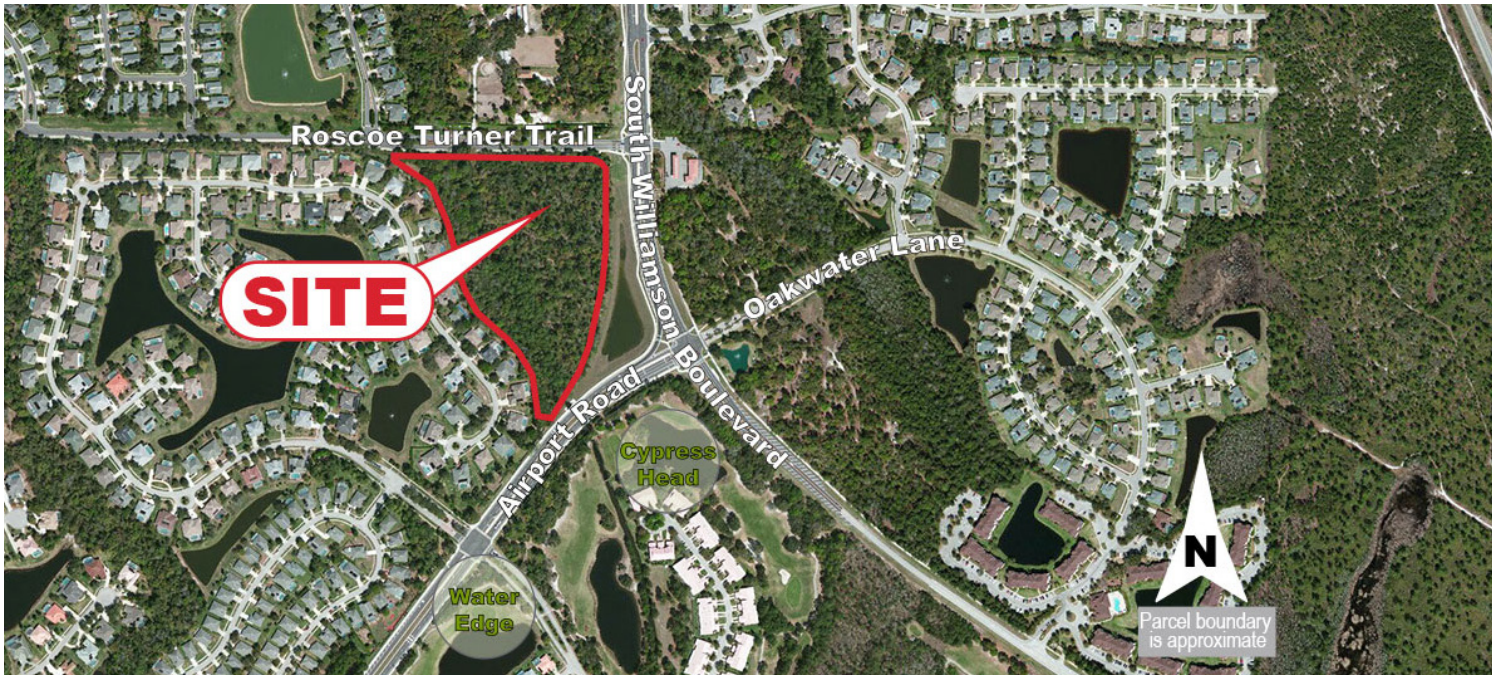


For Sale

12.65± Acres

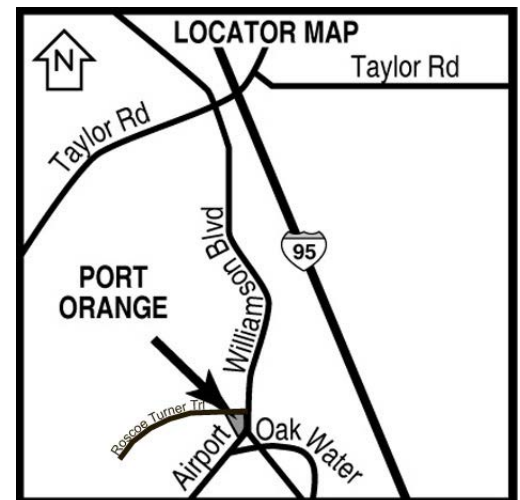


## SW Corner of Williamson Boulevard & Roscoe Turner Trail

Port Orange, Florida 32128

### Property Features

- Prime commercial development site available for sale (REO)
- 11+ acres of developable uplands
- Zoned CC (Community Commercial) in the City of Port Orange allowing uses including restaurants, financial institutions and office
- Nearly 1,000 feet of frontage along Williamson Boulevard with full access available
- All utilities are available to site
- At the entrance to major Port Orange subdivisions including Spruce Creek Fly-In, Waters Edge and Cypress Head
- Excellent demographics with income levels that are tremendously higher than the county average
- Volusia County Parcel ID: 31-16-33-00-00-0015



For Sale  
\$1,500,000

For more information:

**Chris Butera**

[cbutera@realvest.com](mailto:cbutera@realvest.com)

+1 386 453 4789

03.24.16

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembroke Drive, Suite 350

Orlando, Florida 32810

+1 407 875 9989

[nairealvest.com](http://nairealvest.com)

For Sale

12.65± Acres



Demographics

	1 Mile	3 Miles	5 Miles
Population	4,282	32,013	66,952
Total Employees	271	5,993	17,594
Median Age	51.7	50.2	50.3
Total Households	1,662	13,450	29,582
Median HH Inc	\$74,316	\$62,359	\$48,190
Avg HH Inc	\$88,694	\$79,077	\$63,786

Traffic Count

Williamson Boulevard 19,690 AADT

