

FOR GROUND LEASE OCEAN GATE COMMERCE CENTER 2988 SR44 NEW SMYRNA BEACH, FL 32168



New Smyrna Beach is a Florida city south of Daytona Beach. It's a surf hub known for its beaches, including nearby Canaveral National Seashore. Downtown's palm-lined Canal Street Historic District has art galleries, shops and the New Smyrna Museum of History. Join on SR 44 Publix, Home Depot, Mullinax Ford, New Smyrna Beach Chevrolet, ABC Fine Wine & Spirits, Bealls Outlet, Dunkin' Donuts, and many other new retailers. The property is surrounded by major national retailers and expanding residential communities, including Walmart, AdventHealth, Chick-fil-A, Wawa, McDonald's, Publix, Aldi, Dunkin', and numerous additional regional and national tenants. Located just minutes from New Smyrna's beaches and historic downtown district, the site benefits from strong tourism, commuter traffic, and rapidly increasing rooftops throughout Southeast Volusia County.

- Prime location at the signalized intersection of SR 44 & Interstate 95.
- Exceptional interstate visibility and regional accessibility.
- Minutes from New Smyrna Beach, Canal Street, and the Atlantic coastline.
- Positioned within one of Volusia County's fastest-growing residential and commercial corridors.
- Over 38,000 AADT on SR 44 and 52,000+ AADT on Interstate 95.
- Surrounded by major national retailers, medical developments, and new residential growth.

PROPERTY HIGHLIGHTS

SIZE:
181.14± Acres

ZONING:
Commercial

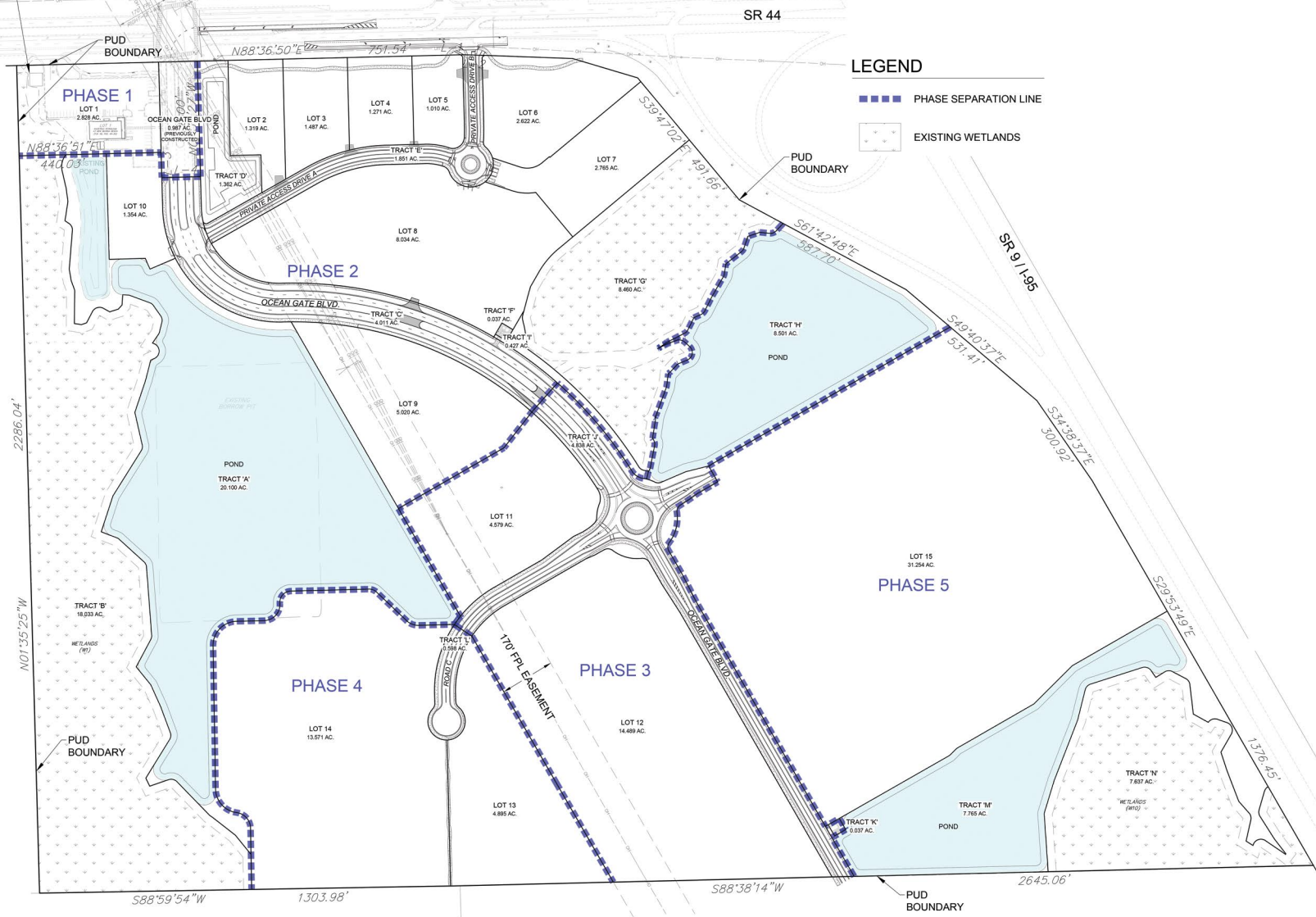
ADDRESS:
2988 SR-44
New Smyrna Beach, FL 32168

