



DEVELOPMENT OPPORTUNITY

241 MARTIN LUTHER KING BLVD S., DAYTONA BEACH

36 Two Storey - 2 Bedroom Townhomes with Private Entries

- ✓ *On-site Private Parking*
- ✓ *On-site Open Space*
- ✓ *Close to shopping, schools and more.*



SITE PLAN



PROPERTY DESCRIPTION

Explore the exceptional investment potential with this cleared land for a proposed 36-unit property located at 241 Martin Luther King Boulevard South. The expired PDA includes parking in the adjoining city parking lot and off-site retention that is maintained by the city. Boasting a prime location in Daytona Beach close to Bethune-Cookman University, this property is perfectly positioned for multifamily/low-rise/garden development. With future zoning for RDM-5, investors have the opportunity to maximize the site's potential for housing development. A new Planned Unit Development (PDA) may allow up to 40 units per acre. As an investor, you can capitalize on the thriving multifamily market in Daytona Beach and leverage the property's convenience to Bethune Cookman University to achieve longterm success in the dynamic real estate landscape.

OFFERING SUMMARY

Sale Price:	\$775,000
Number of Units:	36
Lot Size:	1.89 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	1,016	4,154
Total Population	659	2,892	11,286
Average HH Income	\$31,961	\$33,179	\$41,999

ADDITIONAL FINANCING POSSIBLE

Seller will consider carrying 50% financing with a 45 day closing.
5 year mortgage paid monthly at Prime plus one.

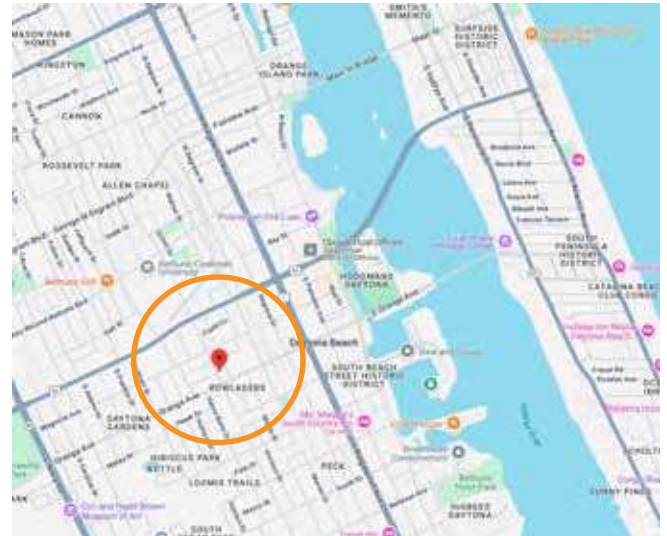


BALDWIN PLACE

DEVELOPMENT OPPORTUNITY

241 MARTIN LUTHER KING BLVD S., DAYTONA BEACH

36 Two Storey - 2 Bedroom Townhomes with Private Entries



5 mins. to South Beach Street Historical District, Riverfront Park Jackie Robinson Ballpark, Daytona Beach Golf & Country Club

10 mins. to Daytona Beach, Daytona Beach Intl Airport, Halifax Health Medical Center

LOCATION DESCRIPTION

Convenient to Bethune-Cookman University in the Midtown District just south of International Speedway Blvd.

SITE DESCRIPTION

Cleared land that is for a proposed 36-unit property close to Bethune-Cookman University, this property is perfectly positioned for multifamily/low-rise/garden development. Future zoning of RDM-5 allows for 40 units per acre. The expired Planned Unit Agreement allowed the contiguous city parking lot to be used by this development project. The former plan also allowed for off-site retention that would be maintained by the city. A Planned Development Agreement will be required for any new development on this site. Possible Mid-Town grants may be available.

CONTACT: **G.G. Galloway** (386) 672-8530

Scott Harter (386) 672-8530



**COLDWELL BANKER
COMMERCIAL**
BENCHMARK



DEVELOPMENT OPPORTUNITY

241 MARTIN LUTHER KING BLVD S., DAYTONA BEACH

36 Two Storey - 2 Bedroom Townhomes with Private Entries

- ✓ *On-site Private Parking*
- ✓ *On-site Open Space*
- ✓ *Close to shopping, schools and more.*

DEVELOPMENT OPPORTUNITY

241 MARTIN LUTHER KING BLVD S., DAYTONA BEACH

36 Two Storey - 2 Bedroom Townhomes with Private Entries



SITE PLAN



PROPERTY DESCRIPTION

Explore the exceptional investment potential with this cleared land for a proposed 36-unit property located at 241 Martin Luther King Boulevard South. The expired PDA includes parking in the adjoining city parking lot and off-site retention that is maintained by the city. Boasting a prime location in Daytona Beach close to Bethune-Cookman University, this property is perfectly positioned for multifamily/low-rise/garden development. With future zoning for RDM-5, investors have the opportunity to maximize the site's potential for housing development. A new Planned Unit Development (PDA) may allow up to 40 units per acre. As an investor, you can capitalize on the thriving multifamily market in Daytona Beach and leverage the property's convenience to Bethune Cookman University to achieve longterm success in the dynamic real estate landscape.

OFFERING SUMMARY

Sale Price:	\$775,000
Number of Units:	36
Lot Size:	1.89 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	1,016	4,154
Total Population	659	2,892	11,286
Average HH Income	\$31,961	\$33,179	\$41,999

ADDITIONAL FINANCING POSSIBLE

Seller will consider carrying 50% financing with a 45 day closing.
5 year mortgage paid monthly at Prime plus one.



DEVELOPMENT OPPORTUNITY

241 MARTIN LUTHER KING BLVD S., DAYTONA BEACH

36 Two Storey - 2 Bedroom Townhomes with Private Entries



5 mins. to South Beach Street Historical District, Riverfront Park Jackie Robinson Ballpark, Daytona Beach Golf & Country Club

10 mins. to Daytona Beach, Daytona Beach Intl Airport, Halifax Health Medical Center

LOCATION DESCRIPTION

Convenient to Bethune-Cookman University in the Midtown District just south of International Speedway Blvd.

SITE DESCRIPTION

Cleared land that is for a proposed 36-unit property close to Bethune-Cookman University, this property is perfectly positioned for multifamily/low-rise/garden development. Future zoning of RDM-5 allows for 40 units per acre. The expired Planned Unit Agreement allowed the contiguous city parking lot to be used by this development project. The former plan also allowed for off-site retention that would be maintained by the city. A Planned Development Agreement will be required for any new development on this site. Possible Mid-Town grants may be available.

CONTACT: **G.G. Galloway** (386) 672-8530

Scott Harter (386) 672-8530



**COLDWELL BANKER
COMMERCIAL**
BENCHMARK