

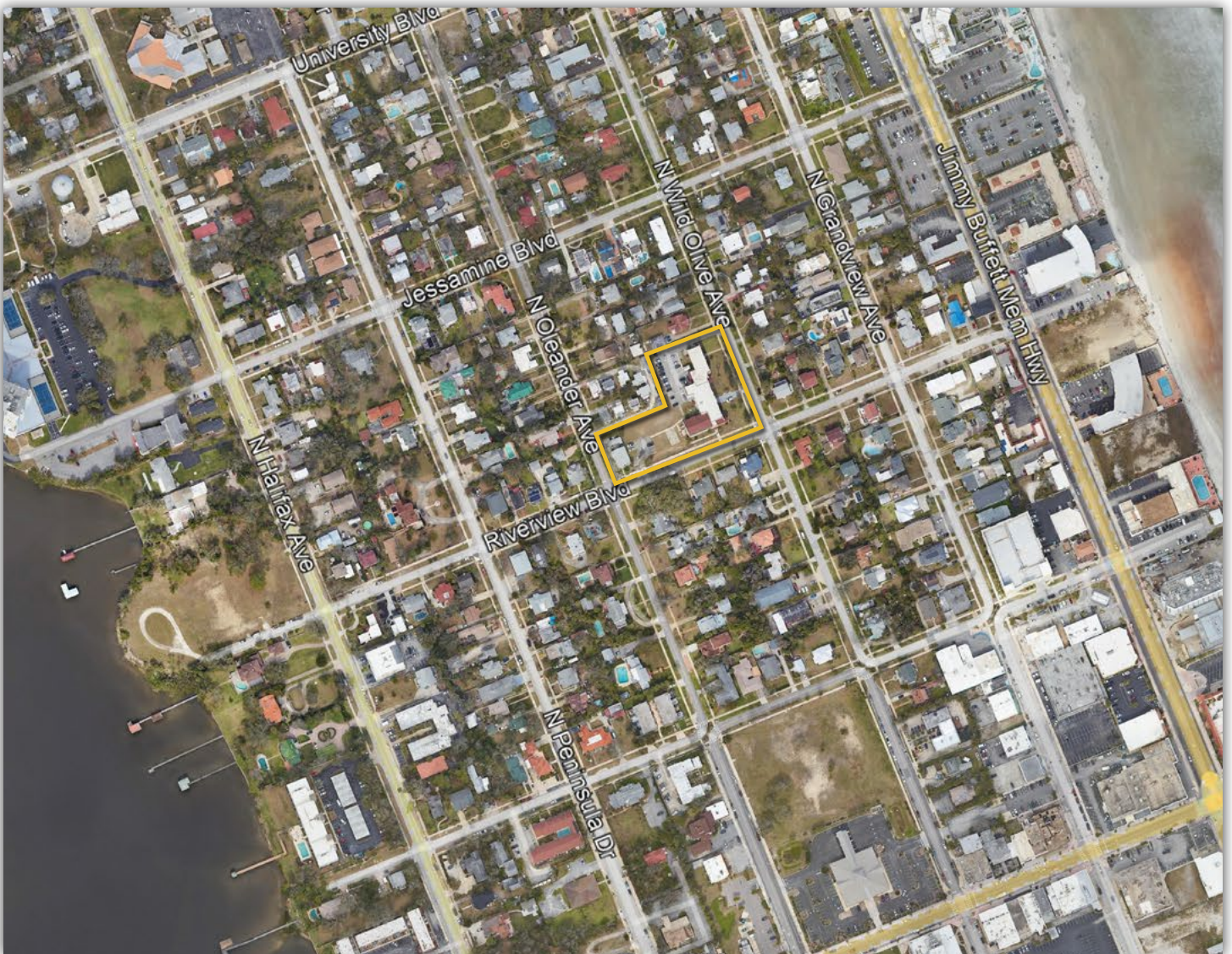


**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

BEACHSIDE DAYTONA OPPORTUNITY IMPROVED WITH EXISTING 20,000± SF BUILDING, OFFERING FLEXIBILITY ACROSS RANGE OF POTENTIAL USES

801 N Wild Olive Ave, Daytona Beach, 32118

PRICE: \$2,100,000



PROPERTY DETAILS

- Size: ±1.37 acres
- Parcel ID: 530501310050
- Zoning: SFR-5
- FLU: Level 1 Residential
- Utilities: Water and Sewer

PRICE: \$2,100,000

PROPERTY HIGHLIGHTS

Rare beachside opportunity in the heart of Daytona Beach’s historic Seabreeze neighborhood. This 1.37± acre site at 801 N Wild Olive Ave is improved with the former Riverview Learning Center school a 20,166 square foot multi story building and offers a developer or owner-user a scarce, sizable parcel just blocks from the Atlantic Ocean and the Halifax River, a combination rarely available on the peninsula.

