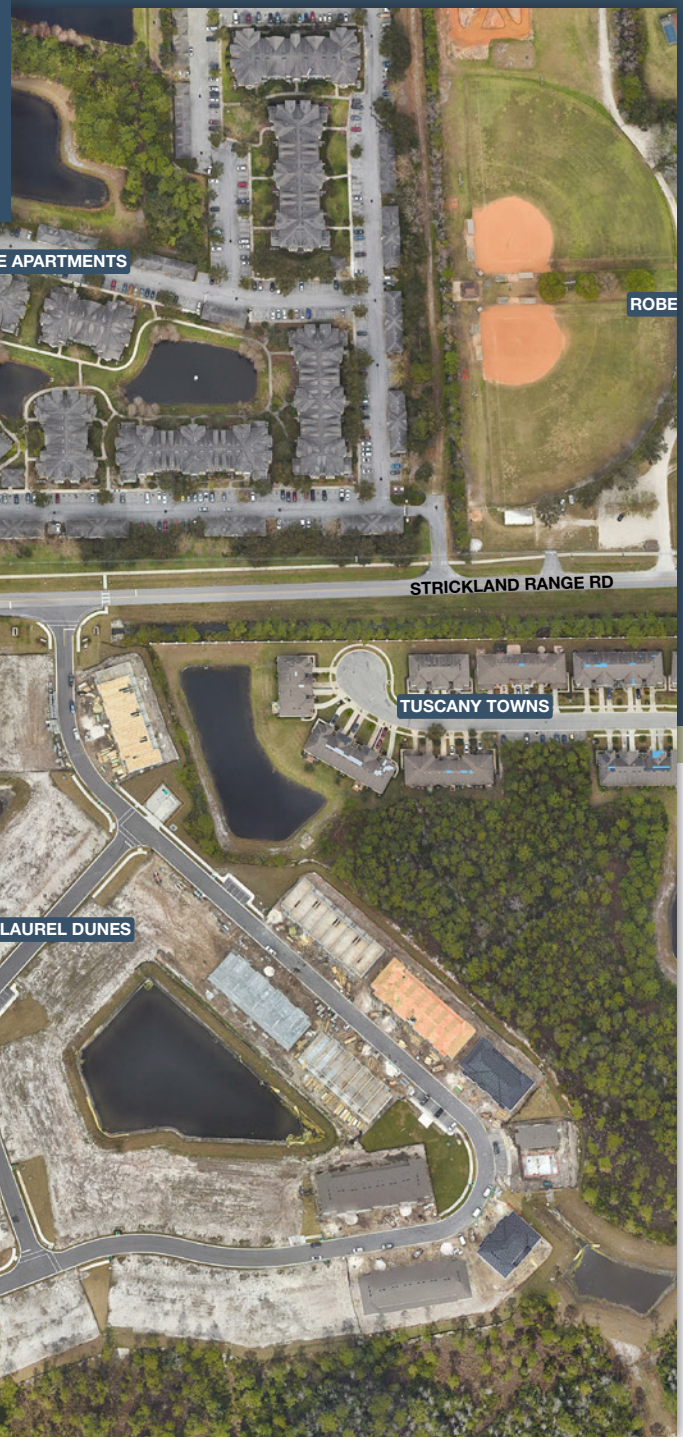




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



**2.3 ACRE
MIXED USE LAND**

INTEGRA BREEZE APARTMENTS

ROBE

STRICKLAND RANGE RD

STRICKLAND RANGE RD

TUSCANY TOWNS

LAUREL DUNES

N CLYDE MORRIS BLVD

N CLYDE MORRIS BLVD

2.3 AC MIXED USE DEVELOPMENT LAND IN DAYTONA BEACH GROWTH CORRIDOR

**SE Corner of Strickland Range Rd & N Clyde Morris Blvd,
Daytona Beach, FL 32117**

PROPERTY DETAILS

- Size: ±2.3 acres
- Parcel ID: 5203-1600-OFDO
- Mixed Use: Retail, Office, Medical
- Road Frontage: 295' on Clyde Morris Blvd. and 400' Strickland Range Rd.
- Price: \$2,750,000

PROPERTY HIGHLIGHTS

Exceptional corner commercial opportunity situated at the signalized intersection of Clyde Morris Blvd. and Strickland Range Rd., one of the fastest-growing corridors in Volusia County. This ±2.3-acre site offers outstanding dual-road visibility and flexible mixed-use zoning, making it an ideal location for a wide range of commercial uses, including retail, office, and medical. There are more than 3,500 existing or under-construction residential units within a mile of the site, creating an immediate, built-in consumer base. The property is cleared, rough graded, and delivered with engineering and utilities in place. High-traffic corner exposure at the epicenter of a booming residential market is a rare find and a hard-to-pass opportunity for your business.



