

Clyde Morris Blvd



SALE

2.72 Commercial Acres For Sale

S CLYDE MORRIS

Daytona Beach, FL 32119

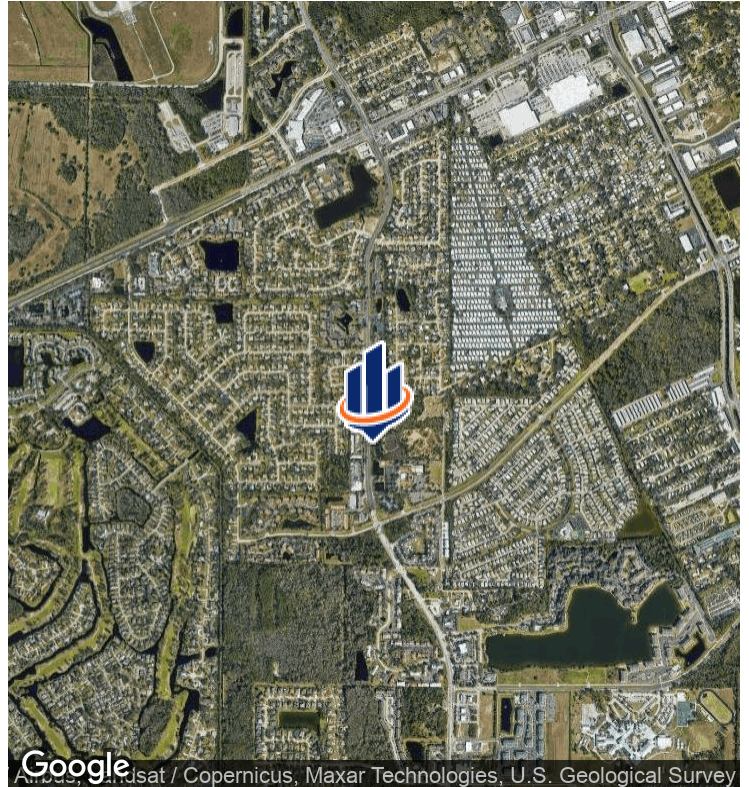
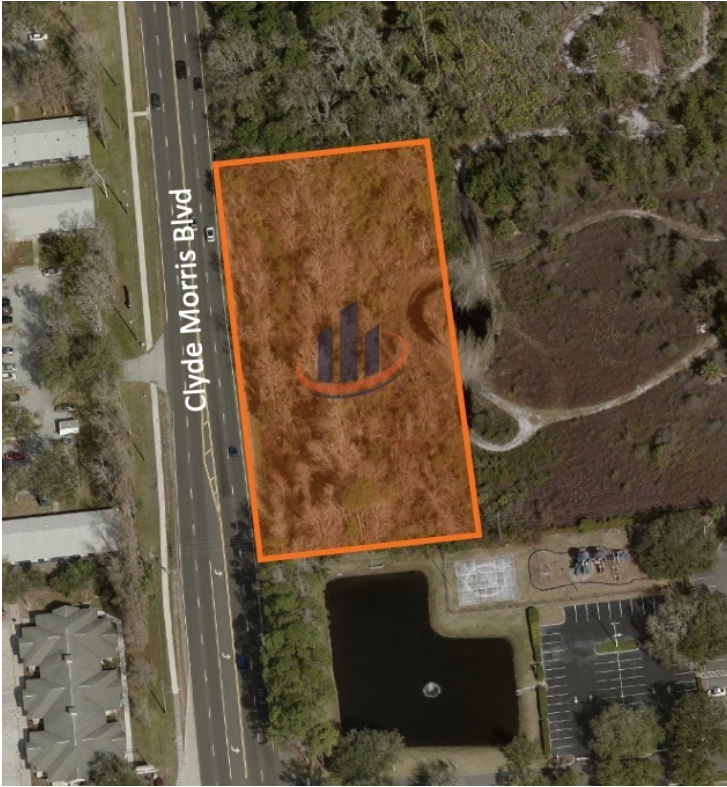
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,225,000
AVAILABLE SF:	
LOT SIZE:	2.72 Acres
PRICE / ACRE:	\$450,368
ZONING:	BPUD
TRAFFIC COUNT:	22,000

PROPERTY OVERVIEW

2.72 commercial acres for sale on high traffic Clyde Morris Blvd in Daytona Beach (Unincorporated Volusia County).

