

196-Unit Development Site

4223 Ridgewood Ave, Edgewater, FL, 32141



- Shovel-ready development opportunity on 18.21 acres in Edgewater, FL; just 15-minutes from New Smyrna Beach!
- Fully approved, engineered, and engineered site plan for 196 dwelling units.
- Zoned MUPUD; city of Edgewater
- Planned amenities include a dog park, pool, BBQ and bar area, pickleball courts, and a butterfly garden.
- Proposed mixed-use development adjacent to the site which will include a 390-room hotel, boat stack house, on-water boat slips, and restaurants.
- 15,500 AADT on Ridgewood Ave (US-1)
- Numerous dining options, Publix, general retailers, services, banks, and more within 2 miles.
- Edgewater Elementary School (B), NSB Middle School (B+), NSB High School (B)

Demographic Summary

	1 Mile	3 Mile	5 Mile
Population			
2020 Census	2,005	11,489	26,454
2025 Census	2,529	13,623	31,761
2025-2030 Growth	2%	1.8%	1.9%
Households			
2025 Census	1,242	6,148	14,354
2030 Projection	1,367	6,716	15,730
2025-2030 Growth	2%	1.8%	1.9%
2025 Med Home Value	\$73,358	\$67,060	\$65,104
2025 Avg. HH Income	\$76,994	\$79,337	\$82,808

FOR SALE:\$7,500,000

Tommy Pinel, MAI

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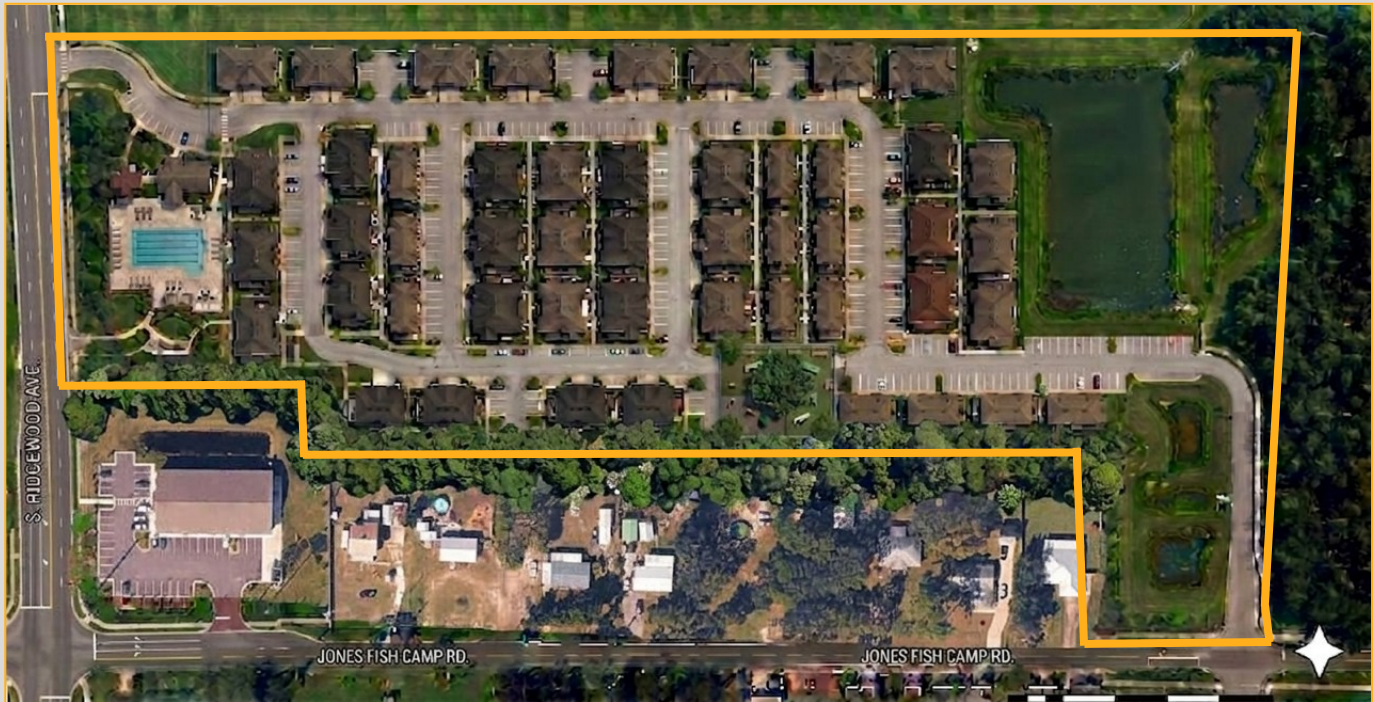


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Plans



FRONT ELEVATION

COASTAL STYLE 1/8" = 1'-0"



