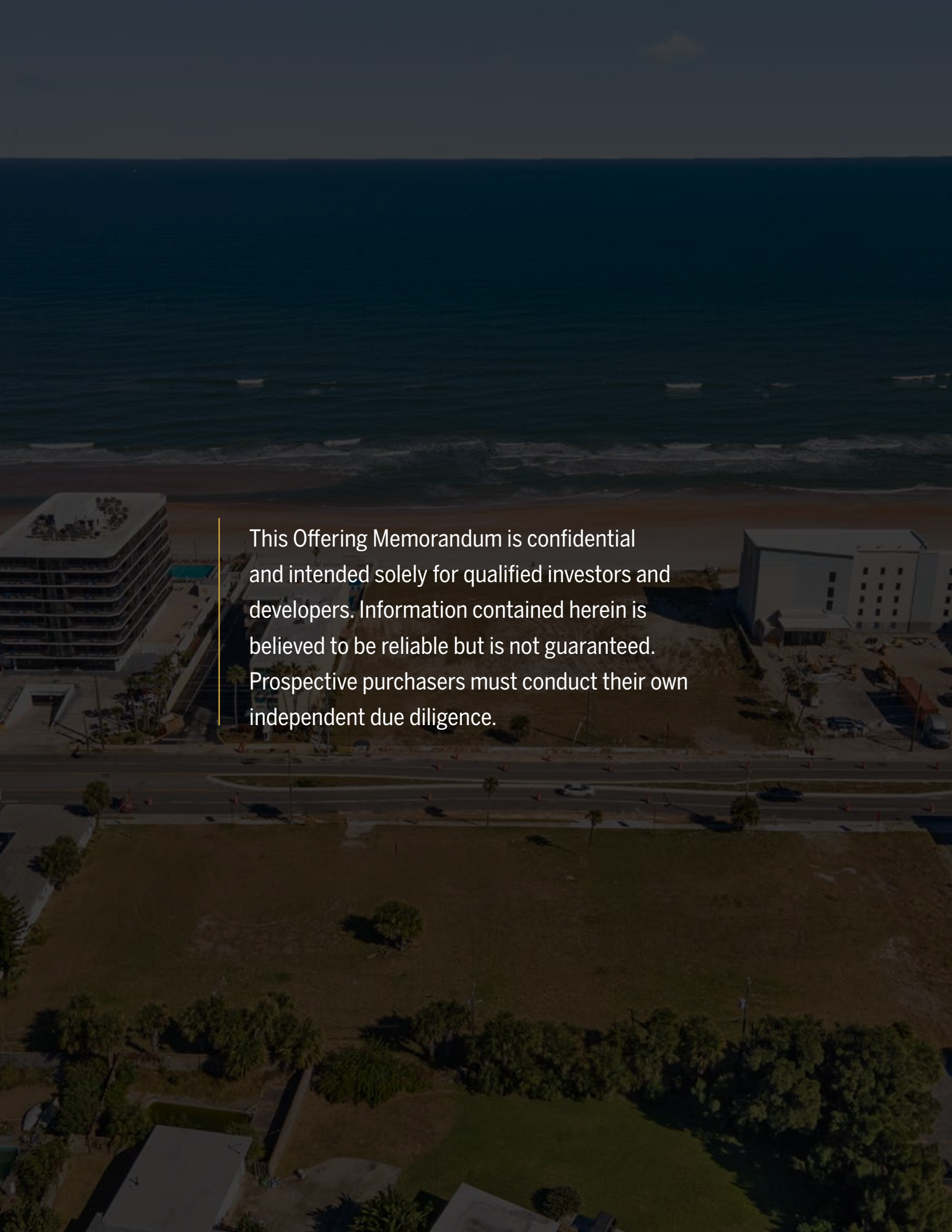


Premier | Sotheby's  
INTERNATIONAL REALTY

1012 North Atlantic Avenue  
1025 North Atlantic Avenue  
DAYTONA BEACH, FLORIDA 32118

Premier Ocean Hotel Development Opportunity

Direct Atlantic Ocean Frontage • Tourist Hotel (T1) Zoning • Institutional-Grade Hospitality Site

An aerial photograph of a coastal development. In the foreground, there is a large green lawn with several palm trees. A multi-lane road with a few cars runs horizontally across the middle. To the left, a modern, multi-story building with a flat roof and balconies is visible. To the right, another building is under construction, with a large concrete slab and some construction equipment. In the background, a sandy beach meets the ocean with waves breaking. The sky is clear and blue.

This Offering Memorandum is confidential and intended solely for qualified investors and developers. Information contained herein is believed to be reliable but is not guaranteed. Prospective purchasers must conduct their own independent due diligence.