COUNTY:
Volusia County

PRICE:
Please Call

CONCEPTUAL DEVELOPMENT PLAN

40'x40' GATEWAY FEATURE EASEMENT
PREVIOUSLY DEDICATED TO THE CITY
PER PB 58, PG 50



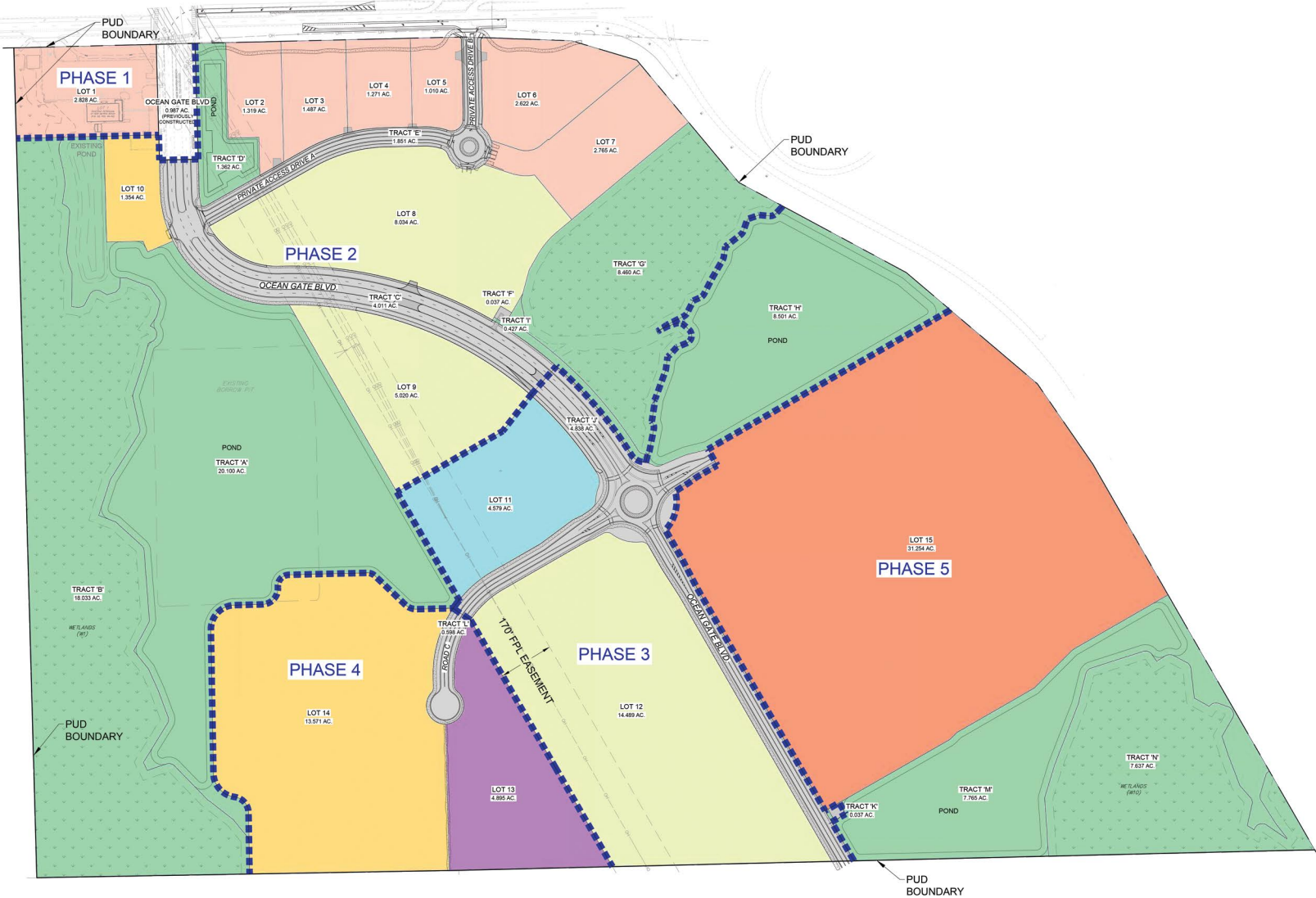
DESCRIPTION	LAND AREA (AC)
PHASE 1	
LOT 1	2.828
OCEAN GATE BLVD (PREVIOUSLY CONSTRUCTED)	0.987
SUB-TOTAL	3.815

