OFFERING MEMORANDUM

Riverwood Park

±33-ACRE INTRACOASTAL WATERFRONT DEVELOPMENT OPPORTUNITY

Oak Hill, FL 32759

PRESENTED BY:

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HANNA MILLETTE

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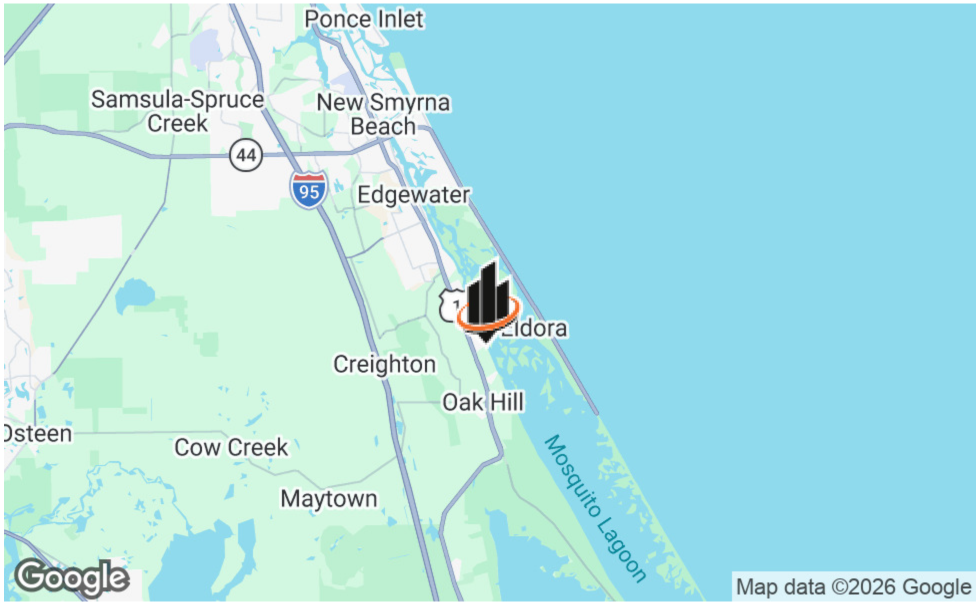
SECTION 1

Executive Summary



OFFERING SUMMARY

ASKING PRICE:	$6,175,000
TOTAL ASSEMBLAGE:	±33.68 Acres
WATERFRONT FRONTAGE:	±1,100 Linear Feet of Intracoastal Waterfront Frontage
CURRENT ZONING:	B-7W / R-3W / MH-6W
FUTURE LAND USE:	COM / ULI
AUTHORIZED BOAT SLIPS:	49
EXISTING USE:	Grandfathered RV/Campground

A RARE LARGE-ACREAGE INTRACOASTAL WATERFRONT DEVELOPMENT OPPORTUNITY

Riverwood Park presents a rare opportunity to acquire approximately 33.68 acres of assembled waterfront land along the Intracoastal Waterway in Oak Hill, Florida, strategically positioned between New Smyrna Beach and Titusville. The Property offers approximately 1,100 linear feet of frontage along Mosquito Lagoon / Indian River North, providing exceptional waterfront exposure and direct access to one of Central Florida's most distinctive coastal environments.

The offering combines waterfront parcels with existing B-7W Commercial Marina zoning, an adjoining approximately 12-acre parcel zoned R-3W, and an existing RV/campground operation currently operating as a grandfathered use. The existing use provides an established interim use while a future owner evaluates longer-term redevelopment, entitlement and master-planning alternatives. The waterfront is also currently authorized for 49 boat slips.

With approximately 33 acres, substantial Intracoastal frontage and multiple existing land-use components, Riverwood offers a combination of scale and waterfront optionality that is increasingly difficult to replicate along Florida's east coast.

SECTION 2

Property Overview

PROPERTY DESCRIPTION

±33.68 ACRES OF INTRACOASTAL WATERFRONT LAND

Positioned along the Intracoastal Waterway in Oak Hill, Florida, the property comprises four tax parcels totaling approximately 33.68 acres, including three contiguous parcels, with roughly 1,100 linear feet of frontage along Mosquito Lagoon / Indian River North. The shoreline is protected by an existing concrete seawall, providing a waterfront base for future marine-oriented development.