Zoned SFR-5 (Single-Family Residential) with a Level 1 Residential Future Land Use designation, the site is entitled for single-family detached development, an assisted living facility, or other permitted residential and open-space uses, offering flexibility for infill housing, a boutique residential enclave, or a senior living community in one of Daytona Beach’s most walkable, established beachside neighborhoods. City water and sewer are available to the site.



PERMITTED USES:

- Single Family detached dwelling
- Assisted living facility
- Telecommunications facility
- Park or greenway
- Utility use, minor

ALLOWED WITH SPECIAL USE PERMIT:

- Adult day care center
- Child day care center
- College or university
- Vocational or trade school
- Nursing home facility
- Cemetery
- Place of worship
- Country club
- Event center
- Golf course
- Outdoor facility for field sports, swimming, or court games

GEOGRAPHICAL DETAILS

VOLUSIA COUNTY TOURISM

Total Visitor Economic Impact

\$3.3 BILLION

Visitor Spending

\$2.7 BILLION

Total Number of Visitors

4.0 MILLION

Data from 2025 Estimated Economic Impact of Tourism on Volusia County



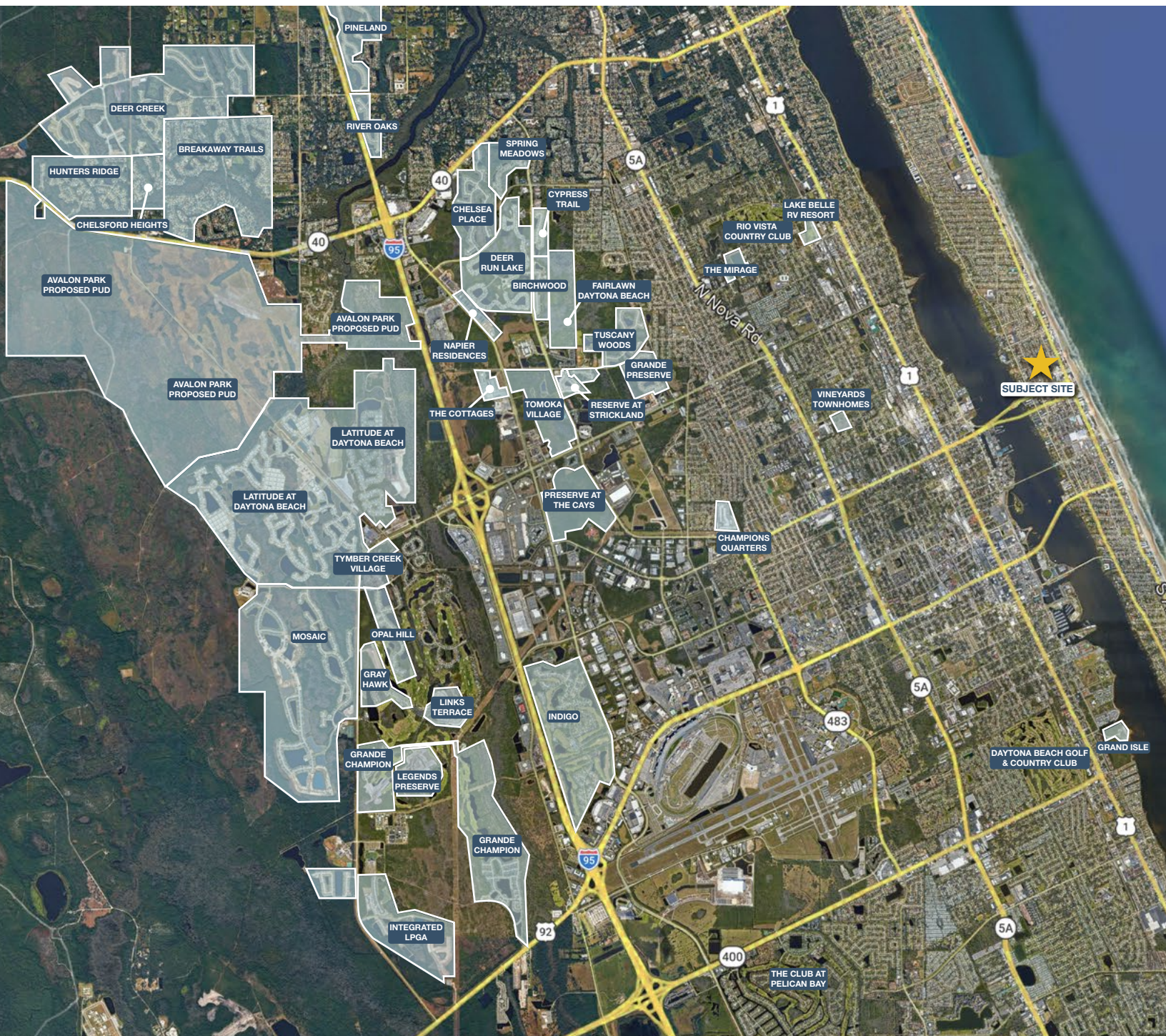
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

