

WILLIAMSON BUILDING

8.03 ACRES

4015 S WILLIAMSON BLVD
PORT ORANGE, FLORIDA



PCD COMMERCIAL OPPORTUNITY



White Whale
Commercial Real Estate

01

**EXECUTIVE
SUMMARY**

PAGE 3

02

**MARKET
OVERVIEW**

PAGE 8

03

**PROPERTY
OVERVIEW**

PAGE 11

04

**SALE
COMPS**

PAGE 15

05

CONTACT

PAGE 17



White Whale
Commercial Real Estate

INVESTMENT ADVISORS

TIM LOOMIS

Broker/Owner
(386) 690-3423
tim@whitewhalecre.com

CHRIS SCHWARZ

Broker/Owner
(386) 689-5171
chris@whitewhalecre.com



01

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

4015 S Williamson Blvd presents a freestanding commercial building — an existing 25,238 SF building (built 2006) with two retention ponds, and a paved parking apron — on a 8.03 ac parcel carrying a PCD (Planned Commercial Development) entitlement in the heart of the Port Orange / Daytona Beach commercial corridor. The PCD designation is a master-development-agreement-based zoning that provides broad flexibility in commercial use programming — retail, restaurant, medical office, professional office, and hospitality uses all fall within its typical scope — without requiring a rezoning or use-variance to pursue the primary commercial program.

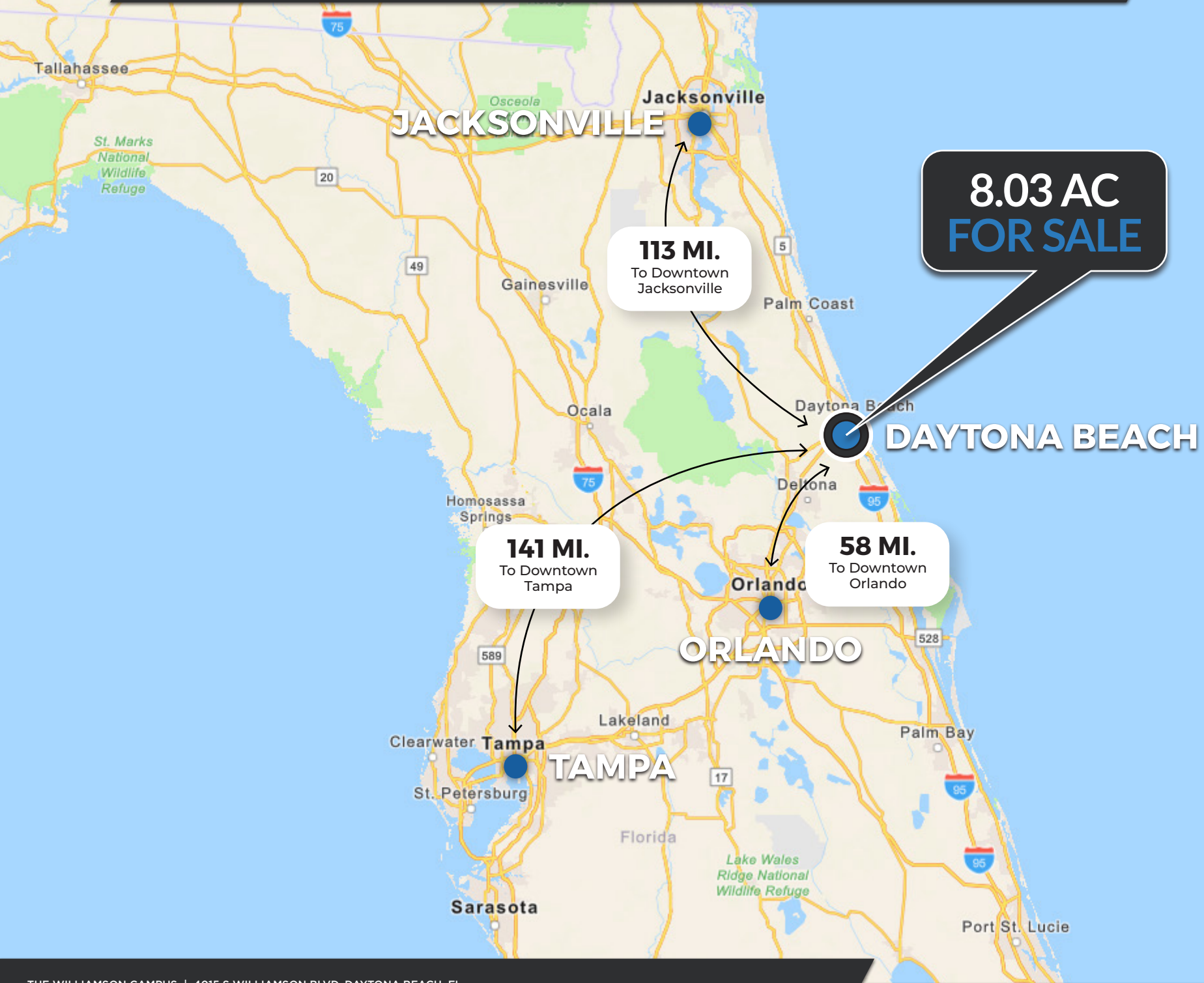
S Williamson Blvd is Volusia County’s primary north-south commercial spine in Port Orange, connecting I-95 Exit 256 (Taylor Road / US-421) to the south with the Halifax Health medical district and Daytona Beach’s established retail corridors to the north. The Halifax Health Freestanding Emergency Department at 577 Williamson Blvd anchors the immediate corridor. For an investor or owner-user seeking high-visibility, access-advantaged commercial real estate with in-place infrastructure and a flexible PCD entitlement, 4015 S Williamson Blvd occupies a well-established position in a supply-constrained growth market.