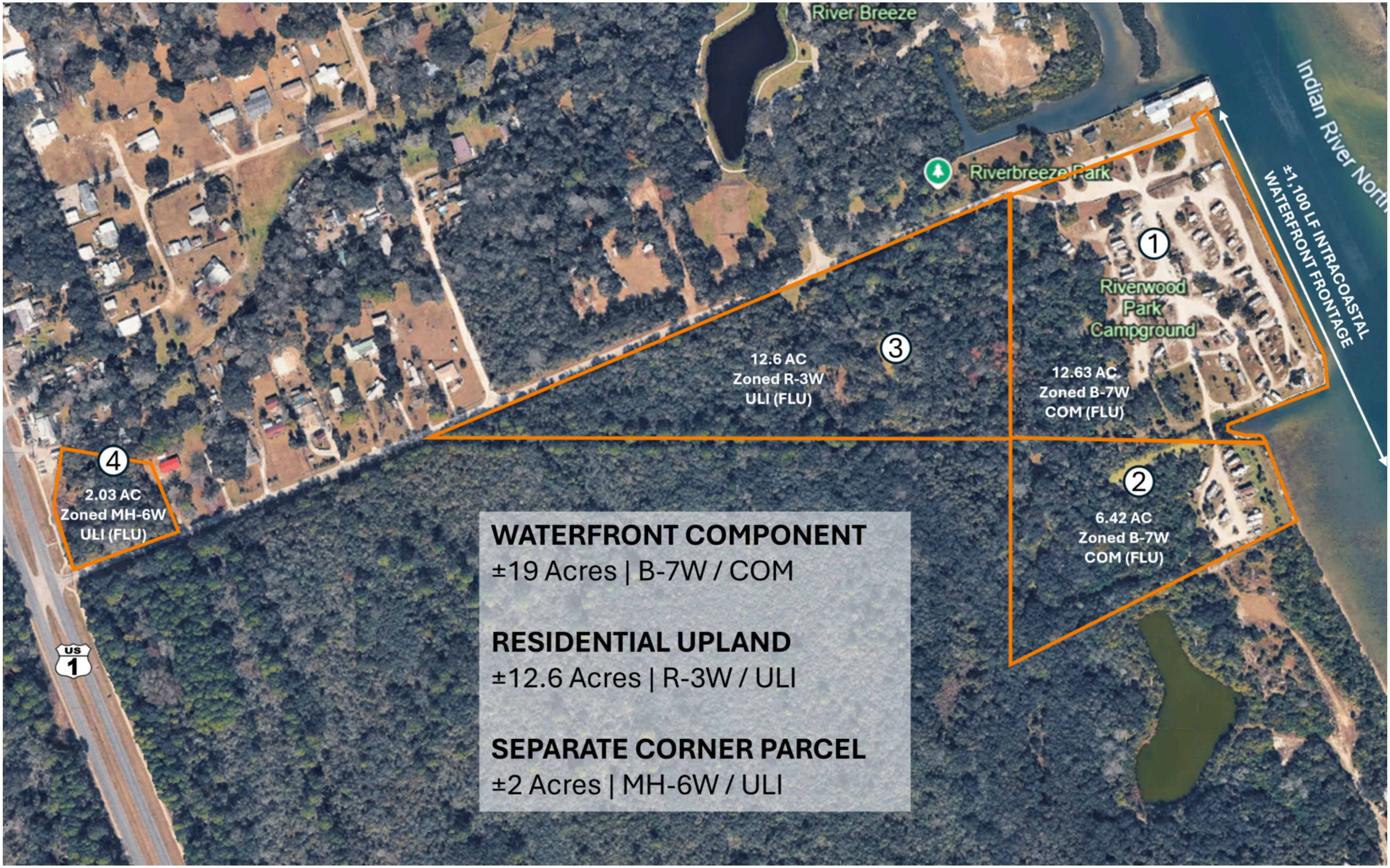
The waterfront parcels are zoned **B-7W Commercial Marina**, which permits a broad range of water-oriented uses including marinas, boat docks and moorings, boat storage, marine sales and service, boat fuel sales, yacht clubs, bait and tackle, commercial and recreational vessel dockage, and related accessory uses. The site is currently authorized for 49 boat slips, providing an established baseline for marina development.

