



# Mixed-Use Development

## Tymber Creek Village

46.10± Net Acres

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## Property Features | 46.10± Developable Acres

- Anchor, junior anchor and small shop space available
- Outparcels available for sale, ground lease or built-to-suit
- Situated across from Latitude Landings Publix anchored center and entrance to Latitude Margaritaville Community - the 25th top selling master planned community in the country - with 3,400 homes under construction and 1,200 sold to date
- Avalon Park Daytona adjacent to Latitude Margaritaville will comprise of 10,000 dwellings, 730,000 SF of retail space and 270,000 SF of office. The master planned community is 3,015 acres total and has proposed a 10-phase build out
- New 750,000 SF Tanger Outlet Mall and Tomoka Town Center are in close proximity
- Multiple access points including two signalized intersections
- Parcels 5 - 11 will be delivered rough graded, utilities to property line, interior access roads plus ingress/egress points in place
- New employers have added 3,500 jobs to the market
- FDOT planning new I-95/LPGA interchange that would expand road from four lanes to six
- Delivery 3rd quarter 2021
- B. Braun, Trader Joe's, and Amazon are just a few of the new distribution centers in Daytona
- Offers excellent access to I-95 north/south and I-4 east/west
- Traffic counts: I-95 85,500± AADT LPGA Blvd. 18,700± E of I-95