HIGHLIGHTS

ADDRESS	4015 S Williamson Blvd, Daytona Beach, FL
APN	6201-00-00-0050
TOTAL SIZE	8.03 ac
ZONING	PCD (Planned Commercial Development, Port Orange)
FLOOD ZONE	X
YEAR BUILT	2006
EXISTING BUILDING	25,238 SF (freestanding)
OWNERSHIP	Fee Simple
2025 REAL ESTATE TAXES	\$12,299



REGIONAL MAP



**8.03 AC
FOR SALE**

113 MI.
To Downtown
Jacksonville

141 MI.
To Downtown
Tampa

58 MI.
To Downtown
Orlando

PROPERTY AERIAL



02

MARKET OVERVIEW



PORT ORANGE - DAYTONA BEACH

S WILLIAMSON BLVD — PRIMARY COMMERCIAL SPINE

S Williamson Boulevard runs north-south through the center of the Port Orange / Daytona Beach commercial market, forming the area's primary commercial connector between I-95 Exit 256 (Taylor Road / US-421) in the south and the Halifax Health medical district in the north. The corridor carries approximately 24,500 vehicles per day, placing it among the highest-volume commercial arterials in Volusia County. From I-95 Exit 256, 4015 S Williamson Blvd is reached in five to eight minutes — straight north on Williamson. The alignment gives the site strong regional draw from Port Orange residents, southbound Daytona Beach commuter traffic, and I-95 pass-through volume.

DEMAND DRIVERS

The Halifax Health network anchors the northern segment of the corridor. Halifax Health's Freestanding Emergency Department at 577 Williamson Blvd generates consistent patient, visitor, and employee traffic to the immediate trade area; the broader Halifax Health Medical Center campus at 303 N Clyde Morris Blvd rounds out the medical employment base. Dunlawton Avenue, which intersects Williamson to the south of the subject, adds an east-west retail and restaurant spine connecting the corridor to US 1 and The Pavilion at Port Orange. Daytona International Speedway's year-round event calendar and the Daytona Beach resort economy supplement the resident consumer base with significant tourism-driven retail demand.

PCD ENTITLEMENT

The site carries a Port Orange PCD (Planned Commercial Development) designation, established under the City's Land Development Code. PCD is a master-development-agreement-based entitlement — permitted uses and development standards are negotiated through the Master Development Agreement (MDA) rather than set in a fixed table. Typical program uses within PCD include retail, restaurant, medical and professional office, hospitality, and general commercial service. The existing PCD designation means a buyer does not need to pursue a rezoning to advance the primary commercial program; rather, the MDA is the operative approval vehicle, giving meaningful latitude to program the site for its highest-and-best use.

ACCESS, VISIBILITY, AND INFRASTRUCTURE

With approximately 500 feet of frontage on S Williamson Blvd (per the recorded legal description), 4015 S Williamson commands full-width corridor visibility for northbound traffic from I-95. The existing 25,238 SF building (built 2006) with paved parking apron, paved driveway access, and two on-site retention ponds provides an owner-user an immediate occupancy option or an investor a hold asset while a commercial development program is assembled. Flood Zone X classification eliminates mandatory flood insurance on the improvements, reducing carrying cost relative to Zone AE properties common along nearby water features.



