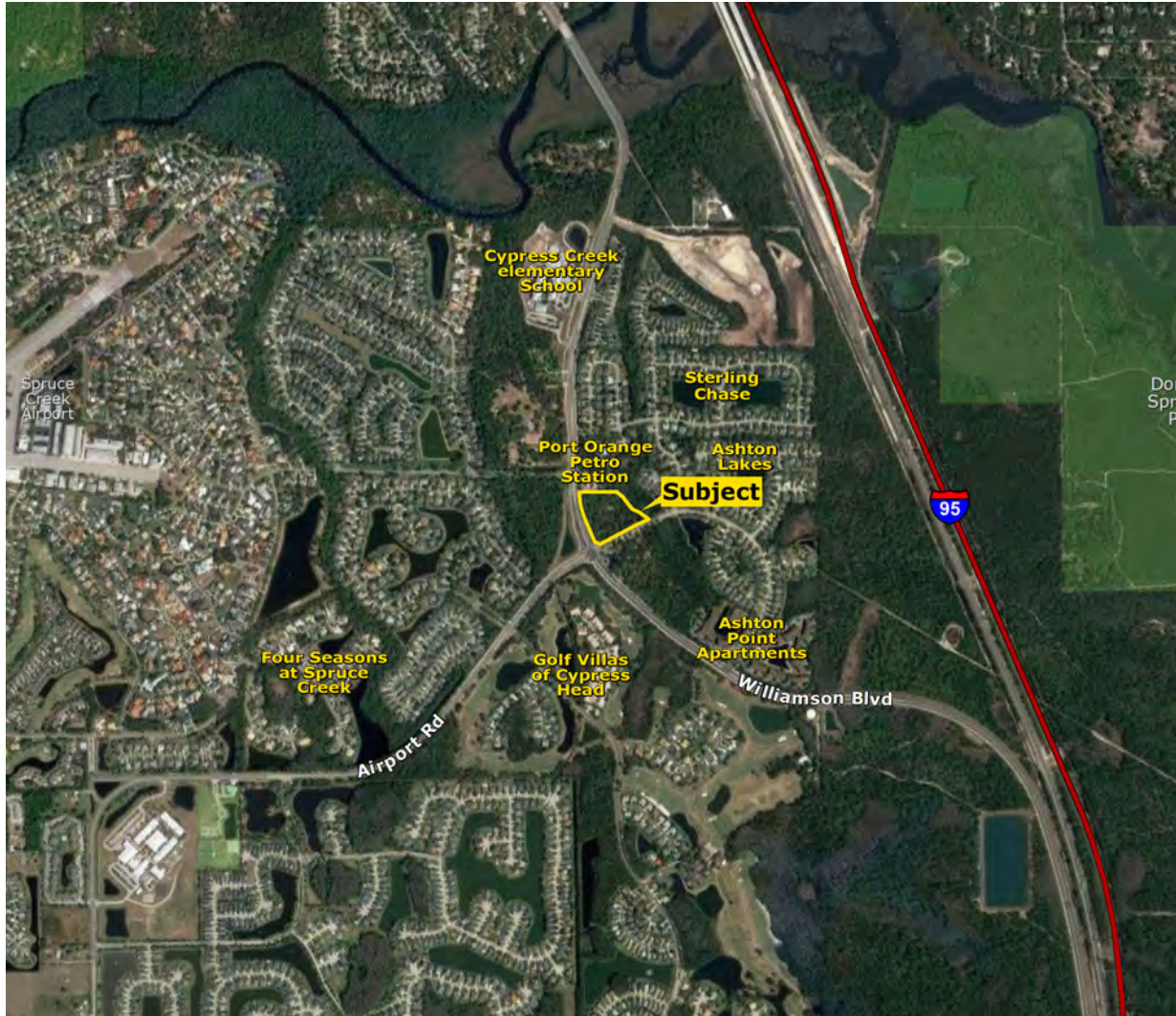


PORT ORANGE COMMERCIAL

EXCLUSIVE LISTING | ±5.9 GROSS ACRES OF COMMERCIAL LAND | PORT ORANGE, VOLUSIA COUNTY, FL



LOCATION The property is located on the east side of Williamson Boulevard at the signalized intersection of Airport Road and Oakwater Lane in Port Orange, FL. The I-95 interchange with CR 421 (Taylor Rd) is approximately 2 miles north of the property.