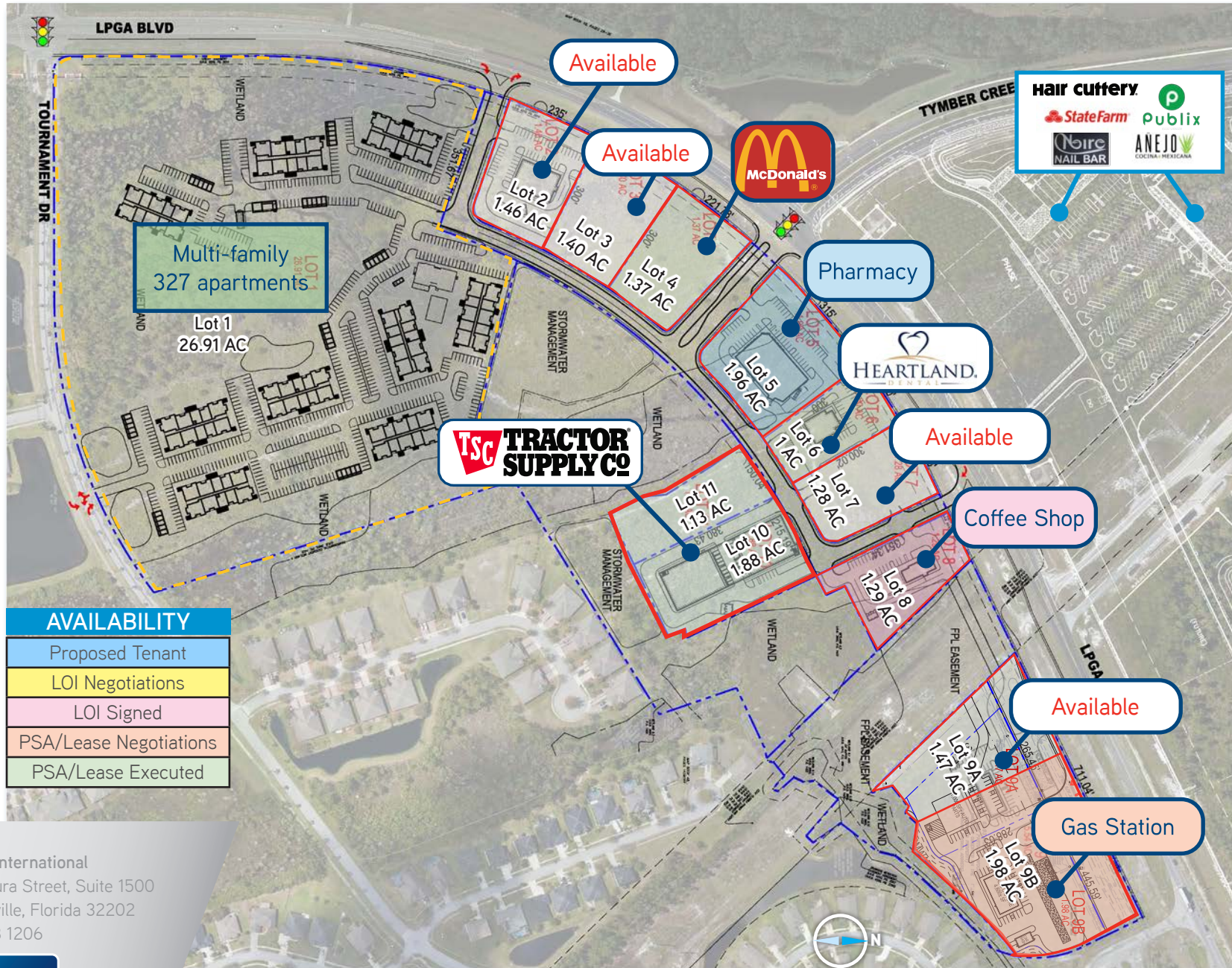
### SITE LOCATION



## Demographic Summary



Radius / Drive Time LPGA & I-95	Daytime Population (2020)	Population (2020)	Average Household Income (2020)	Median Age (2020)
3 Mile	17,933	16,114	\$82,364	42.9
5 Mile	81,404	73,655	\$63,508	42.9
10 Mile	231,855	227,743	\$67,706	48.1
15 Minute	149,547	138,846	\$64,005	45.7
20 Minute	242,993	243,122	\$70,101	48.7



AVAILABILITY
Proposed Tenant
LOI Negotiations
LOI Signed
PSA/Lease Negotiations
PSA/Lease Executed

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# Site Plan



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AREA RESIDENTIAL DEVELOPMENT



## Daytona Beach Housing Units

### SINGLE FAMILY UNITS

3,400	Latitude Margaritaville
1,000	Mosaic
1,200	LPGA International
2,500	Tract F
3,500	Tract A
1,100	Hunter's Ridge
1,000	Breakaway Trails
<b>13,700</b>	<b>TOTAL</b>