The offering includes both improved and unimproved land:

- **Waterfront Component (±19 Acres)** – Comprised of two parcels zoned B-7W with Commercial (COM) Future Land Use and improved with the existing RV/campground operation, waterfront infrastructure and marina-related improvements.
- **Middle Parcel (±12.6 Acres)** – Adjoining largely undeveloped upland zoned R-3W with Urban Low Intensity (ULI) Future Land Use, providing a potential residential component within a broader development strategy. Residential zoning allows for 4 units per acre.
- **Corner Parcel (±2 Acres)** – A separate noncontiguous parcel near the primary roadway approach to the Property, zoned MH-6W with ULI Future Land Use. This parcel may be evaluated independently or as a secondary component of a broader redevelopment strategy.

The combination of substantial Intracoastal frontage, established waterfront infrastructure, commercial marina zoning and adjoining residentially designated upland creates a flexible development platform. A future owner may evaluate marine-commercial, residential, recreational and complementary waterfront uses, or pursue a broader master-planned redevelopment strategy subject to applicable governmental and environmental approvals.

PARCEL & LAND USE OVERVIEW



MULTIPLE PATHS TO VALUE CREATION

A RARE WATERFRONT DEVELOPMENT OPPORTUNITY

Riverwood Park offers a unique opportunity to acquire approximately **33 acres of assembled land with approximately 1,000 linear feet of frontage along the Intracoastal Waterway**. The Property combines significant waterfront acreage, established commercial marina zoning, adjoining residentially designated upland and an existing grandfathered campground operation—providing a future owner with multiple potential paths for redevelopment and long-term value creation.

WATERFRONT COMMERCIAL & MARINE POTENTIAL

The waterfront component is designated **Commercial (COM)** and zoned **B-7W Commercial Marina**, creating an established framework for a variety of water-dependent and marine-oriented uses. Potential concepts may include marina facilities, wet and dry boat storage, marine sales and service, fueling, waterfront dining and other complementary commercial uses, subject to applicable approvals.

The Property is currently authorized for **49 boat slips**, while its substantial waterfrontage and upland acreage provide the scale to evaluate a broader waterfront concept incorporating multiple complementary uses rather than a conventional standalone marina.

RESIDENTIAL & MASTER-PLAN FLEXIBILITY

Approximately **12.6 adjoining acres are zoned R-3W with an Urban Low Intensity (ULI) Future Land Use designation**, introducing the potential for a complementary low-density residential component. Residential zoning allows for up to 4 units per acre. The relationship between the commercial waterfront and residential upland creates an opportunity for a developer to evaluate a coordinated site plan that takes advantage of both the waterfront setting and the Property's overall scale.

A future owner may also explore alternative zoning, land-use or master-planning strategies designed to create a more unified development program, subject to governmental approvals, environmental conditions, infrastructure capacity and

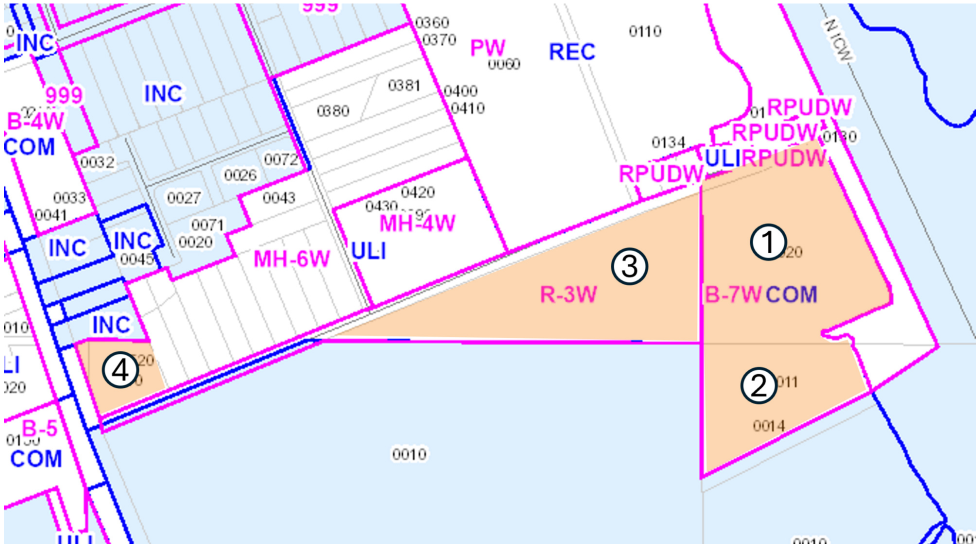
EXISTING USE & LONG-TERM OPTIONALITY

The existing RV/campground operation represents a **grandfathered use** and may provide an interim operating or holding strategy while longer-term redevelopment alternatives are evaluated. The offering is therefore not dependent upon continuation of the campground or development of a traditional marina.