# Executive Summary

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- Rare vacant oceanfront development site in Daytona Beach
- Zoned Tourist Hotel allowing full-scale hospitality development
- Located on North Atlantic Avenue (A1A), the city's premier beachfront corridor
- Surrounded by established and branded hotel assets
- Clean slate parcel ideal for branded or lifestyle hotel concepts



# Investment Highlights

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- Direct oceanfront frontage with unobstructed Atlantic views
- Favorable hotel zoning supporting vertical development
- Strong tourism fundamentals and year-round demand
- High-visibility location with strong traffic counts
- Scarcity of remaining vacant beachfront hotel sites



# Property Overview

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**Address:** 1012 North Atlantic Avenue, Daytona Beach, Florida 32118

**MLS ID:** 1221267 (Daytona Beach MLS)

**Property Type:** Vacant Oceanfront Land

**Zoning:** Tourist Hotel (T1)

**Current Use:** Vacant/Unimproved



# Aerial *and* Site Context

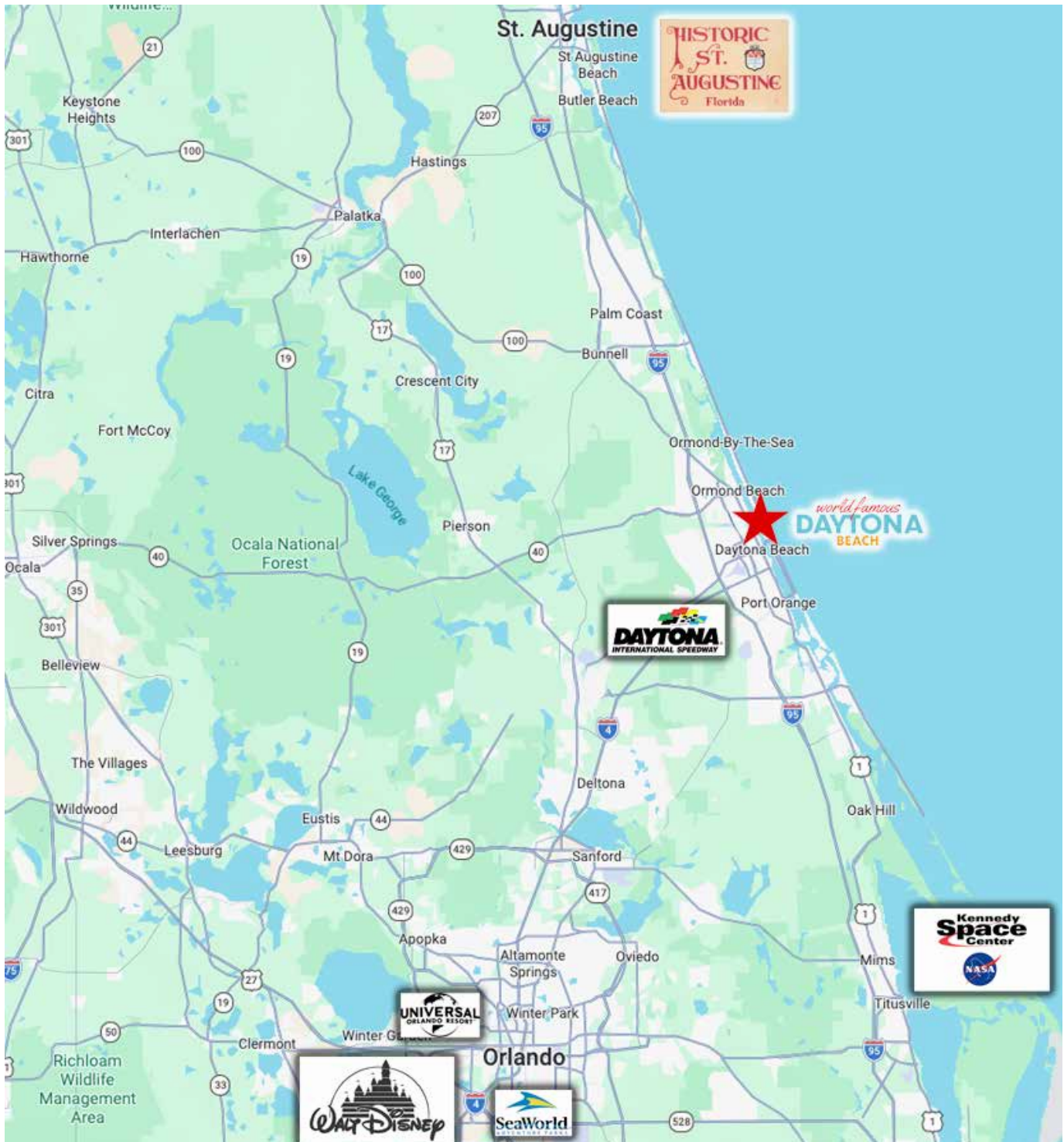
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- Direct frontage on the Atlantic Ocean
- Frontage along North Atlantic Avenue (SR A1A)
- Level topography conducive to development
- Hospitality-driven surrounding land uses