HALIFAX HEALTH



DAYTONA INTERNATIONAL SPEEDWAY

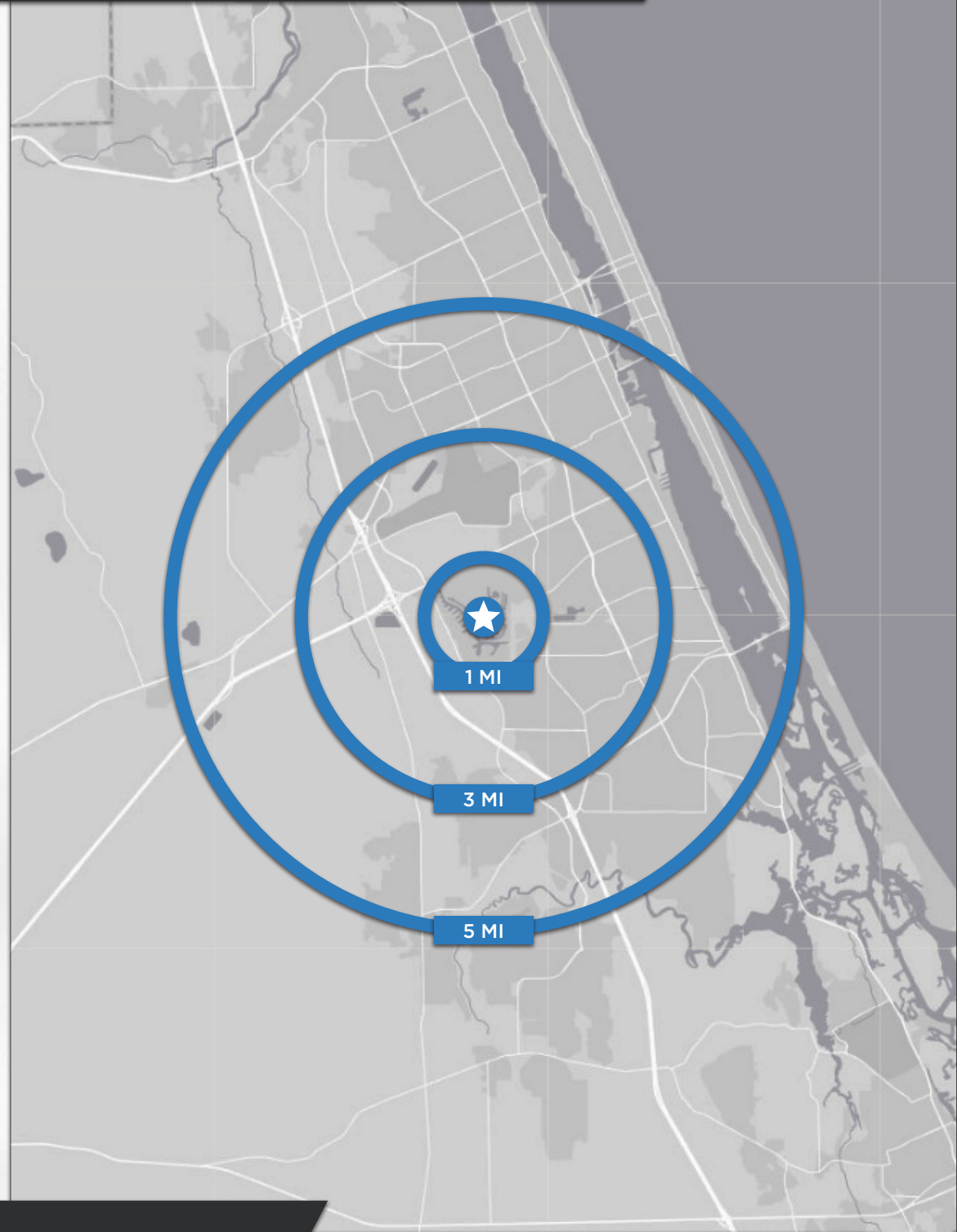


DAYTONA BEACH

DEMOGRAPHICS

The 4015 S Williamson Blvd trade area draws from a dense, established residential base. Median household incomes in the 3-mile ring (~\$62,000) exceed the Daytona Beach citywide median of \$52,058, reflecting Port Orange’s positioning as the higher-income suburban anchor of the Volusia market. Median age across all rings falls in the upper 40s – a profile that concentrates demand in healthcare-adjacent retail, full-service dining, professional services, and specialty grocery, all well-aligned with the PCD entitlement. Population growth within the 5-mile ring is running above state averages, supported by continued residential permitting in Port Orange and South Daytona Beach.