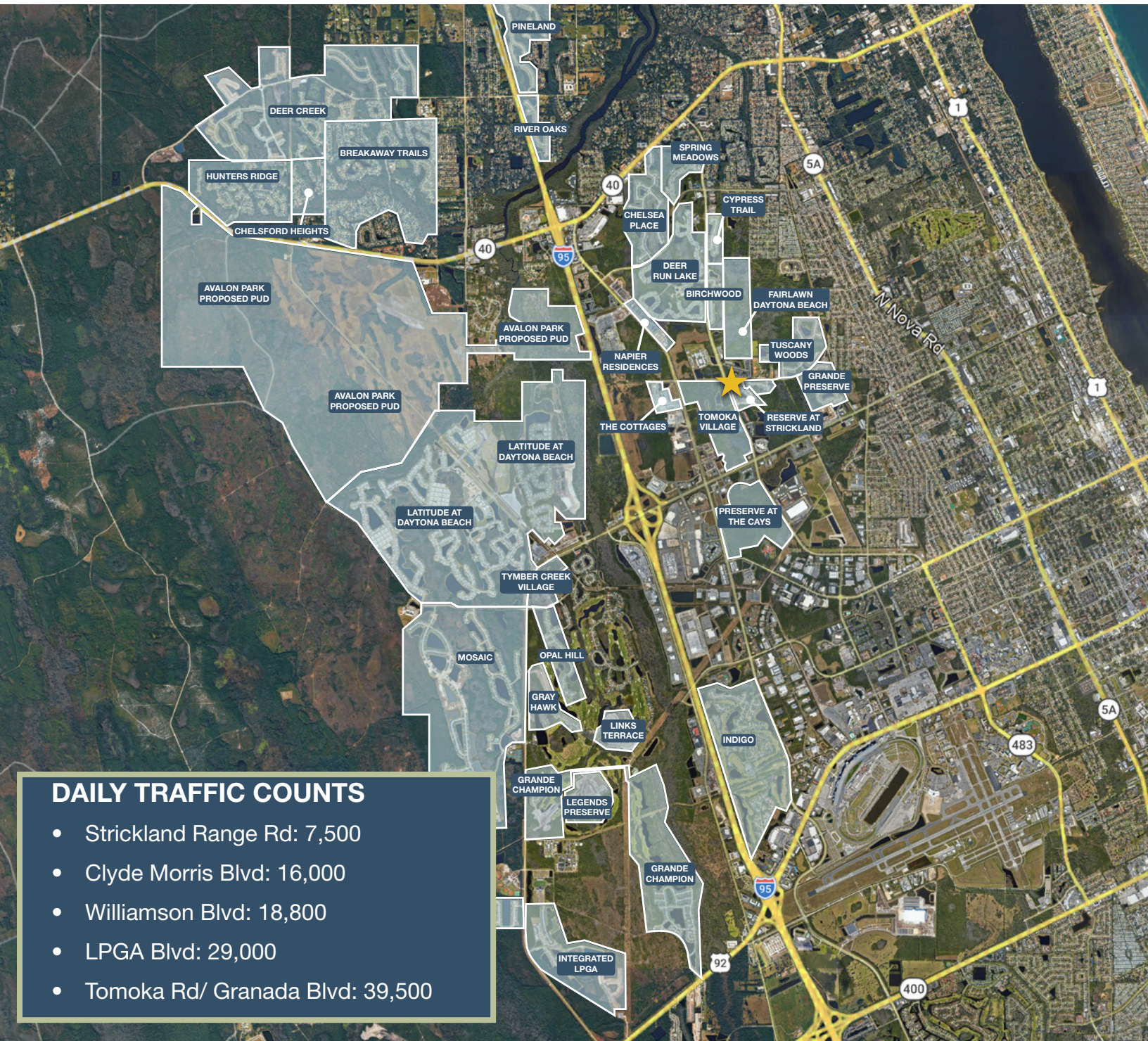
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	86,015	602,772
Median HH Income	\$52,058	\$70,044
Median Home Value	\$287,700	\$313,000