PHASE 2	
LOT 2	1,319
LOT 3	1,487
LOT 4	1,271
LOT 5	1,010
LOT 6	2,622
LOT 7	2,765
LOT 8	8,034
LOT 9	5,020
LOT 10	1,354
TRACT 'A'	20,100
TRACT 'B'	18,033
TRACT 'C'	4,011
TRACT 'D'	1,362
TRACT 'E'	1,851
TRACT 'F'	0,037
SUB-TOTAL	70,276

PHASE 3	
LOT 11	4.579
LOT 12	14.489
TRACT 'G'	8.460
TRACT 'H'	8.501
TRACT 'I'	0.427
TRACT 'J'	4.838
TRACT 'K'	0.037
SUB-TOTAL	41.331

PHASE 4	
LOT 13	4.895
LOT 14	13.571
SUB-TOTAL	18.465

PHASE 5	
LOT 15	31.254
TRACT 'L'	0.598
TRACT 'M'	7.765
TRACT 'N'	7.637
SUB-TOTAL	47.253
TOTAL	181.141

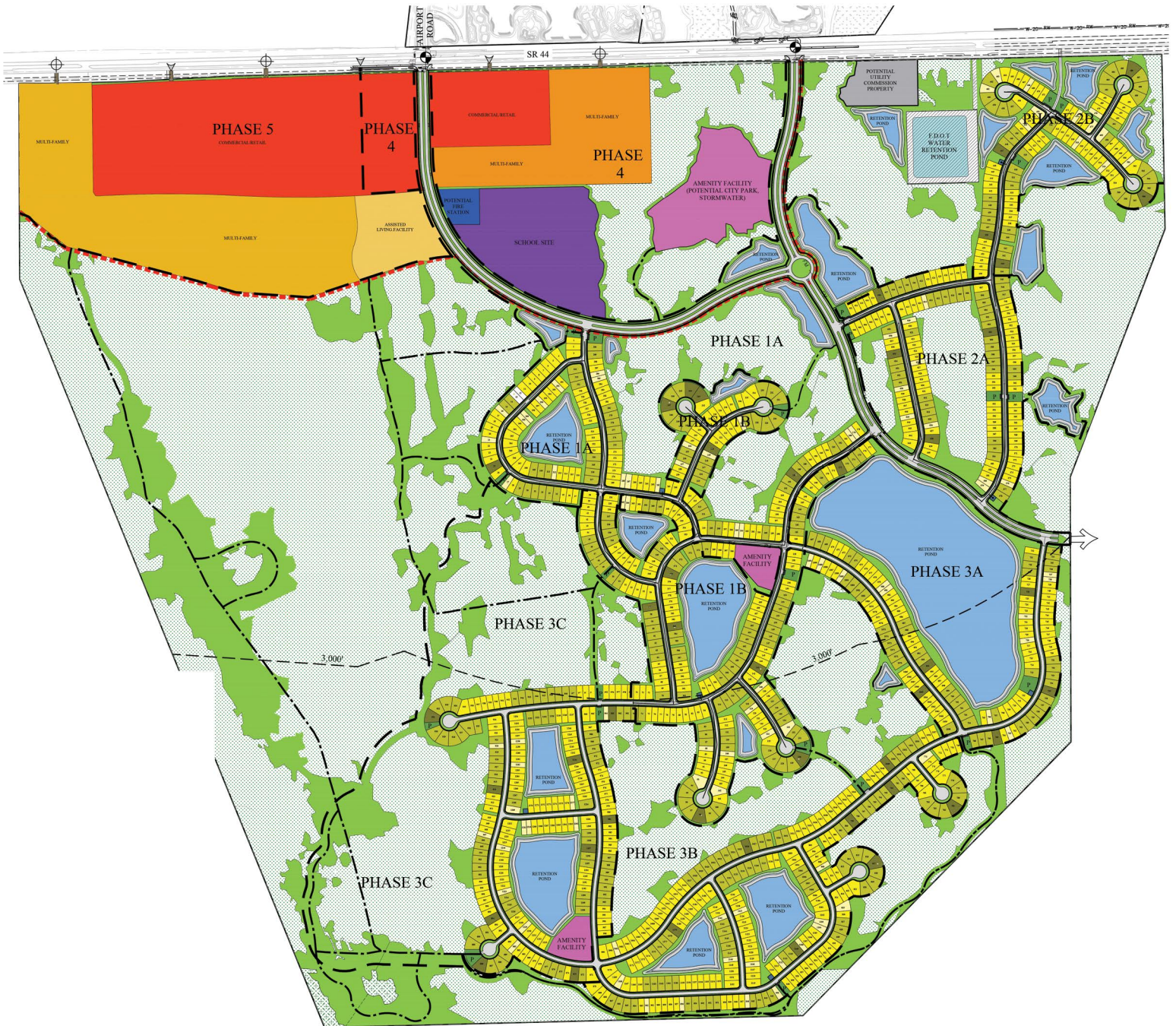


RESIDENTIAL	TOURIST COMMERCIAL	LOCAL SERVICE COMMERCIAL	OFFICE	INDUSTRIAL	PUBLIC CIVIC SPACE	PONDS & WETLAND / UPLAND PRESERVATION	GENERAL RETAIL
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SOUTH VILLAGE - CONCEPTUAL PLAN



PROJECT SITE DATA

PROJECT AREA	1,363 ACRES	100 %
RESIDENTIAL UNITS (SF/MF)	1,995 UNITS	
RESIDENTIAL AREA (SF/MF)	**229 ACRES	21 %
COMMERCIAL AREA	74 ACRES	6 %
INSTITUTIONAL AREA (SCHOOL SITE)	20 ACRES	1 %
OPEN SPACE (MINIMUM 50%)	929 ACRES	68 %
- PRESERVATION AREA	616 ACRES	
- STORMWATER AREAS	***115 ACRES	
ACTIVE RECREATION (MINIMUM 3 - 6%)	51 ACRES	4 %
- COMMUNITY RECREATION AMENITY	*19 ACRES	
- PARKS AND TRAILS	*32 ACRES	

* DOES NOT ACCOUNT FOR ACTIVE RECREATION THAT WILL OCCUR WITHIN THE MULTI-FAMILY AND COMMERCIAL TRACTS
 ** INCLUDES MULTI-FAMILY RESIDENTIAL
 *** DOES NOT ACCOUNT FOR STORMWATER WITHIN MULTI-FAMILY, INSTITUTIONAL AND COMMERCIAL TRACTS

