

Commercial/Mixed-Use Parcel, Port Orange, FL

S. Nova Rd. at the Madeline Ave. intersection. • Port Orange, FL 32129



Property Overview

Lot Size:	16.35+/- Acres
Zoning:	"PCD, Planned Commercial Development"
Tax Parcel ID #:	6337-01-09-0020 (Volusia County)
Location:	On signalized intersection of collector roadway (26,000 AADT)
Cross Streets:	Madeline Ave
Demographics:	146,415+/- within 15-minute drive time & \$36,109 median HH income.

Investment Overview

Property History:	Wal-Mart in 2008 began planning for a 128,000 square foot supercenter on the parcel. Wal-Mart stores were developed on the Dunlawton Ave. and Beville Rd. corridors, and a Wal-Mart Neighborhood Center is proposed 1 mile west of this property. The available site has been categorized as excess land and is now available for purchase.
Development Opportunities:	Port Orange planning staff indicate at least three paths to development entitlements including development under the current PCD zoning, seek rezoning to CC - Community Commercial, or to seek a large-scale FLU amendment and rezone the site to MXC - Mixed-Use Center. The options would generally permit commercial or commercial/residential (MF) mixed-use development.
Deed Restrictions:	The seller (Wal-Mart Stores East, LP) intends to restrict future uses on the site. Uses not permitted will likely include grocery stores, drug stores, wholesale membership/warehouse clubs, discount stores in excess of 8,000 SF and gasoline sales.
Sale Price:	\$2,400,000 (\$146,789/Ac. & \$3.37/SF)
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