REAR ELEVATION

COASTAL STYLE 1/8" = 1'-0"



RIGHT ELEVATION

COASTAL STYLE 1/8" = 1'-0"

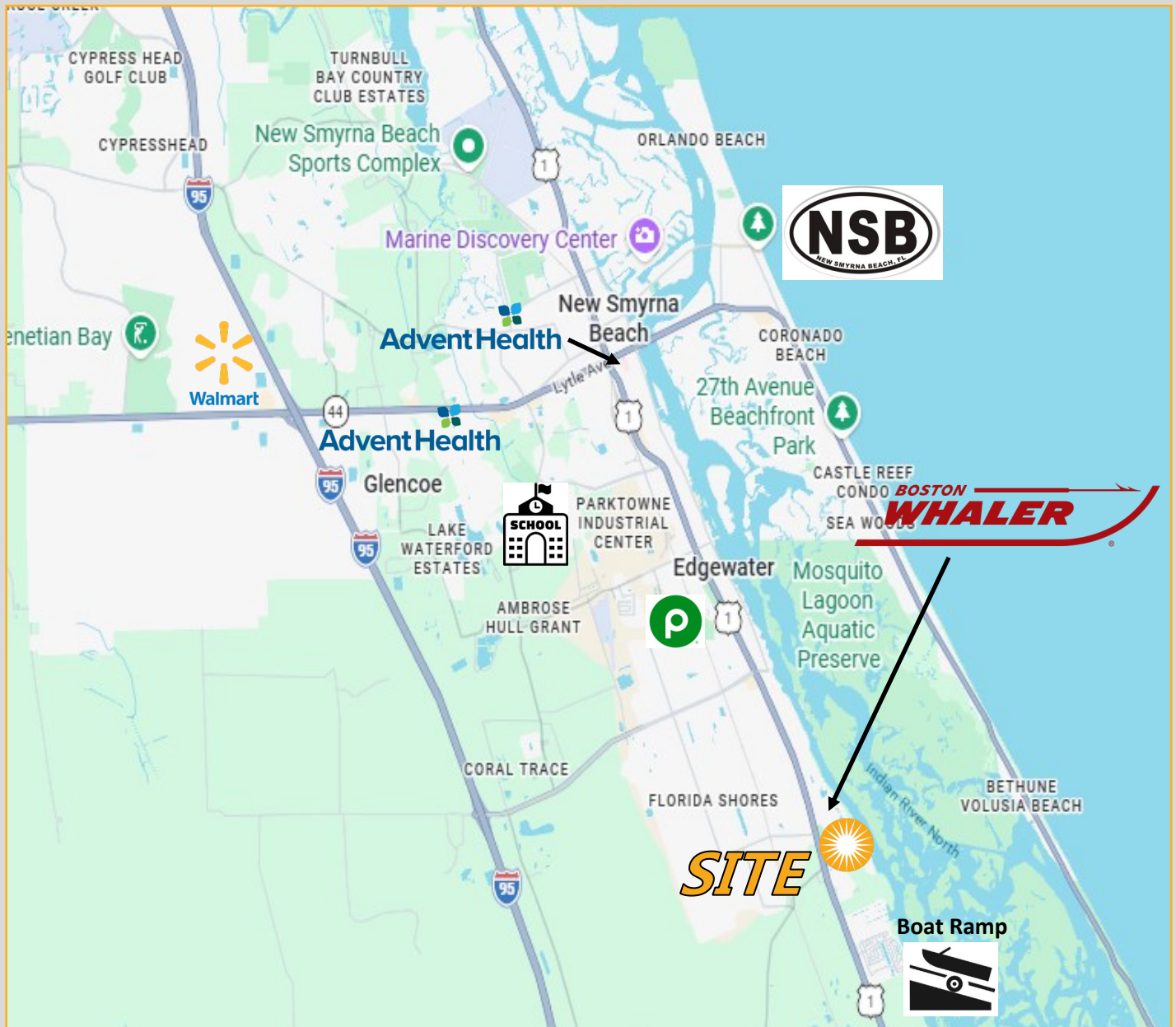


LEFT ELEVATION

COASTAL STYLE 1/8" = 1'-0"

About Edgewater

4223 Ridgewood Ave, Edgewater, FL, 32141



- * Edgewater, Florida is one of Central Florida's fast-growing communities, strategically positioned along the I-95 corridor and just minutes from New Smyrna Beach. With strong population growth, expanding residential development, and convenient access to major employment centers, Edgewater continues to attract both residents and businesses seeking opportunity in a rapidly evolving market. Its combination of small-town charm, waterfront access, and long-term growth potential makes it an increasingly desirable destination for investment and development.