Excess frontage land adjacent to new, state of the art Public Storage facility.

Permitted uses allowed by right (current BPUD agreement) include:

Retail, restaurant, office, medical/dental, church and pet grooming/boarding (indoor only).

Maximum building size is 15,000 square feet.

Property has on-site retention pond and preliminary design in place with survey.

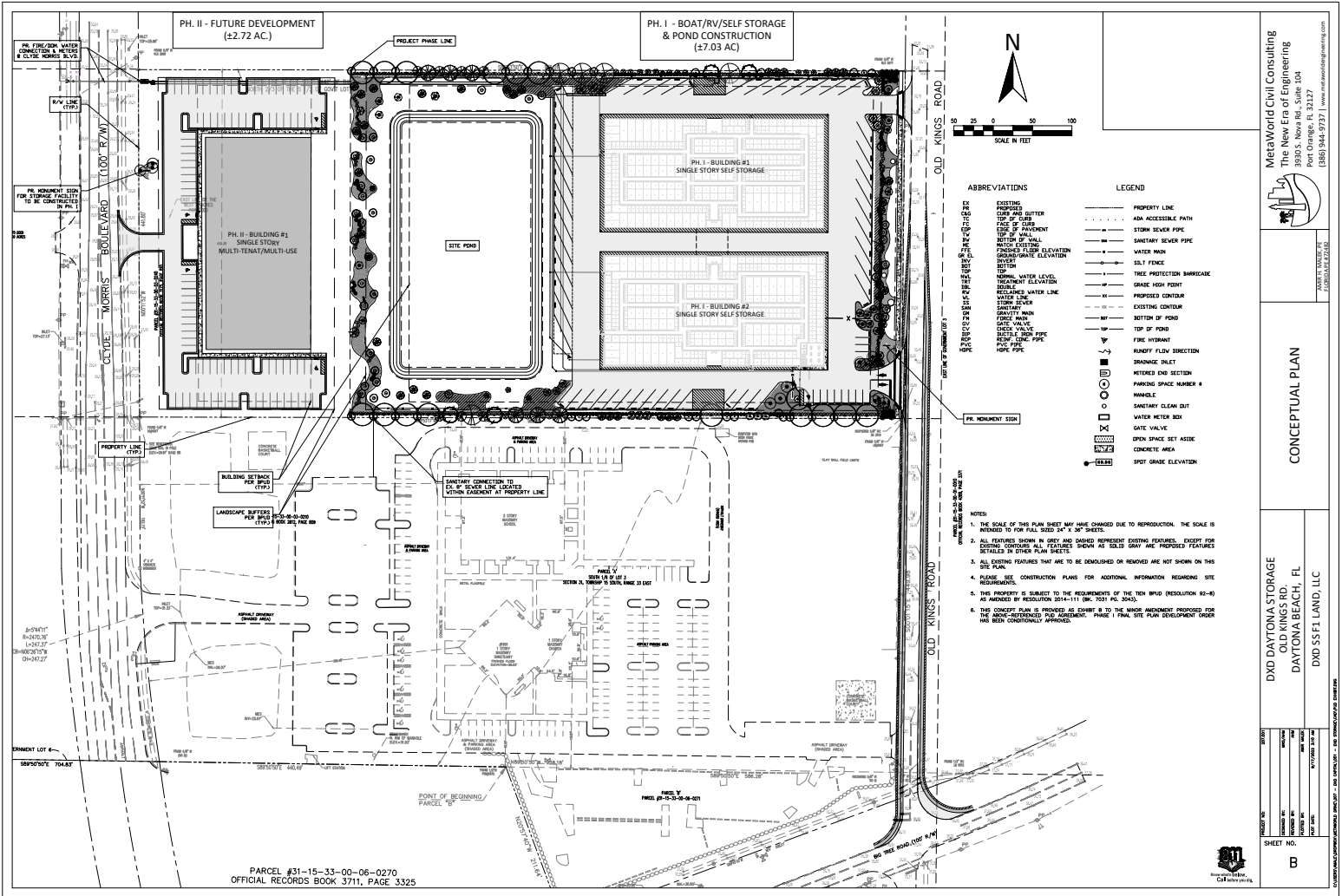
PROPERTY HIGHLIGHTS

- Located just minutes from Daytona International Speedway (Home of NASCAR), a 3M square foot Amazon Fulfillment Center and the "World's Most Famous Beach."
- Easy access to I-95 & I-4.