	1 MI	3 MI	5 MI
Population	6,780	47,813	123,179
Households	3,224	21,723	55,279
Median Household Income	63,055	62,219	57,672
Avg Household Income	82,253	70,154	67,338
Pop Under 18	749	6,636	18,396
Pop 18 to 64	3,962	29,966	75,000
Pop 65 Plus	2,070	11,210	29,783
Pct Bachelors Plus	37	26	26
Mean Commute Minutes	22	23	23



03

PROPERTY OVERVIEW



PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

ADDRESS	4015 S Williamson Blvd, Daytona Beach, FL 32129
COUNTY	Volusia County
JURISDICTION	Unincorporated Volusia County / City of Port Orange (PCD entitlement)
APN	6201-00-00-0050
TOTAL SIZE	8.03 acres
FRONTAGE	Approximately 500 ft along S Williamson Blvd
ZONING	PCD (Planned Commercial Development, Port Orange)
FLOOD ZONE	X
YEAR BUILT	2006
EXISTING BUILDING	Approximately 25,238 SF freestanding commercial structure
SITE IMPROVEMENTS	Paved parking apron, two on-site retention ponds, perimeter landscaping
UTILITY — WATER	On-site / available at corridor
UTILITY — SEWER	On-site / available at corridor
UTILITY — ELECTRIC	On-site
ROAD SURFACE AT ACCESS	Asphalt (S Williamson Blvd)
ACCESS	Paved driveway off S Williamson Blvd
OWNERSHIP	Fee Simple
2025 REAL ESTATE TAXES	\$12,299
ASKING PRICE	Contact broker