PROPERTY DESCRIPTION ±5.9 gross acres comprising of the Oakwater Plaza Planned Commercial Development

The property is:

- Less than one mile north of the Cypress Head Golf Course
- 2 miles south of the I-95 interchange with CR 421 (Taylor Rd)

MUNICIPALITY Port Orange, Florida

ZONING Oakwater Plaza Planned Commercial Development (PCD)

FUTURE LAND USE Commercial

ROAD FRONTAGE

±570 feet on the east side of Williamson Boulevard
±600 feet on the north side of Oakwater Lane

ASKING PRICE \$1,800,000

Mike Ripley | mripley@landadvisors.com Steve Flanagan | sflanagan@landadvisors.com

Debra Dremann Ushkowitz | ddremann@landadvisors.com

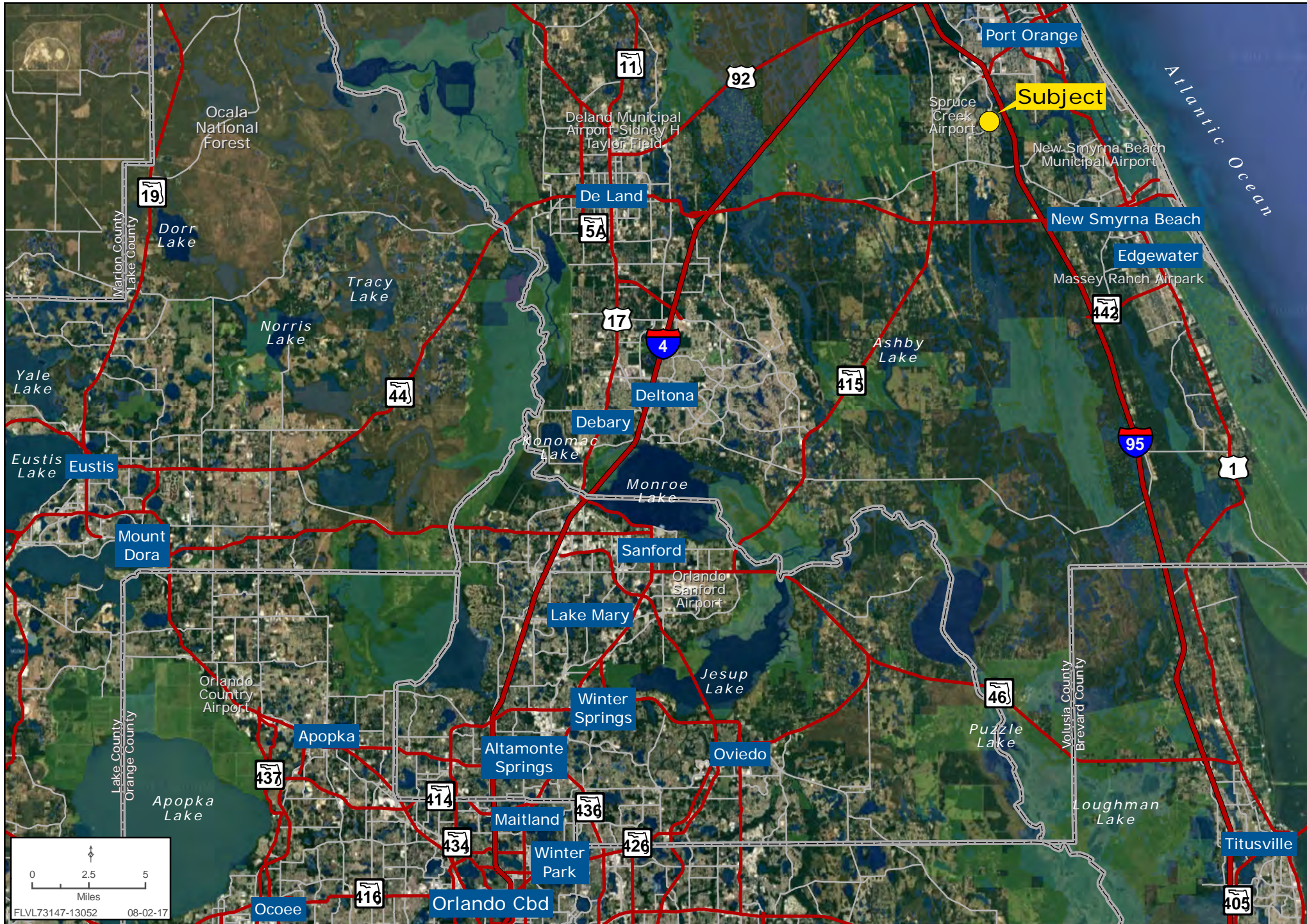
399 Carolina Avenue, Suite 200, Winter Park, FL 32789 ph. 407.425.5988 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. FLVL73147-8.17.17