NEIGHBORHOOD CENTER DEVELOPMENT DATA

USE	TOTAL UNITS	MIN. 60% (DEVELOPMENT ACRES)	UNITS WITHIN 3,000' BUFFER	ACREAGE WITHIN 3,000' BUFFER
SINGLE FAMILY	1,277 UNITS	653 UNITS	33%	108 ACRES
MULTI-FAMILY	718 UNITS	718 UNITS	36%	76 ACRES
COMMERCIAL USE:				72 ACRES
SCHOOL SITE:				20 ACRES
RECREATION:				
- AMENITY				17 ACRES
TOTAL SF/MF UNITS	1,995 UNITS	1,371 UNITS	69%	

ABOVE PERCENTAGES DO NOT REPRESENT ROADWAY, SIDEWALK, STORMWATER OR PARKS

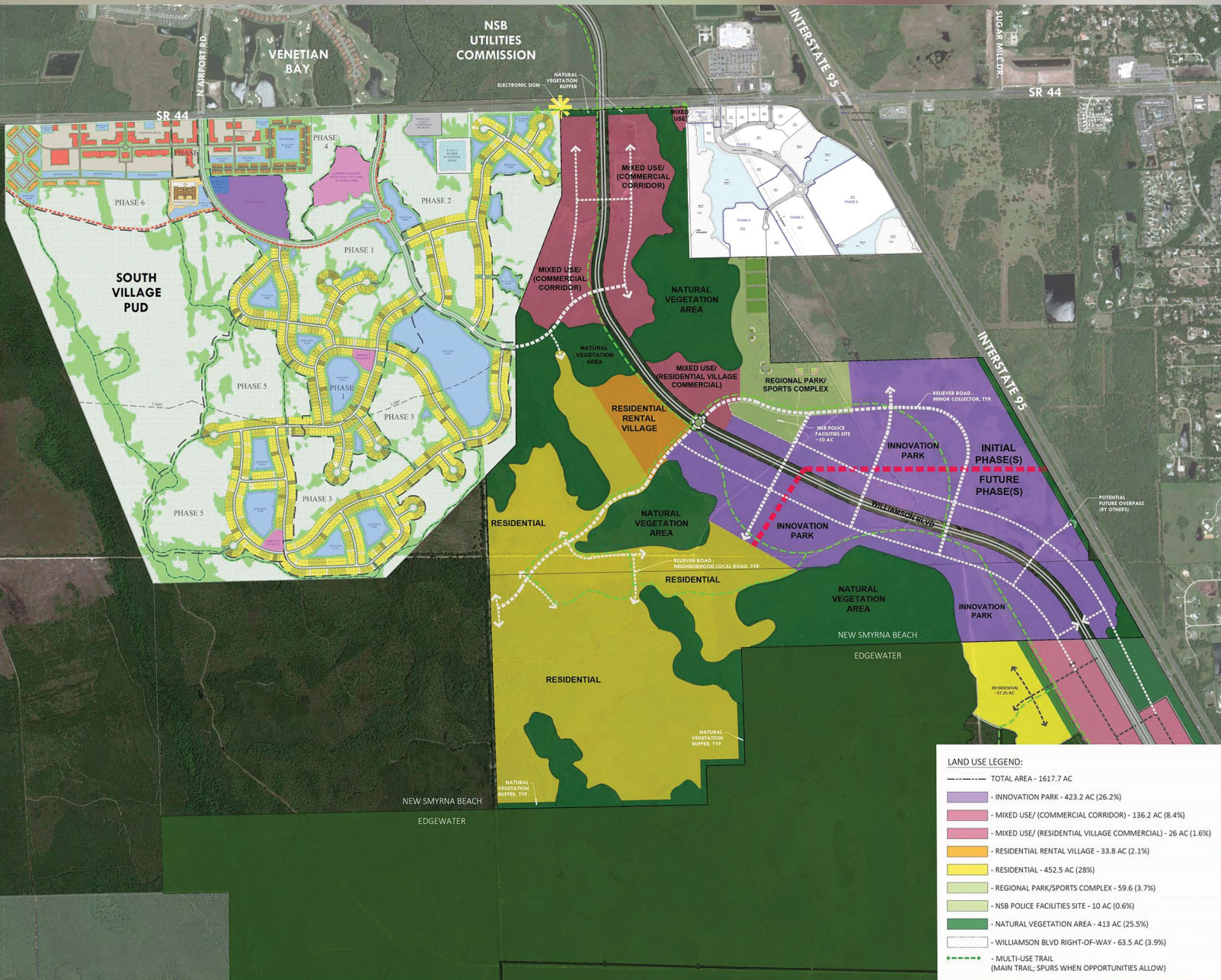
DEVELOPMENT ACRES:
 - TOTAL DEVELOPMENT ACRES = 4,671 AC (100%) (DOES NOT ACCOUNT FOR PRESERVED UPLANDS AND WETLAND ACRES)
 - DEVELOPMENT ACRES WITHIN THE NEIGHBORHOOD CENTER = 4,474 AC (71%) (INCLUDES ABOVE PERCENTAGES DO NOT REPRESENT ROADWAY, SIDEWALK, STORMWATER OR PARKS)
 - DEVELOPMENT ACRES OUTSIDE THE NEIGHBORHOOD CENTER = 4,197 AC (29%)