SITE MAP

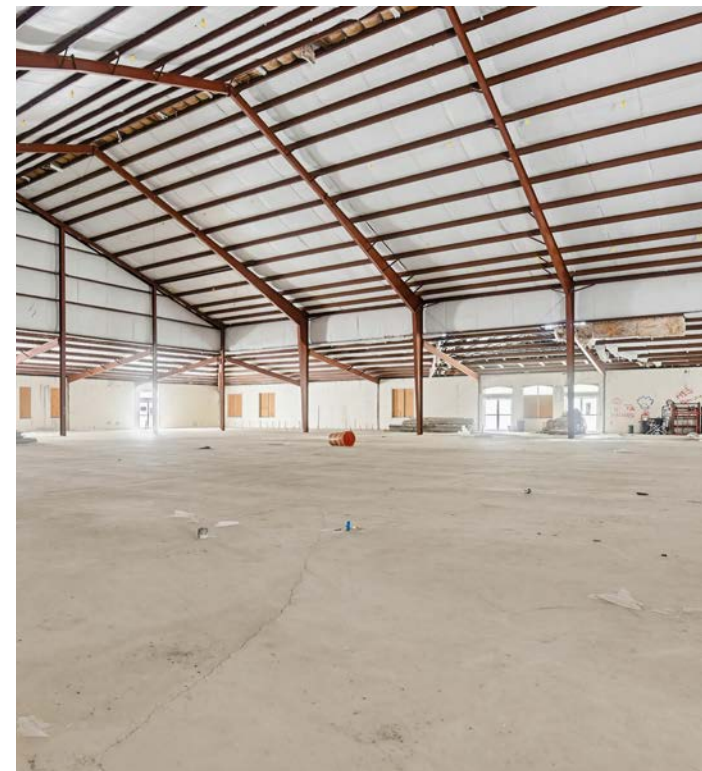
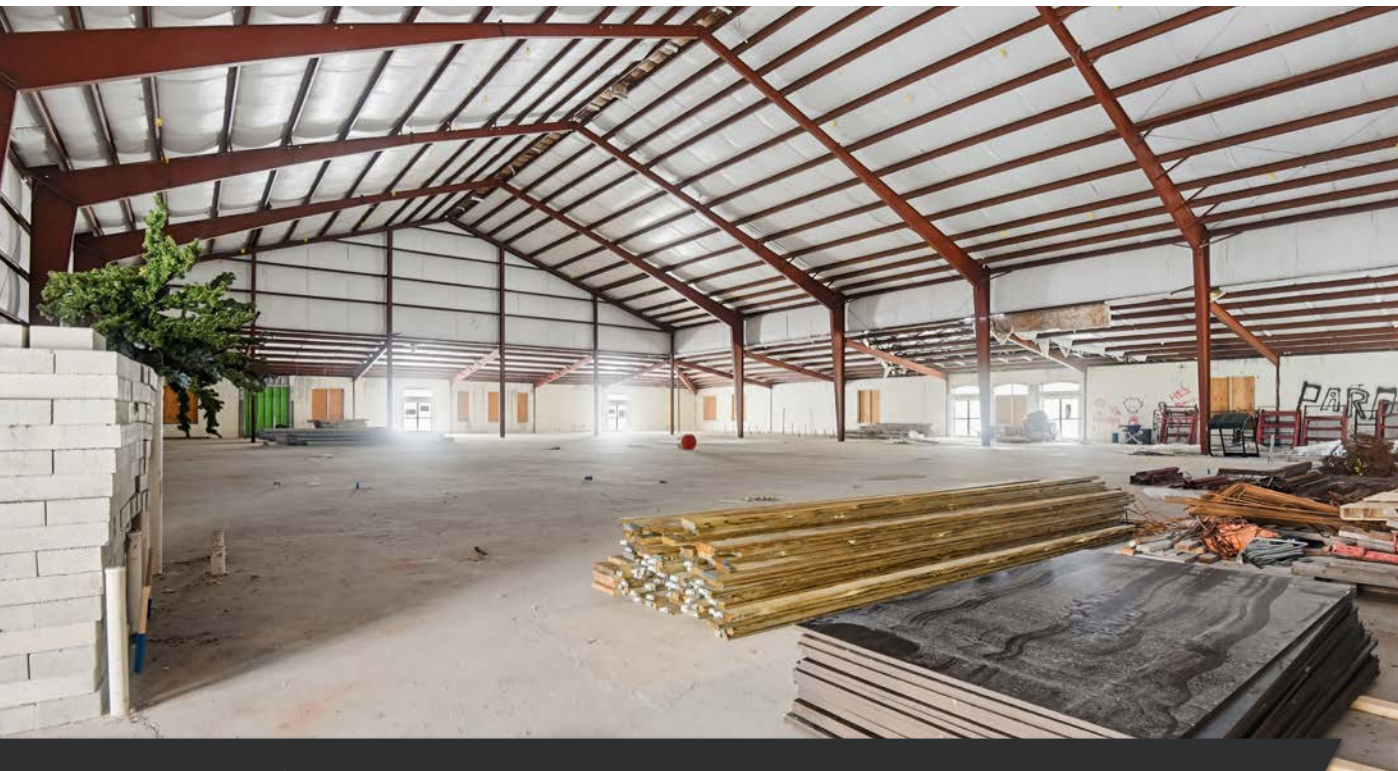