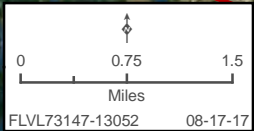
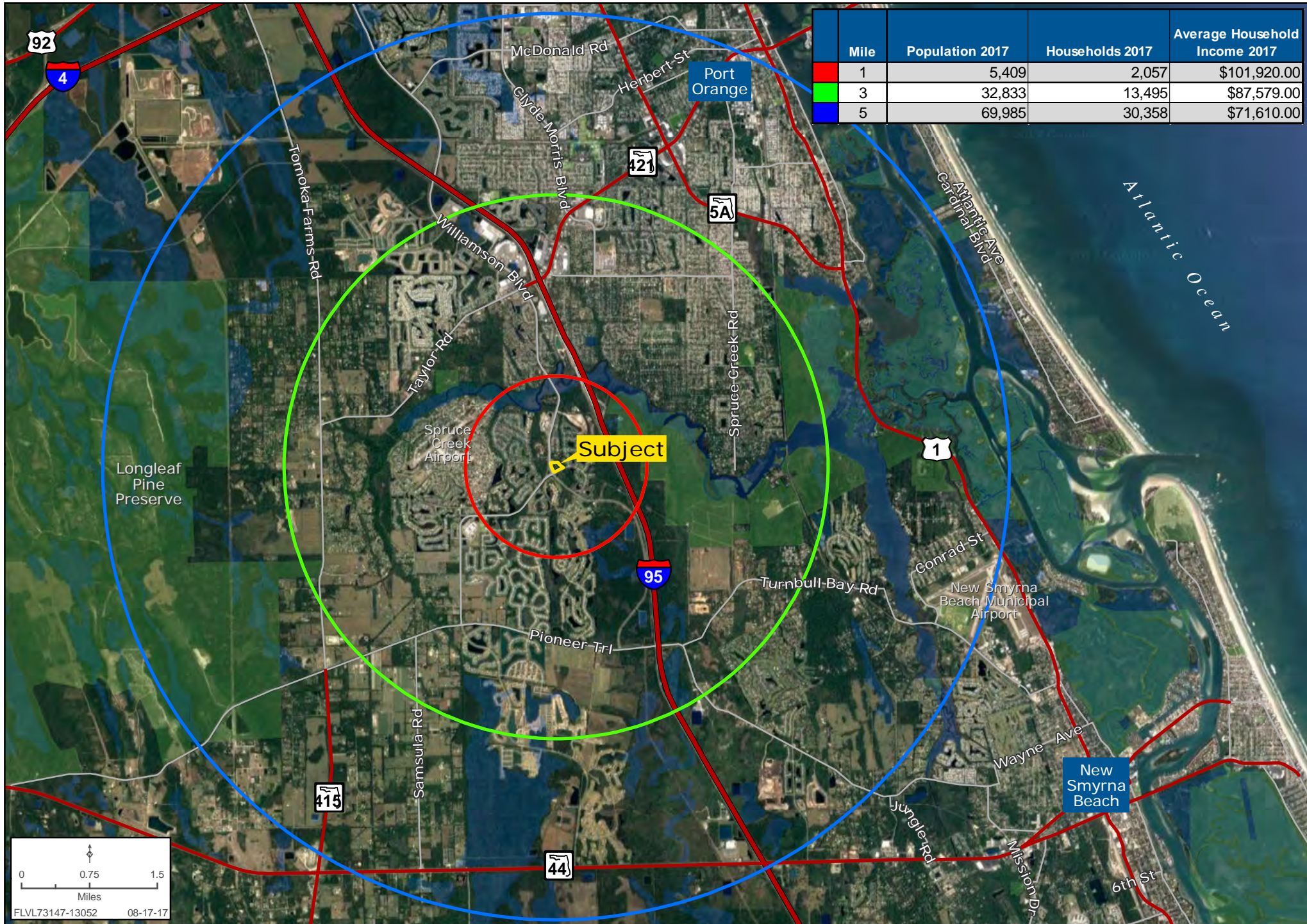
PORT ORANGE LAND METRO MAP