RESIDENTIAL UNITS:
 - TOTAL SF/MF RESIDENTIAL UNITS = 4,199 UNITS (100%)

LEGEND

	SINGLE FAMILY - LOW DENSITY RESIDENTIAL (40' X 125')		PDOT RETENTION EASEMENT
	SINGLE FAMILY - LOW DENSITY RESIDENTIAL (50' X 125')		EXISTING PDOT RETENTION POND
	SINGLE FAMILY - LOW DENSITY RESIDENTIAL (60' X 125')		UTILITY COMMISSION PROPERTY
	SINGLE FAMILY - LOW DENSITY RESIDENTIAL (64' X 125')		PROPOSED LIFT STATION
	MULTI-FAMILY		PEDESTRIAN TRAIL SYSTEM
	ASSISTED LIVING FACILITY		NEIGHBORHOOD CENTER LIMITS
	AMENITY FACILITIES		NEIGHBORHOOD CENTER 3,000' BUFFER
	COMMERCIAL/RETAIL		PHASING LINES
	INSTITUTIONAL (SCHOOL SITE)		FULL ACCESS / MEDIAN CUT
	FIRE STATION		PROPOSED DIRECTIONAL MEDIAN OPENING AND DRIVEWAY
	WETLAND PRESERVATION		RIGHT-IN / RIGHT-OUT DRIVEWAY
	UPLAND PRESERVATION		
	PARK AREA		
	STORMWATER RETENTION POND		

DEERING PARK - CONCEPTUAL MASTER PLAN



DEERING PARK - CONCEPTUAL MASTER PLAN

LEGEND:

- SINGLE FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL (TRADITIONAL)
- SINGLE FAMILY RESIDENTIAL (ACTIVE ADULT)
- TOWNHOMES
- MULTI-FAMILY
- FUTURE RESIDENTIAL
- MIXED-USE
- AMENITIES/OPEN SPACES/RECREATION
- STORMWATER NETWORK/PONDS
- CONSERVATION LANDS/PRESERVED NATURAL FEATURES
- EDGEWATER WETLAND PARK
- MULTI-USE TRAILS