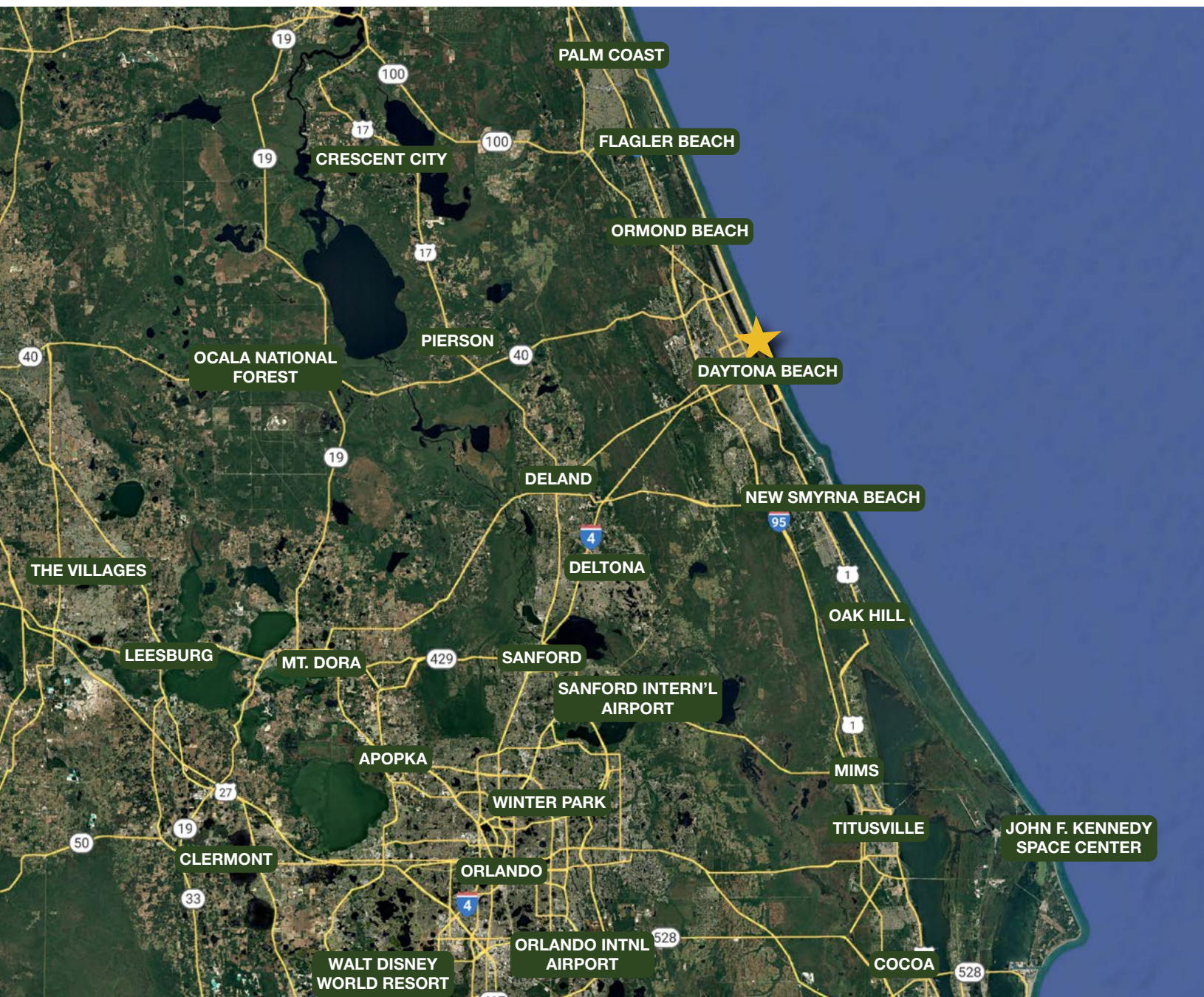
Total Population	88,471	606,573
Median HH Income	\$52,058	\$70,044
Median Home Value	\$287,700	\$313,000