Rather, Riverwood's investment thesis is driven by the combination of **large-scale assembled acreage, substantial Intracoastal waterfrontage, established commercial marina zoning and adjoining residential development potential**—creating flexibility to pursue marine commercial, recreational, residential and complementary waterfront uses over time.

KEY HIGHLIGHTS

- **±33 Acres of Assembled Land** — Large-scale waterfront and upland development opportunity.
- **±1,000 LF of Intracoastal Frontage** — Significant frontage along Mosquito Lagoon / Indian River North.
- **B-7W / COM Waterfront** — Existing framework for marina and complementary commercial uses.
- **49 Authorized Boat Slips** — Established baseline for waterfront development.
- **±12.6 Acres of Residential Upland** — R-3W zoning with ULI Future Land Use allows for up to 4 units per acre.
- **Grandfathered Campground Use** — Interim land-use flexibility during redevelopment planning.
- **Multiple Development Paths** — Marine-commercial, residential, recreational and master-plan potential.



Existing Zoning & Future Land Use Designations

EXISTING ZONING & FLU DESIGNATIONS

PARCEL	COMPONENT	SIZE	CURRENT ZONING	FLU
1	Waterfront	12.63 AC	B-7W	COM
2	Waterfront	6.42 AC	B-7W	COM
3	Middle Parcel	12.6 AC	R-3W	ULI
4	Corner Parcel	2.03 AC	MH-6W	ULI
TOTAL		**33.68 AC**		

A FLEXIBLE WATERFRONT DEVELOPMENT ASSEMBLAGE

WATERFRONT | B-7W / COM

Approximately 19 acres of waterfront land are zoned B-7W Commercial Marina with Commercial Future Land Use. The existing framework supports a range of water-dependent and marine-oriented uses, including marina facilities, boat storage, marine sales and service, fueling, waterfront dining and complementary commercial uses, subject to applicable approvals.

RESIDENTIAL UPLAND | R-3W / ULI

Approximately 12.6 adjoining acres carry R-3W zoning and Urban Low Intensity Future Land Use, introducing the potential for a complementary low-density residential component within a coordinated waterfront development plan. Residential zoning allows for up to 4 units per acre.