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Coastal Living

Edgewater

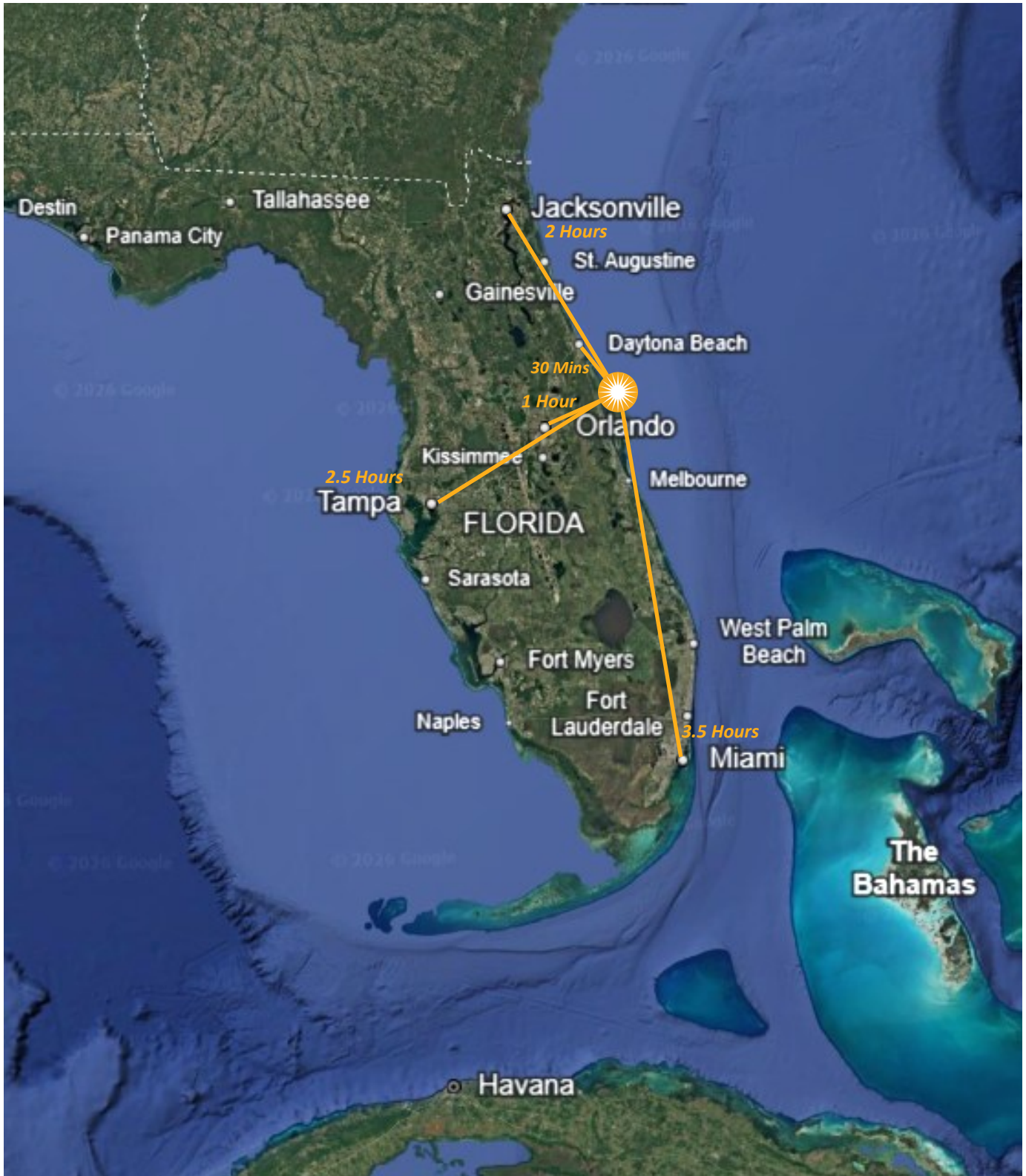
The City of Edgewater is a Central Florida east coast community situated along the Indian River Lagoon near the Atlantic Ocean. The area includes beautiful residential communities situated along a riverwalk with parks, boat ramps, and civic facilities along the Indian River Intracoastal Waterway. The area provides quality coastal living with all the necessary amenities of conveniences and shopping, along with a manufacturing employment base centered around boat manufacturing. Edgewater also benefits from its neighboring New Smyrna Beach on the Atlantic Ocean.



New Smyrna Beach

Neighboring New Smyrna Beach is a mere 10-minute drive from the subject property. NSB has been named a "10 Best Beach Town in Florida" by Dr. Beach and Travel & Leisure Magazine dubbed New Smyrna as one of the top 15 "World's Coolest Surf Towns." NSB boasts miles of white sand beaches, river frontage, a mainland main street along Canal Street and a beachside main street along Flagler Avenue. Offering all coastal activities, the area is popular for day trips, vacationers, and second homes with its proximity to the Orlando area.

Florida





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