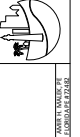
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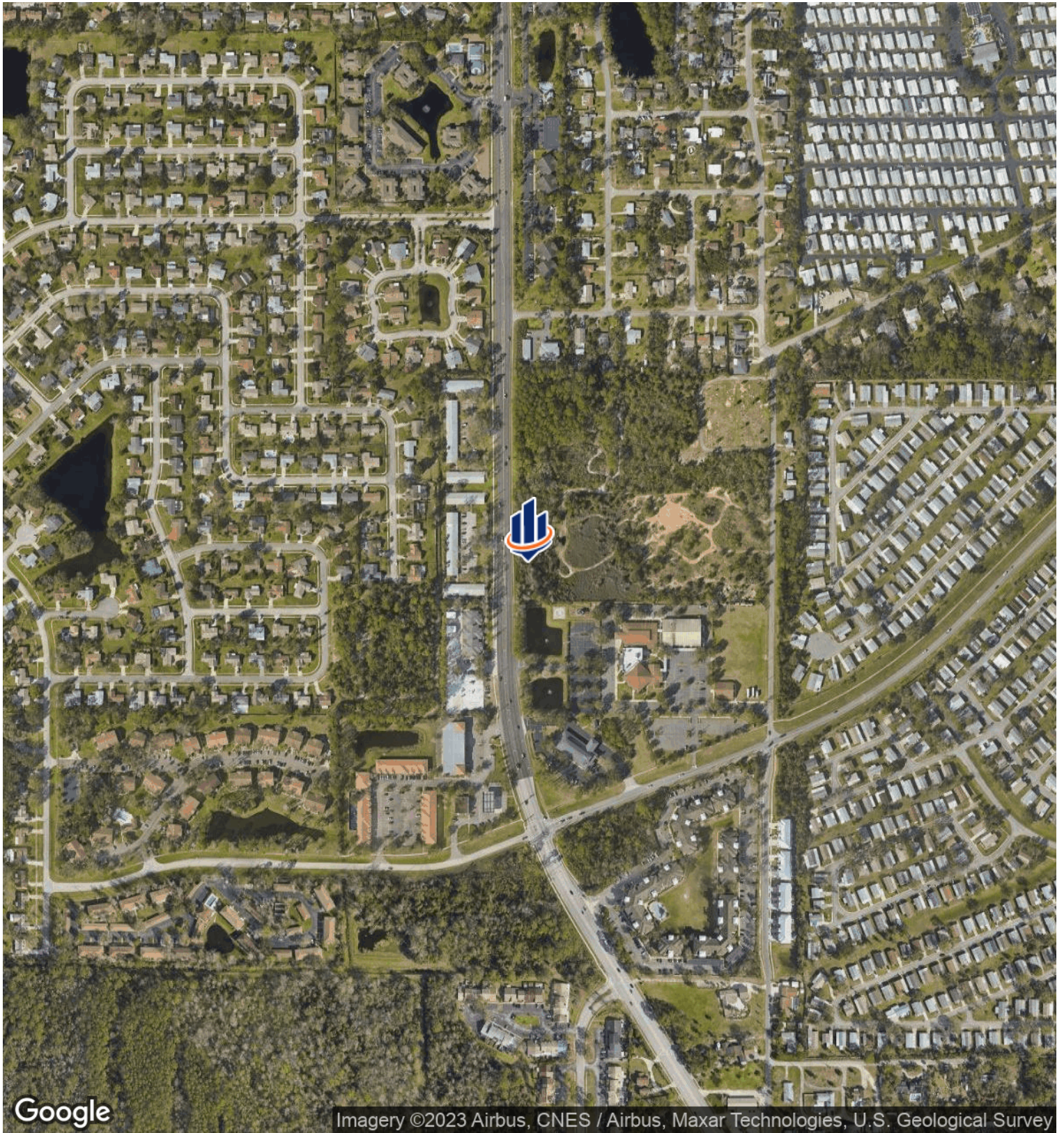
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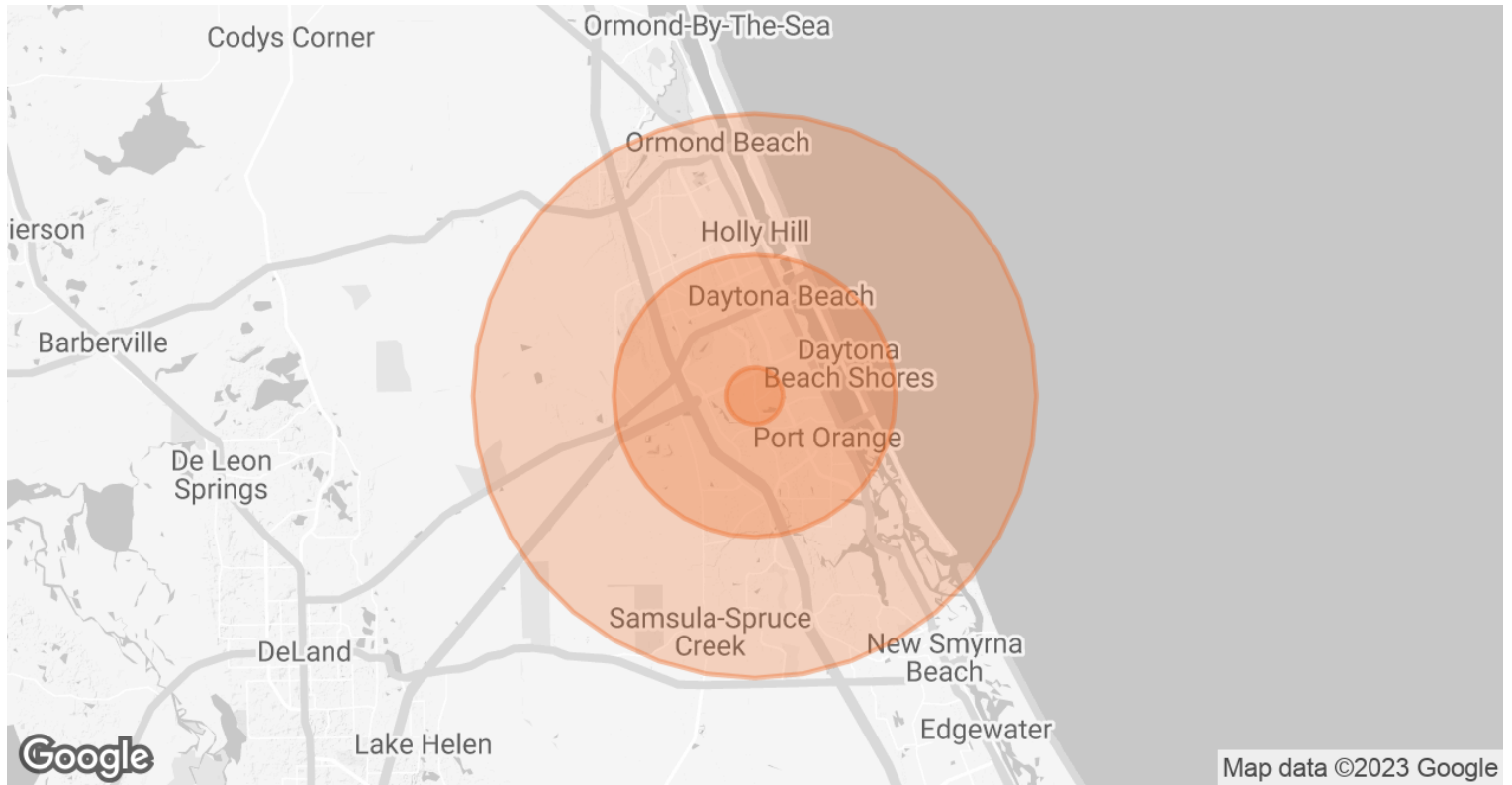


LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,130	128,815	230,745
AVERAGE AGE	48.6	43.7	46.6
AVERAGE AGE (MALE)	43.1	42.4	45.5
AVERAGE AGE (FEMALE)	51.9	45.0	47.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,596	67,754	120,258
# OF PERSONS PER HH	1.8	1.9	1.9
AVERAGE HH INCOME	\$43,959	\$46,067	\$54,332
AVERAGE HOUSE VALUE	\$112,052	\$159,825	\$191,277

** Demographic data derived from 2020 ACS - US Census*

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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

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PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his thirteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and self-storage). He also has extensive experience in the brokerage of manufactured housing communities. Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

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