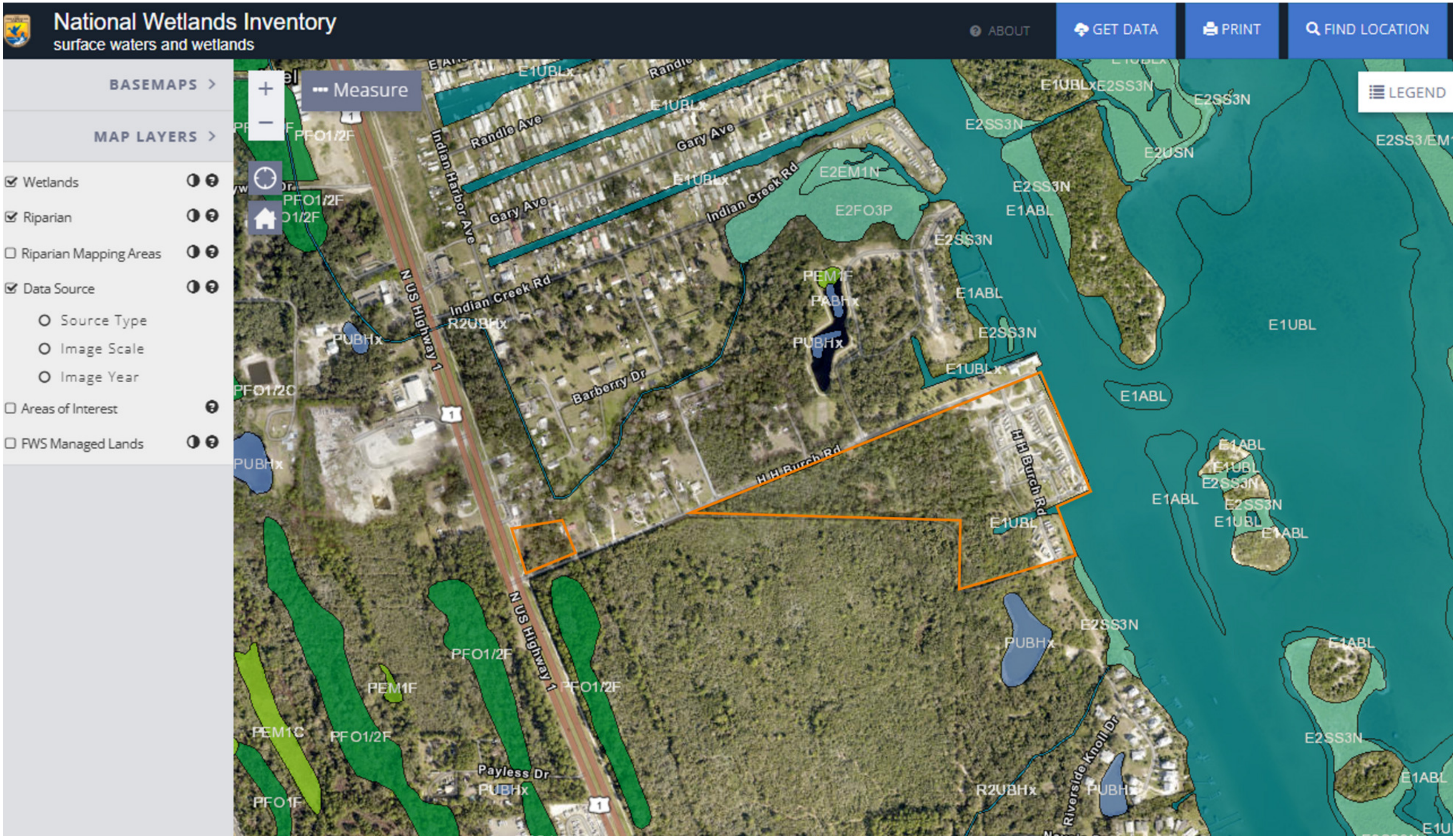
LONG-TERM OPTIONALITY

The differing zoning and land-use designations allow a future owner to evaluate development under the existing framework or pursue alternative zoning, land-use and master-planning strategies, subject to governmental, environmental, infrastructure and site-development requirements.

The offering also includes a separate ±2-acre MH-6W / ULI parcel near the primary roadway approach.

Together, these components create a flexible waterfront development opportunity capable of supporting marine commercial, recreational, residential and complementary uses along a substantial stretch of Florida's Intracoastal Waterway.

FWS WETLANDS MAP



Source: U.S. Fish & Wildlife Service National Wetlands Inventory. Mapping is provided for informational purposes only and does not constitute a jurisdictional wetlands determination. Prospective purchasers should independently verify wetlands, uplands and developable acreage.

ADDITIONAL PHOTOS

Waterfront & Existing Campground

Looking North Along the Intracoastal

Looking South Toward Mosquito Lagoon

Existing Seawall & Waterfront

Upland Development Area

SECTION 3

Location Information

ABOUT OAK HILL, FLORIDA

STRATEGIC CENTRAL FLORIDA WATERFRONT LOCATION

Oak Hill is a waterfront community on Florida's central Atlantic coast, situated along the Intracoastal Waterway between New Smyrna Beach and Titusville. The community sits on the western shore of Mosquito Lagoon—part of the larger Indian River Lagoon system—and is widely recognized as the "Redfish Capital of the World." This expansive, shallow estuary is one of the most productive inshore fisheries in the United States, drawing anglers and boaters year-round for redfish, trout, snook, and other species.