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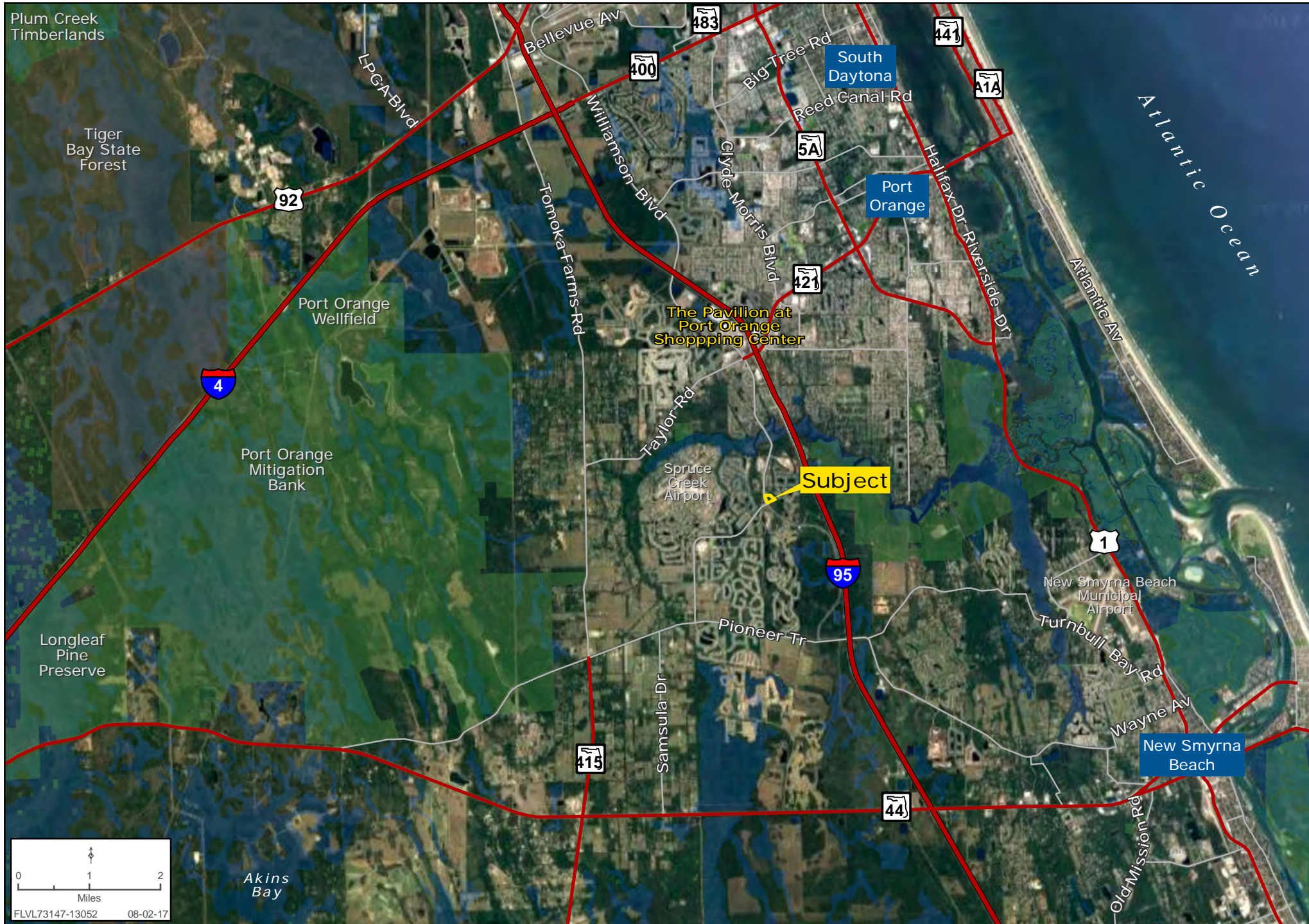
PORT ORANGE LAND RESIDENTIAL DENSITY MAP