### MULTI-FAMILY UNITS

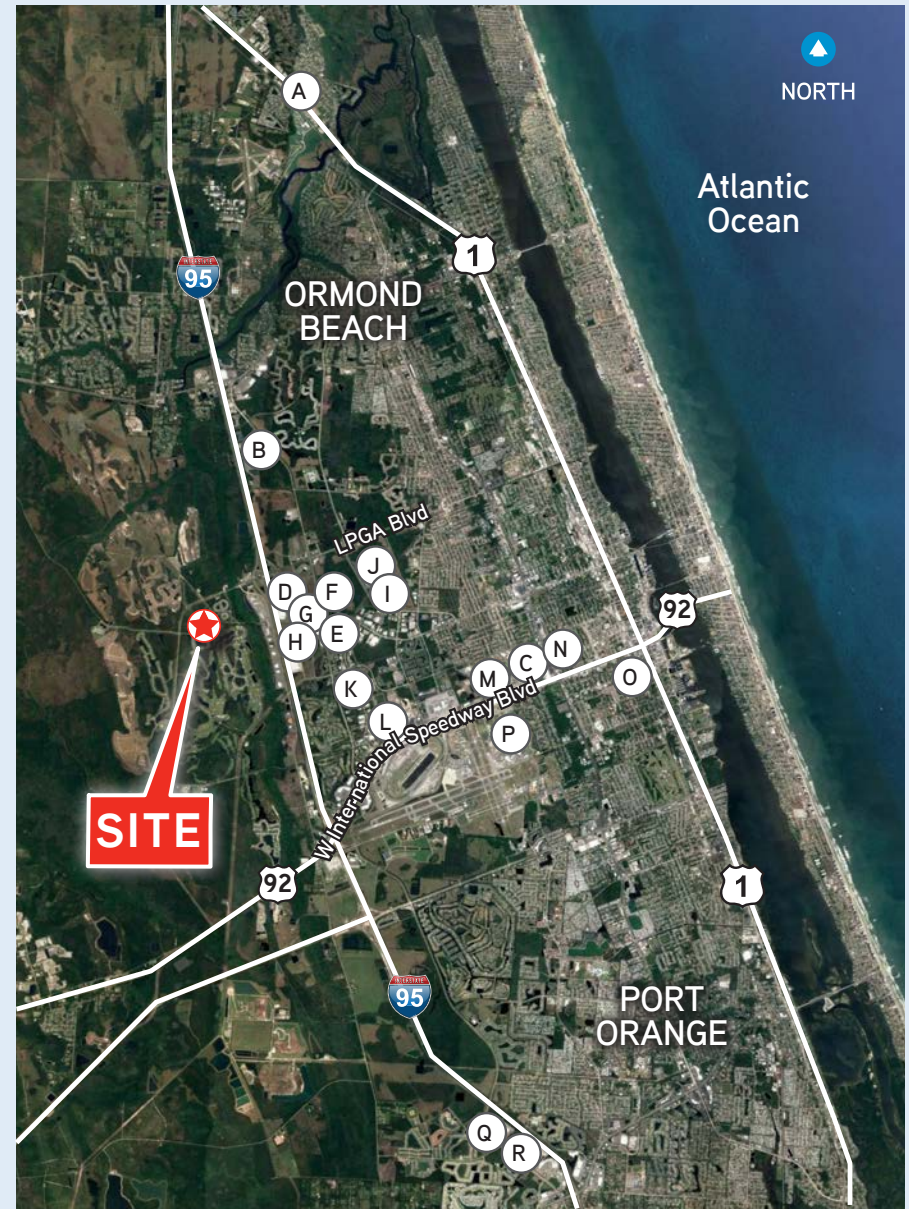
1	260	San Marco Apartments
2	272	Crowne Apartments
3	380	Frameworks Apartments
4	700	TBD
5	288	Integra Shores Apartments
6	170	TBD
7	406	Edison Apartments
8	264	Sands Parc Apartments
9	300	TBD
10	300	Emerson Apartments
11	300	500 East Apartments
12	280	Ellison Apartments
13	550	Tomoka Pointe Apartments
14	290	TBD
	<b>4,760</b>	<b>TOTAL</b>

## Avalon Park Daytona

3,015 ACRES  
 Master Planned Community  
 Timing: Under Construction  
 Phase I Delivery: Q4 2021

**AREA EMPLOYER OVERVIEW**

INDUSTRY	EMPLOYER	EMPLOYEES
A. (MFG)	Energizer (NYSE: ENR)	250
B. (HC)	Florida Hospital	3,250
C. (UNIV)	Daytona State College	980
D. (RET)	Tanger Outlets (NYSE: SKT)	900
E. (O&G)	Teledyne (NYSE:TDY)	525
F. (DIST)	Daytona Beverages	140
G. (MFG)	Costa	230
H. (DIST)	Trader Joe's	500
I. (MFG)	AO Precision	135
J. (MFG)	B. Braun/Gambro	135
K. (HM)	TopBuild (NYSE: BLD)	250
L. (SPRT)	International Speedway Corp. (NYSE: ISCA)	1,000
M. (HC)	Halifax Health	4,700
N. (UNIV)	Bethune Cookman University	650
O. (INS)	Brown & Brown (NYSE:BRO)	600+
P. (UNIV)	Embry Riddle Aeronautical University	1,070
Q. (MFG)	Raydon	250
R. (DIST)	U.S. Foods	550



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