The city's coastal setting and direct Intracoastal access make it an established destination for recreational boating, fishing, and outdoor recreation. To the east, Canaveral National Seashore stretches along the barrier island, providing protected beaches, coastal habitats, and opportunities for fishing, boating, hiking, and wildlife viewing. New Smyrna Beach lies approximately 20 miles to the north, while the Kennedy Space Center and Titusville area are approximately 20 miles to the south. Daytona Beach is roughly 35 miles north, and Orlando is approximately 50 miles west, providing convenient access to major tourism destinations, airports, and regional attractions. Despite its proximity to these established destinations, Oak Hill retains a quiet, low-density "Old Florida" character.

Riverwood's location combines direct Intracoastal access with convenient proximity to New Smyrna Beach, Titusville and the Space Coast, Daytona Beach and the greater Orlando market. The Property's substantial acreage, waterfront setting and multiple existing land-use components provide a developer with exposure to residential, recreational, marine and lifestyle demand across several established Central Florida markets while retaining Oak Hill's distinctive low-density coastal character.

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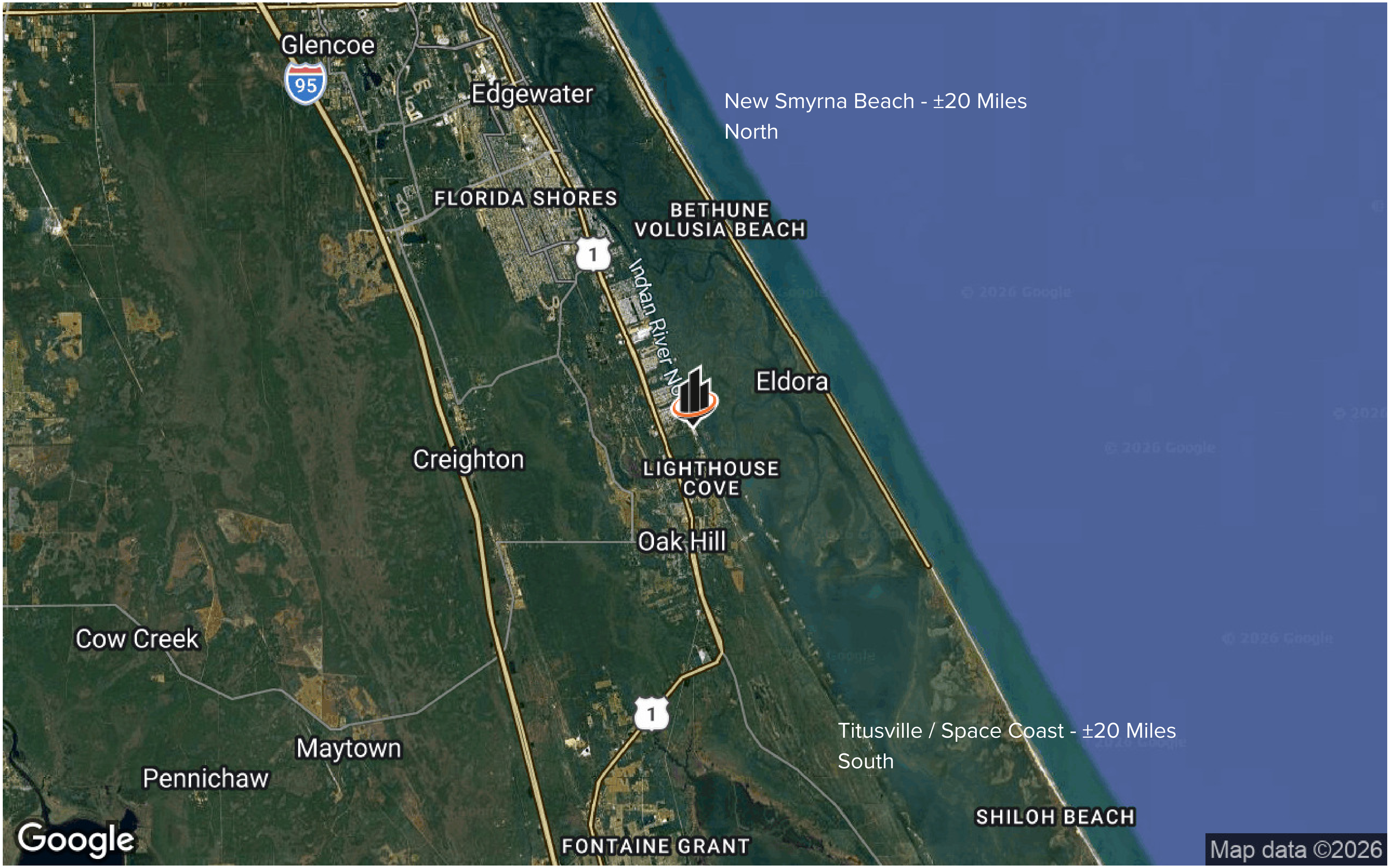
LOCATION MAP