© 2023 Landsat / Copernicus

PHOTO GALLERY



PHOTO GALLERY



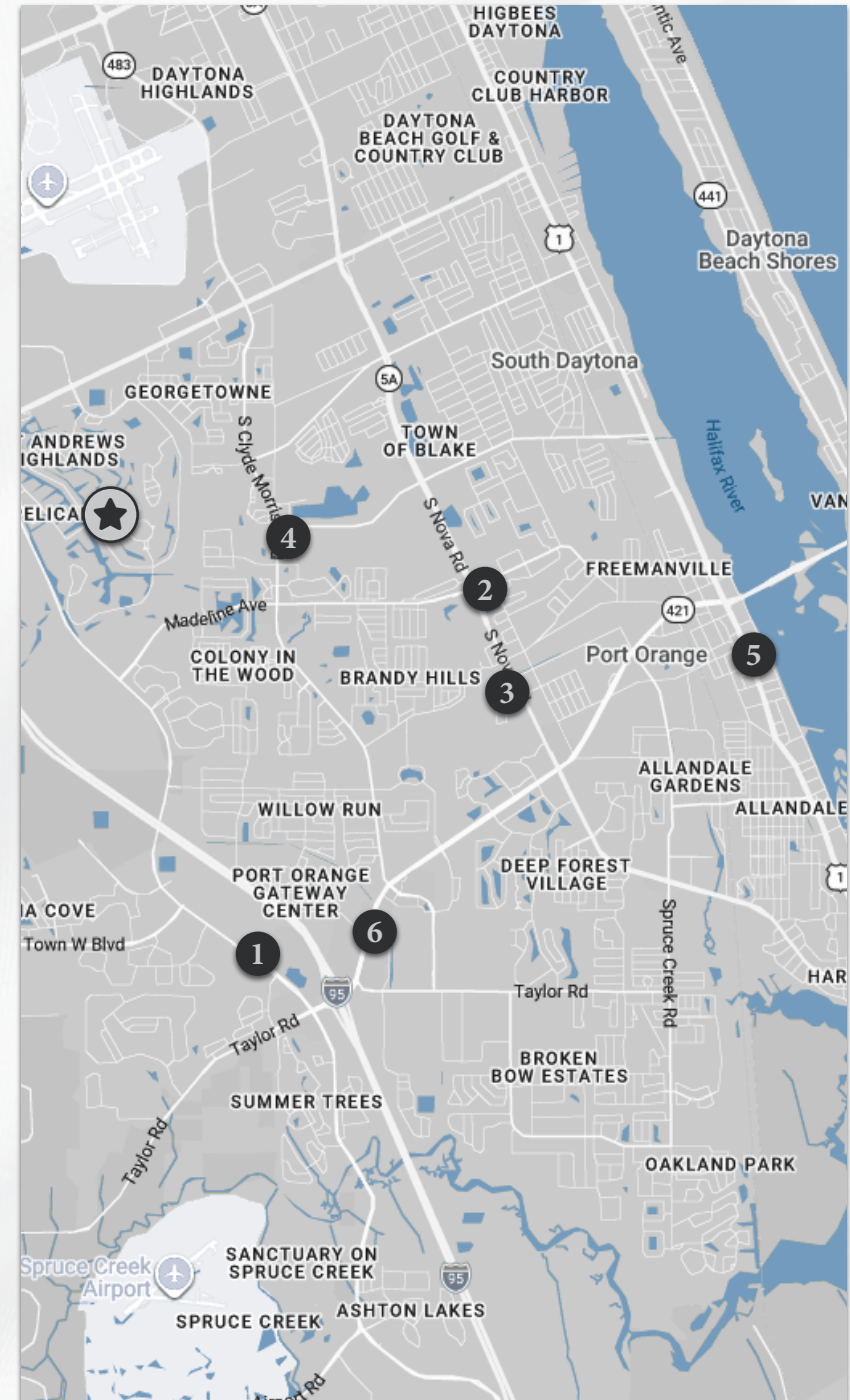
04

SALE COMPS



SOLD COMPS

ROW	PROPERTY ADDRESS	PID	PRICE	SIZE AC	SIZE SF	COMP DATE
1	5435 S Williamson Blvd, Port Orange, FL 32128	Volusia 63180600001A	\$1,300,000	1.39 ac	60,685 sf	4/10/2025
2	3501 Nova Rd, Port Orange, FL 32129	Volusia 633756000020	\$1,200,000	2.18 ac	94,852 sf	4/3/2023
3	3704 Nova Rd, Port Orange, FL 32129	Volusia 633701240043	\$1,165,000	5.07 ac	220,624 sf	5/31/2022
4	3671 Clyde Morris Blvd, Port Orange, FL 32129	Volusia 630619000050	\$675,000	4.09 ac	178,160 sf	8/18/2022
5	4491 S Ridgewood Ave, Port Orange, FL 32127	Volusia 630313010140	\$305,000	0.74 ac	32,279 sf	10/30/2025
6	1736 Dunlawton Ave, Port Orange, FL 32127	Volusia 631703000080	\$625,000	0.83 ac	36,176 sf	9/2/2022





White Whale
Commercial Real Estate

INVESTMENT ADVISORS

TIM LOOMIS

Broker/Owner

(386) 690-3423

tim@whitewhalecre.com

CHRIS SCHWARZ

Broker/Owner

(386) 689-5171

chris@whitewhalecre.com

This Offering Memorandum has been prepared by White Whale Commercial Real Estate for use by a limited number of qualified prospective purchasers. It does not purport to be all-inclusive and is intended only to aid in the recipient's own evaluation. No representation or warranty, express or implied, is made as to accuracy or completeness. All measurements and acreage figures are approximate. No financial return metrics (IRR, cap rate, cash-on-cash, equity multiple, or stabilized NOI) have been provided.