PRESERVATION & RESTORATION

EDGEWATER WETLAND PARK

MITIGATION BANK

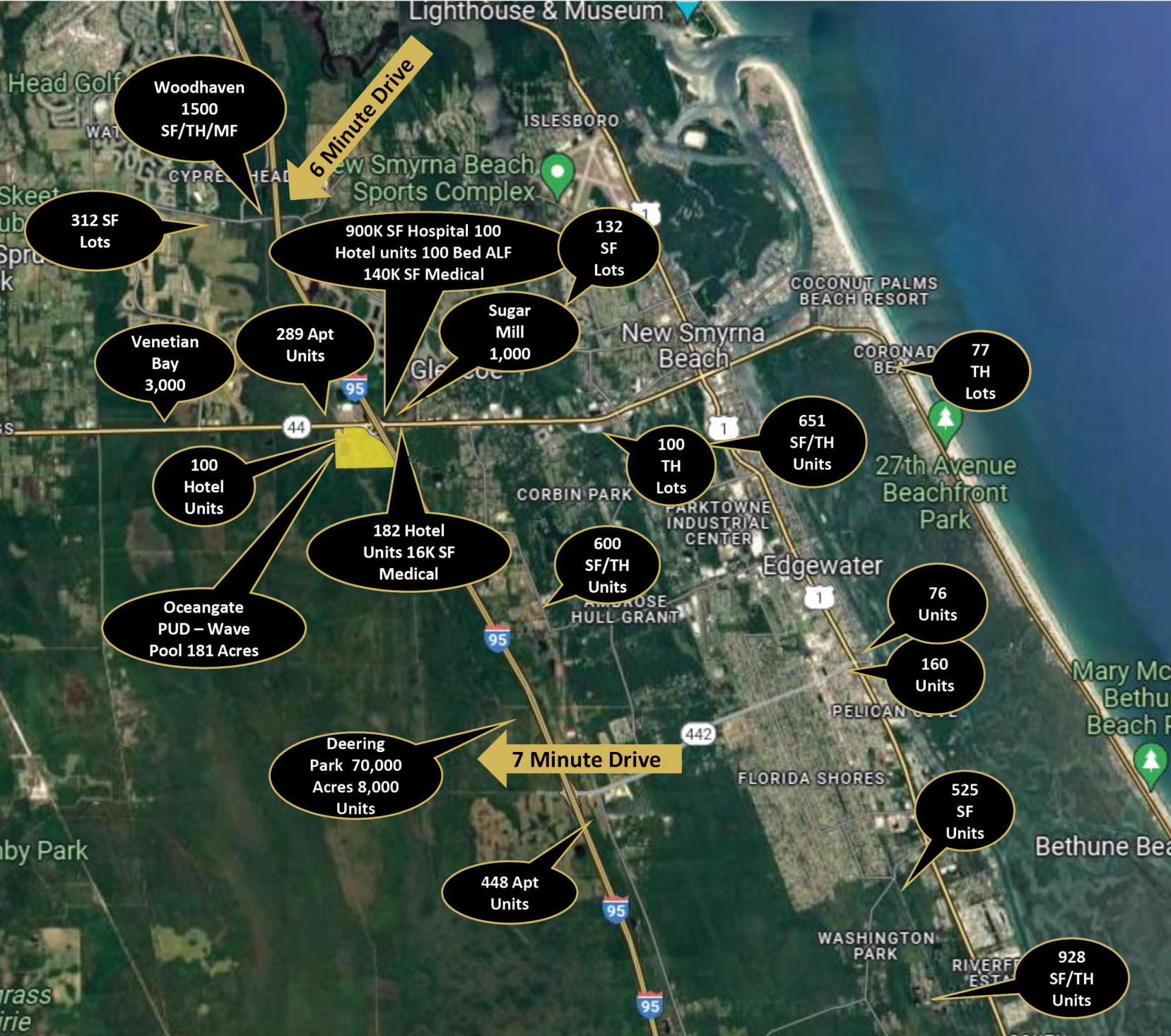
INDIAN RIVER BLVD



DEERING PARK

This site plan is conceptual and subject to review and approval by governmental agencies for future development. Final plan for the community will vary and is subject to change without notice. Adjacent land is not implied or depicted as may actually exist. 2/21/2025 ©





- Over 17,000 Single Family, Multi-Family and Hotel Units Approved or Under Construction.
- Over 1,000,000 SF of Medical Office Approved or Under Construction.



BOBBY LUTHRA

Licensed Real Estate Associate

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OFFICE LOCATION:

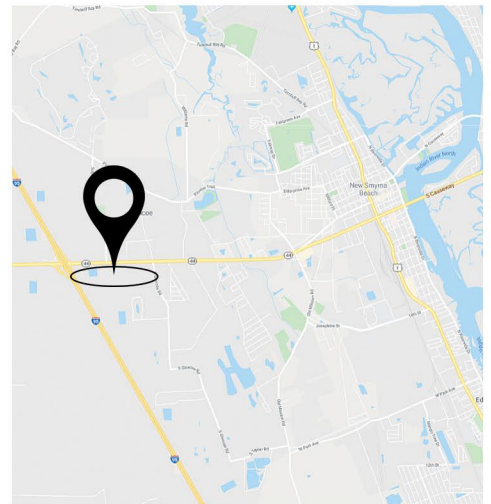
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