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PORT ORANGE LAND REGIONAL MAP

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PORT ORANGE LAND SURROUNDING RETAIL MAP

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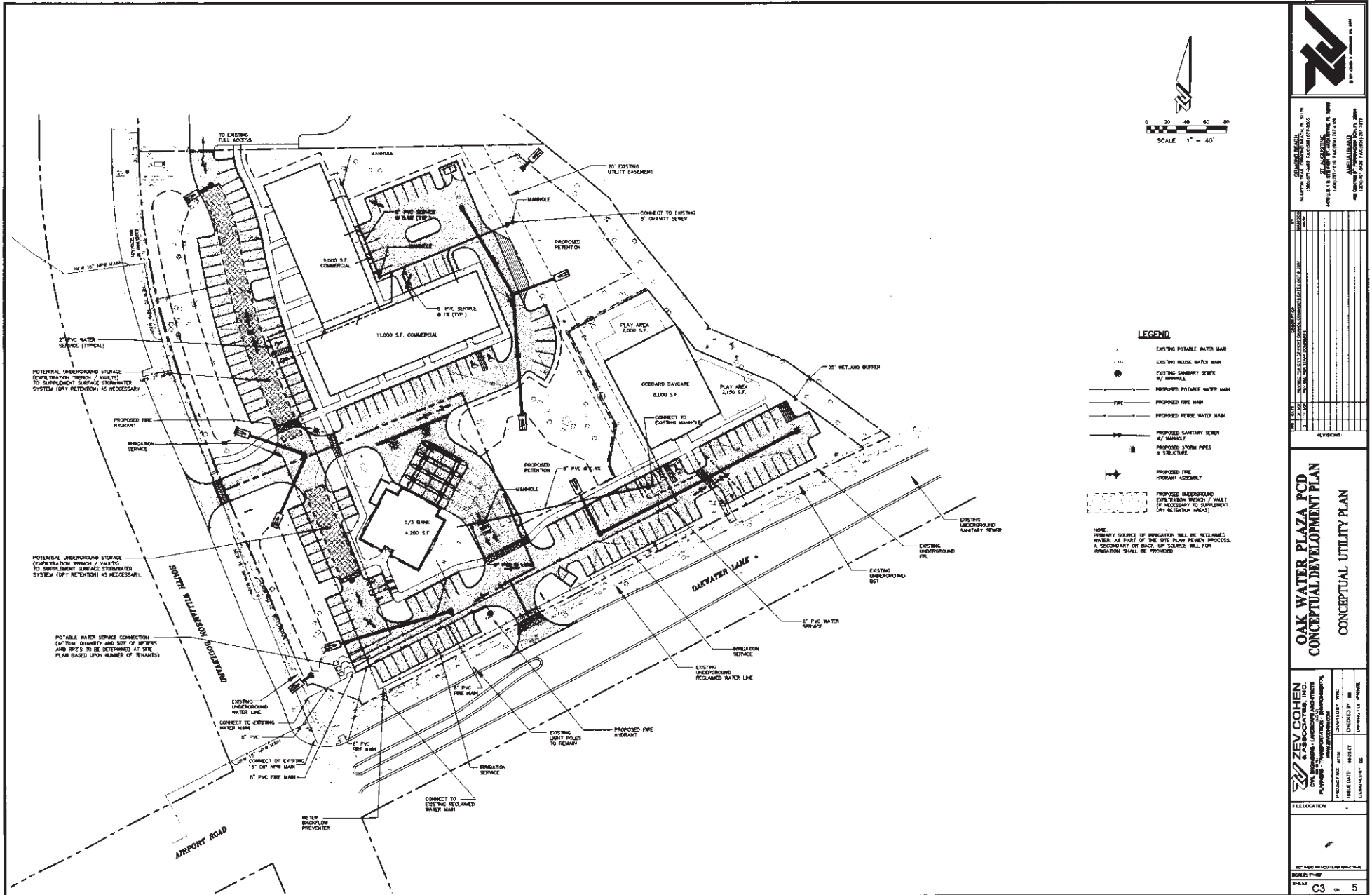