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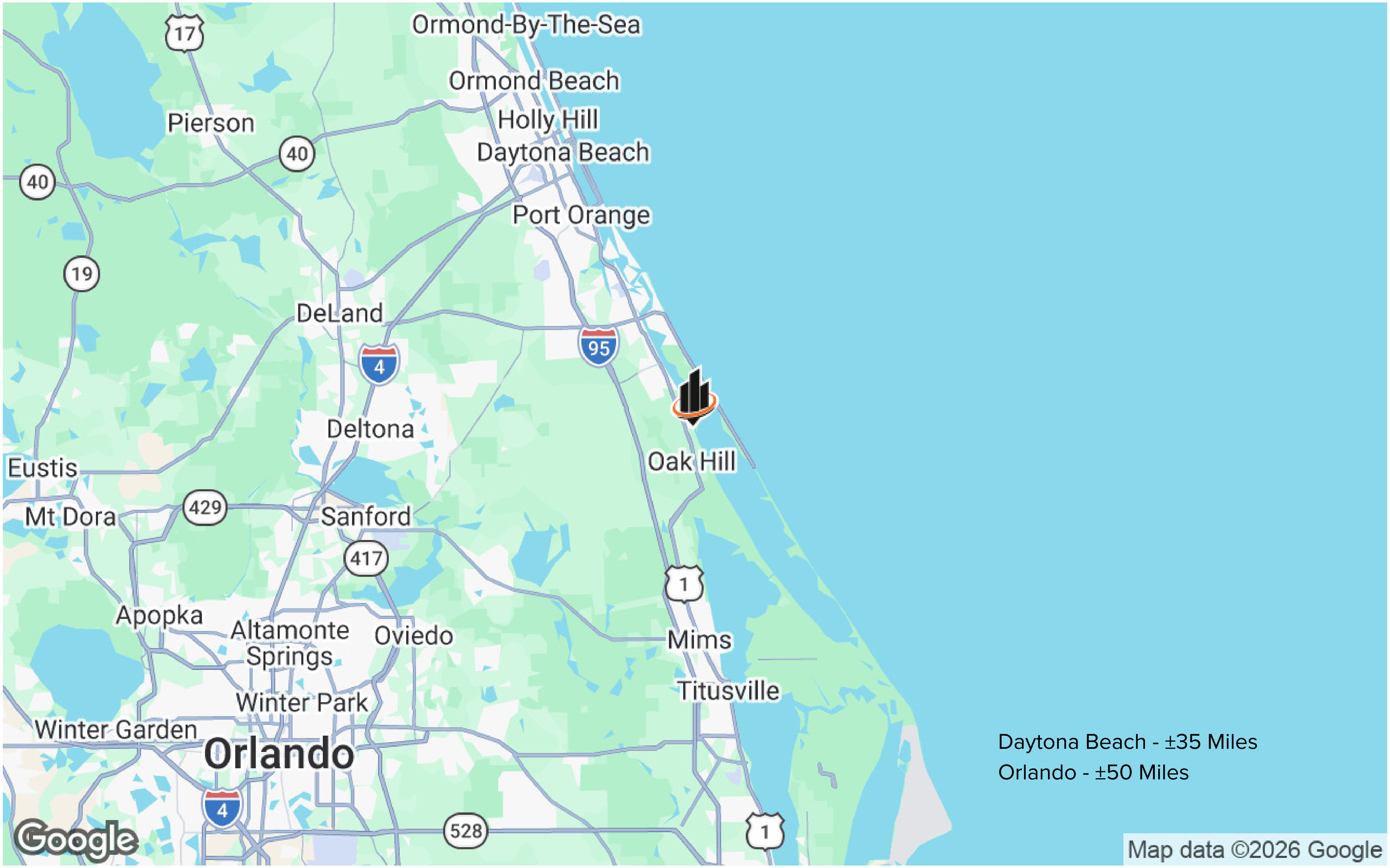
REGIONAL MAP



SECTION 4

Demographics

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AN AFFLUENT COASTAL MARKET WITH STRONG RECREATIONAL DEMAND

Riverwood Park is supported by a substantial Central Florida trade area characterized by **strong household wealth, rising incomes and an established affinity for boating and outdoor recreation**. Within a 30-minute drive, the market includes approximately **55,600 households**, providing a meaningful population and consumer base for a range of potential waterfront uses.