Daytona Beach, US Census

Volusia County, US Census



REGIONAL MAP



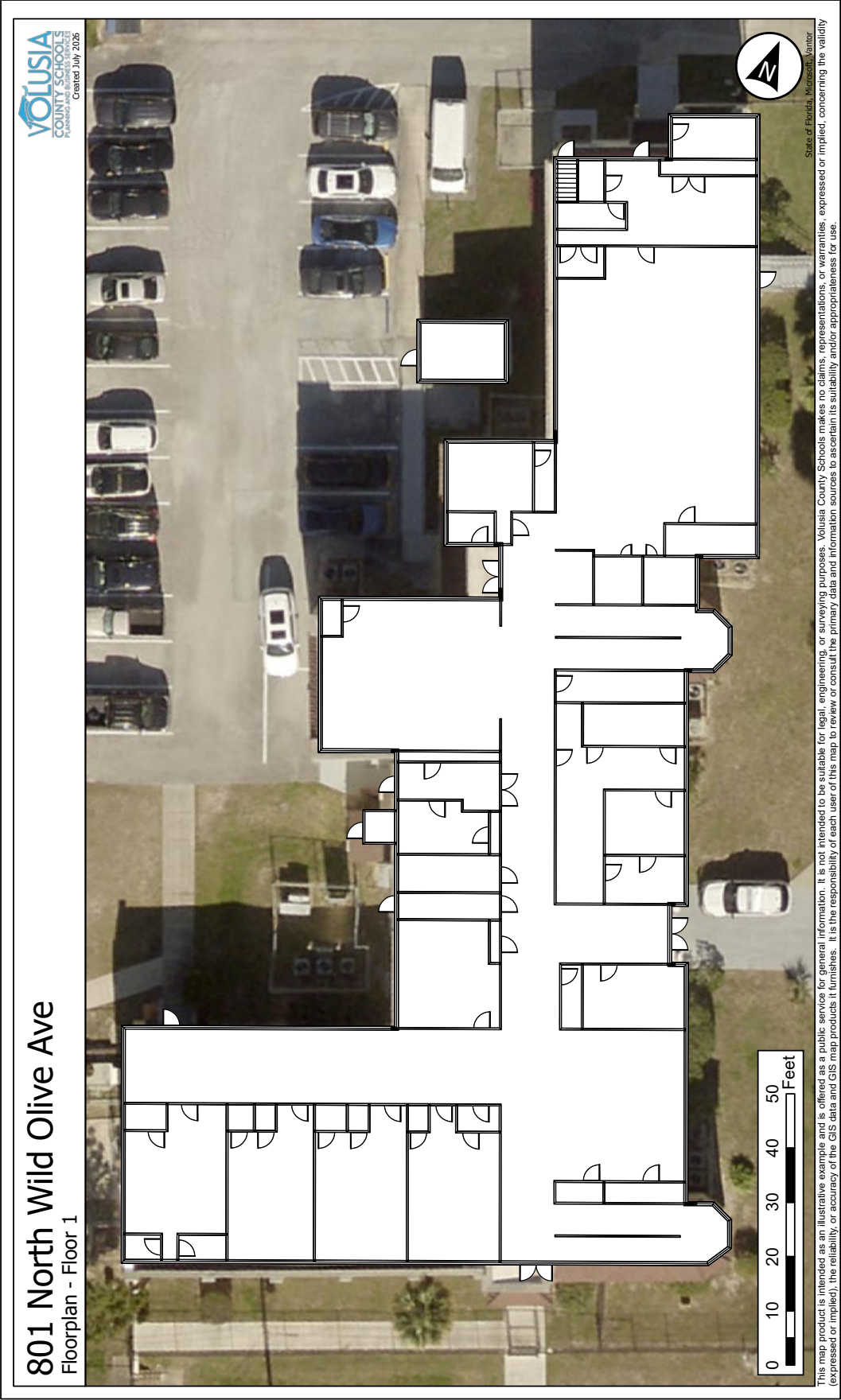
DRIVE TIMES

- Daytona Beach International Airport: 15 min
- Ormond Beach: 15 min
- New Smyrna Beach: 30 min
- Flagler Beach: 35 min
- DeLand: 40 min
- Oak Hill: 50 min
- Orlando: 1 hr
- Cocoa: 1 hr 10 min
- Walt Disney World: 1 hr 20 min
- The Villages: 1 hr 50 min

FLOOR PLAN - BASEMENT



FLOOR PLAN - FLOOR 1



FLOOR PLAN - FLOOR 2