PORT ORANGE LAND PROPERTY DETAIL MAP

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CONCEPTUAL SITE PLAN



NO. OF SHEETS	1
SHEET NO.	1
DATE	10/11/2017
PROJECT	OAK WATER PLAZA FGD
CLIENT	FLORIDA POWER & LIGHT COMPANY
DESIGNER	ZEV COHEN ENGINEERS
SCALE	AS SHOWN
PROJECT LOCATION	10000 AIRPORT ROAD, SUITE 100, TAMPA, FL 33634
PROJECT NO.	17-001
DATE OF ISSUE	10/11/2017
ISSUED FOR	CONCEPTUAL DEVELOPMENT PLAN
DESIGNED BY	EV
CHECKED BY	EV
DATE OF CHECK	10/11/2017
PROJECT MANAGER	EV
PROJECT ENGINEER	EV
PROJECT ARCHITECT	EV
PROJECT SURVEYOR	EV
PROJECT GEOFYSICIST	EV
PROJECT ENVIRONMENTAL	EV
PROJECT ELECTRICAL	EV
PROJECT MECHANICAL	EV
PROJECT PLUMBING	EV
PROJECT STRUCTURAL	EV
PROJECT TRANSPORTATION	EV
PROJECT UTILITY	EV

OAK WATER PLAZA FGD CONCEPTUAL DEVELOPMENT PLAN CONCEPTUAL UTILITY PLAN

PROJECT NO.	17-001
PROJECT NAME	OAK WATER PLAZA FGD
PROJECT LOCATION	10000 AIRPORT ROAD, SUITE 100, TAMPA, FL 33634
PROJECT MANAGER	EV
PROJECT ENGINEER	EV
PROJECT ARCHITECT	EV
PROJECT SURVEYOR	EV
PROJECT GEOFYSICIST	EV
PROJECT ENVIRONMENTAL	EV
PROJECT ELECTRICAL	EV
PROJECT MECHANICAL	EV
PROJECT PLUMBING	EV
PROJECT STRUCTURAL	EV
PROJECT TRANSPORTATION	EV
PROJECT UTILITY	EV