Household wealth is a particularly compelling attribute of the surrounding market. Median household net worth is approximately **$361,900**, while average household net worth exceeds **$1.55 million**. More than **40% of area households have a net worth above $500,000**, demonstrating significant purchasing power for residential, recreational and lifestyle-oriented uses.

Income levels are also projected to strengthen, with median household income increasing from approximately **$76,650 to $88,900 by 2031**. Combined with the Property's location along the Intracoastal Waterway and proximity to New Smyrna Beach, Titusville and the broader Space Coast, these fundamentals provide a favorable demographic backdrop for a future developer evaluating **residential, marina, hospitality, recreational or complementary waterfront uses**.

The market's connection to the water further reinforces the location. Area residents demonstrate above-average participation in boating, fishing and paddlesports, including a **Power Boating MPI of 127**, indicating participation approximately 27% above the national average.

SECTION 5

Advisor Bios

DAVID KENDALL, CCIM

Managing Director

david.kendall@svn.com

Direct: **561.723.8463**

PROFESSIONAL BACKGROUND

David Kendall is a seasoned commercial real estate professional with a focus on the sale, development, and acquisition of marine facilities and businesses. With over 25 years of experience in real estate brokerage and finance, David brings a wealth of knowledge to every transaction. A Florida State University graduate with a Bachelor of Science in Finance, David is a licensed Florida Real Estate Broker and earned his prestigious CCIM designation in 2022, establishing him as a recognized expert in commercial and investment real estate.

David's extensive experience spans valuation, financial analysis, leasing, portfolio investment management, sales, and marketing. He has navigated multiple economic cycles, continuously evolving his strategies to benefit his clients. Trusted by both institutional and private investors, David has facilitated acquisitions and divestitures of marine properties and businesses across varying market conditions.

As part of SVN, the only national commercial real estate firm with a specialized marina and marine advisory practice, David has access to an extensive network of experts. SVN Marinas was strategically created by seasoned marine specialists, with co-locations in Palm Beach County, FL, and Cape Cod, MA, allowing for efficient, nationwide service across the U.S. and the Caribbean. SVN's 200+ offices and 1,600 advisors reinforce its reputation as a leading national real estate firm.

David's expertise in large marina transactions combines technical skill with a powerful network of qualified acquirers. Known for his deep knowledge of the commercial waterfront, he is a trusted advisor to marina owners, operators, private equity firms, institutional investors, and developers. Whether you're looking for insights into an existing marina, considering a new development, or seeking fresh perspective from a dedicated marina specialist, David's commitment, experience, and industry knowledge provide a unique advantage.

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CARL W. LENTZ IV, MBA, CCIM

Managing Director

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Direct: **386.566.3726** | Cell: **386.566.3726**

FL #BK3068067

PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20+ years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 20+ years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are

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HANNA MILLETTE

Senior Advisor

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Direct: **251.605.2044** | Cell: **251.605.2044**

PROFESSIONAL BACKGROUND

Hanna Millette is a Senior Advisor with SVN Nautilus, specializing in marina and marine-related assets across the Gulf Coast. A Fairhope, Alabama native, she brings a lifelong connection to the region and a strong understanding of waterfront markets and marina operations.

As part of SVN's national Marina Team, Hanna supports the acquisition, disposition, and valuation of marina properties and waterfront investment assets, working alongside experienced advisors to deliver thoughtful, data-driven insights.

Her background in investment sales and landlord representation provides a solid foundation for understanding the operational and financial aspects of marina ownership. Known for her attention to detail and responsive, relationship-focused approach, Hanna works closely with clients to provide clear communication and dependable support throughout the transaction process.

EDUCATION

The University of Alabama

MEMBERSHIPS

SVN Marina Team

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