Daytona Beach, US Census

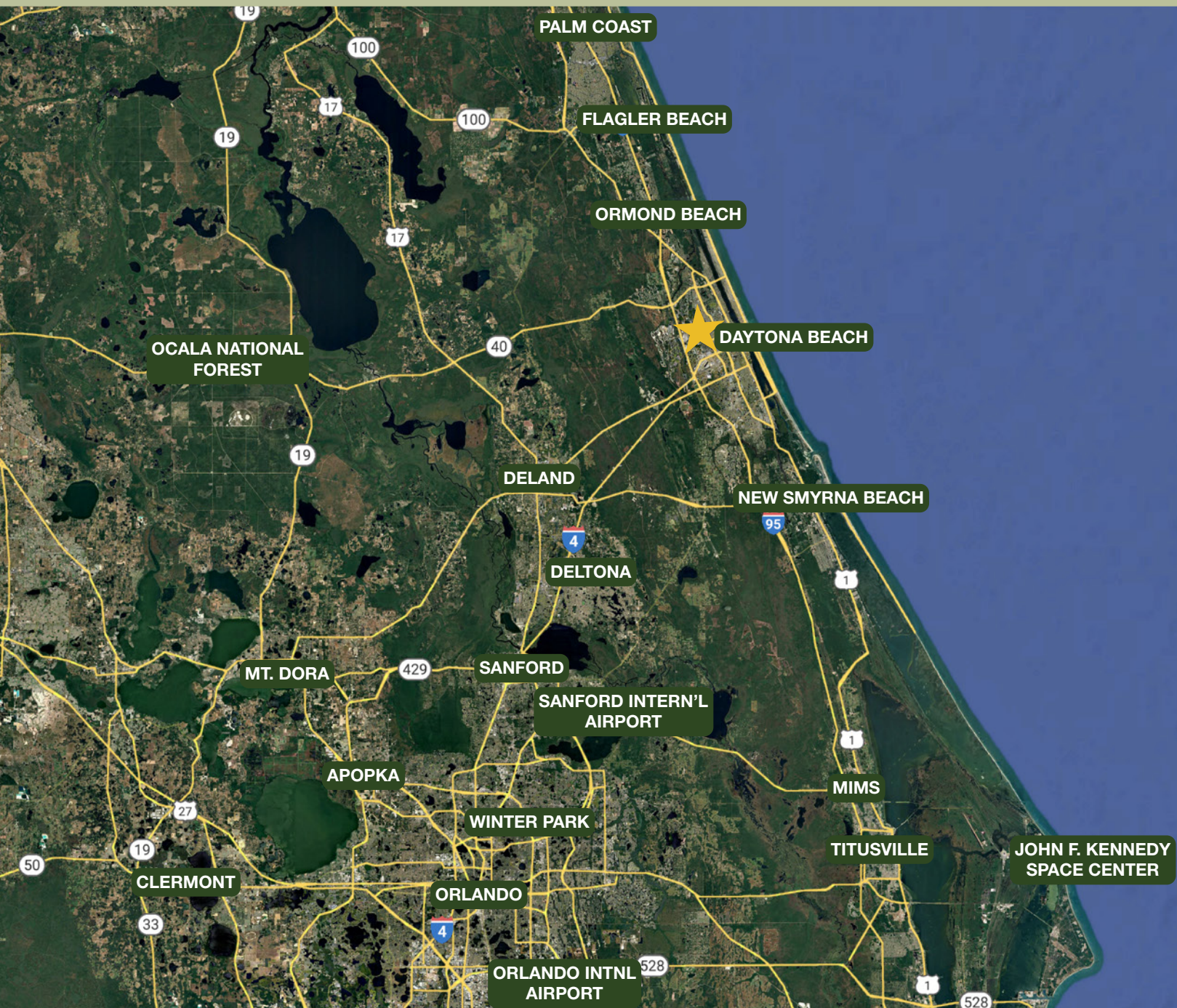
Volusia County, US Census



DAILY TRAFFIC COUNTS

- Strickland Range Rd: 7,500
- Clyde Morris Blvd: 16,000
- Williamson Blvd: 18,800
- LPGA Blvd: 29,000
- Tomoka Rd/ Granada Blvd: 39,500

REGIONAL MAP



DRIVE TIMES

- Daytona International Speedway: 10 min
- Daytona International Airport: 15 min
- Ormond Beach: 15 min
- DeLand: 30 min
- Flagler Beach: 30 min
- Sanford: 45 min
- Titusville: 50 min
- Orlando: 1 hr 10 min