



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



ORMOND BEACH'S PREMIER BEACHSIDE REDEVELOPMENT OPPORTUNITY

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PROPERTY DETAILS

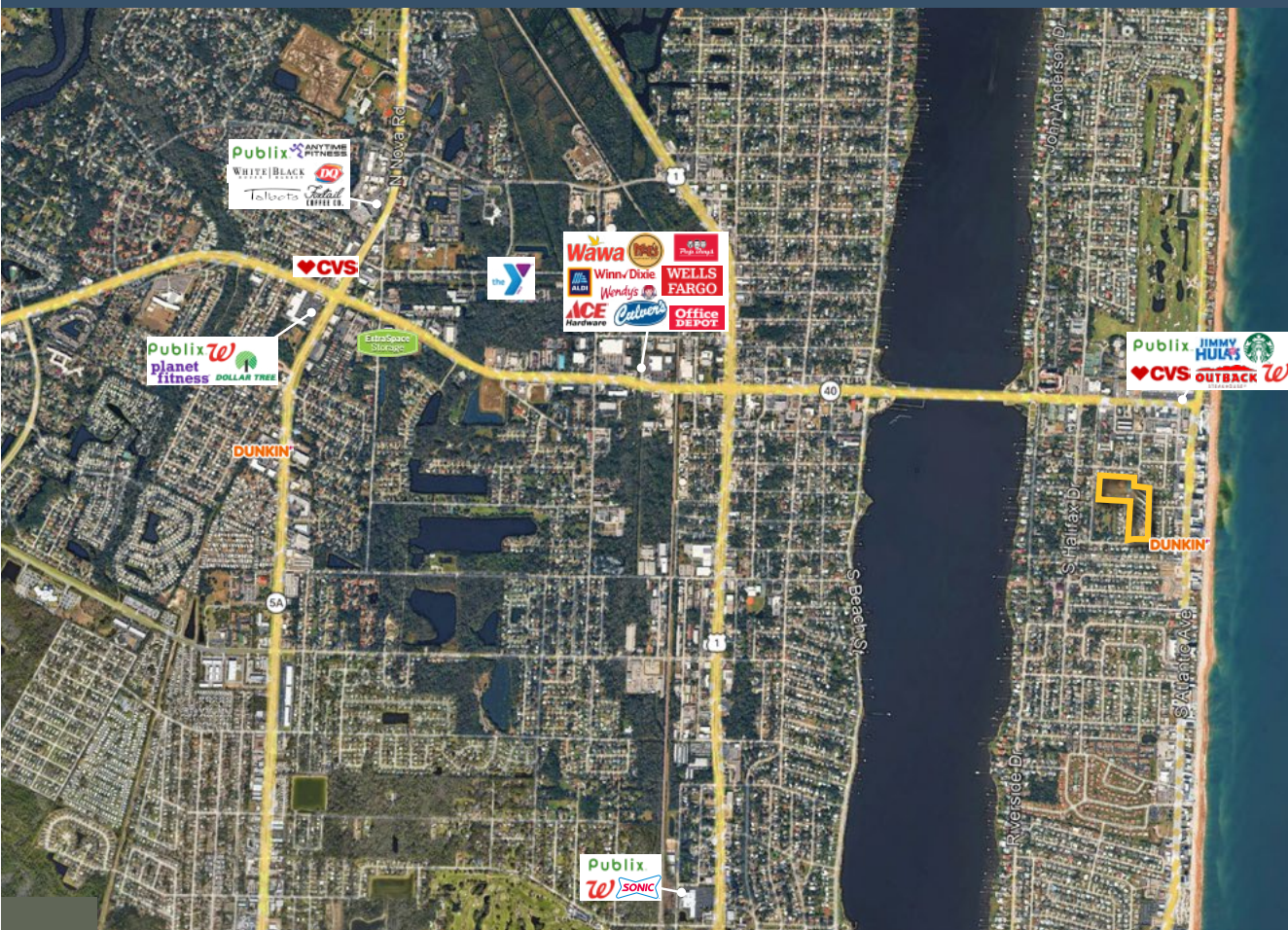
- Size: ±12 acres
- Parcel ID: 421410060010, 421405182030
- Zoning: R-3 City of Ormond Beach
- FLU: Public Institutional
- Utilities: Water and Sewer

PRICE: \$3,300,000

OFFERS DUE AUGUST 20, 2026

PREMIER COASTAL REDEVELOPMENT OPPORTUNITY

A rare redevelopment opportunity in one of Volusia County's most desirable coastal communities. Located approximately 600 ft from the Atlantic Ocean, minutes from downtown Ormond Beach, AdventHealth, parks, schools, and Daytona Beach. Excellent visibility and accessibility via A1A, U.S. Highway 1, and I-95, with convenient access to Daytona Beach International Airport (~15 min). Site offers flexible development potential for luxury residential, townhomes/build-for-rent, mixed-use village, active adult/senior living, boutique hospitality, or institutional uses, subject to zoning and governmental approvals. Backed by strong residential growth and increasing investment activity throughout the Daytona Beach MSA, with a limited supply of well-located coastal redevelopment sites remaining. A rare chance for developers and investors to deliver a landmark project in an established, high-demand coastal market.



GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	43,976	579,622
Median HH Income	\$69,177	\$70,044
Median Home Value	\$354,800	\$313,000

Ormond Beach, US Census

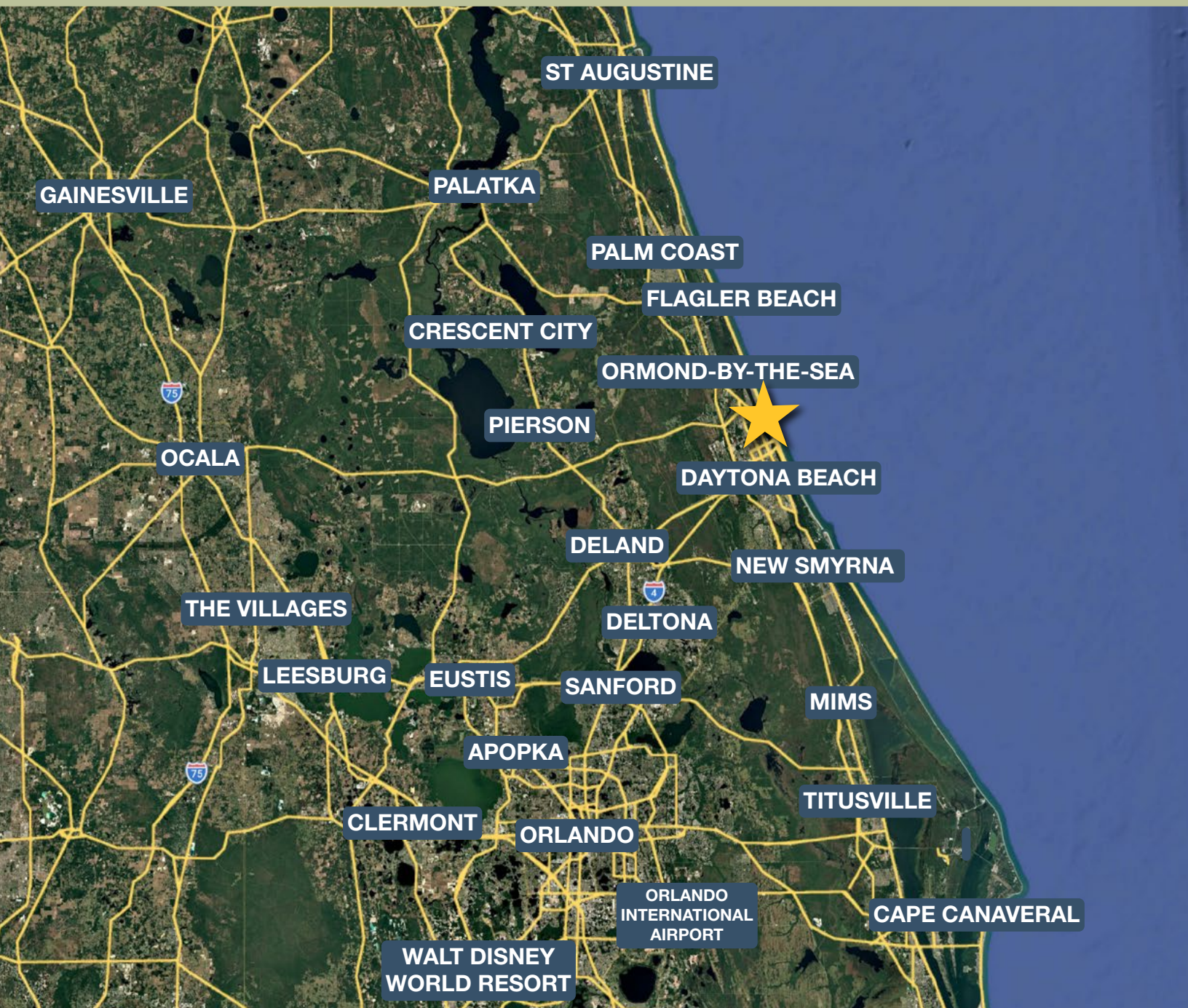
Volusia County, US Census



DAILY TRAFFIC COUNTS

- N Atlantic Ave: 14,600
- W. Granada Blvd: 18,500
- US 1: 22,500

REGIONAL MAP



DRIVE TIMES

- Daytona Beach: 15 min
- Daytona Beach International Airport: 25 min
- Palm Coast: 35 min
- DeLand: 40 min
- Deltona: 45 min
- Sanford: 55 min
- Palatka: 1 hr
- St. Augustine: 1 hr
- Orlando: 1 hr 5 min
- Orlando International Airport: 1 hr 20 min
- Cape Canaveral: 1 hr 20 min
- Walt Disney World Resort: 1 hr 25 min