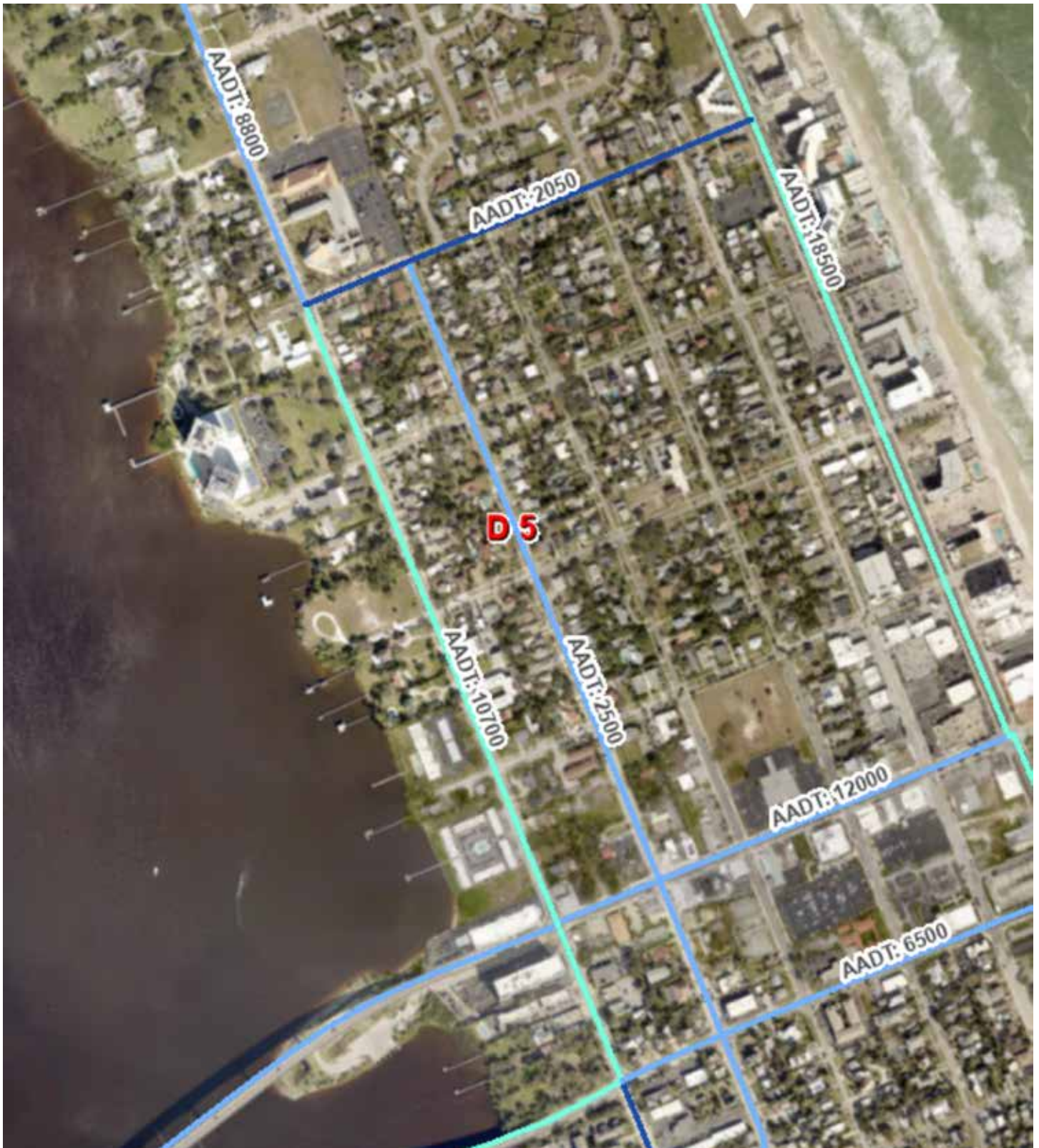
# Regional Location Map

- Located in the heart of Daytona Beach's tourism district
- Convenient access to I-95 and I-4
- Proximity to Orlando and regional feeder markets



# Traffic Counts *and* Visibility

- Strong average annual daily traffic (AADT)
- Exceptional brand exposure and signage visibility
- Continuous pedestrian and vehicular flow



# Zoning Overview

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## **Zoning:** Tourist Hotel (T1)

This zoning district is designed to accommodate hotel, resort, and tourism-oriented development along Daytona Beach's oceanfront corridors.

- Hospitality-forward zoning intent
- Supports economically viable hotel development
- Compatible with national hotel brand standards



# Height *and* Density Narrative

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Tourist Hotel zoning along North Atlantic Avenue supports **mid-rise to high-rise hotel development**, consistent with Daytona Beach's established oceanfront skyline.

Comparable nearby developments demonstrate:

- Vertical hotel structures
- Efficient room stacking and ocean-facing layouts
- Podium or structured parking configurations

This zoning framework aligns well with branded hotel requirements and modern hospitality design standards.



# FEMA Floodplain *and* CCCL Overlay

The property is located within a designated coastal FEMA flood zone and is subject to Florida's Coastal Construction Control Line (CCCL).

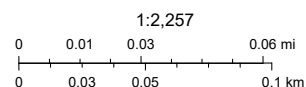
- Elevated finished floor requirements
- CCCL permitting through FDEP
- Engineered coastal foundation systems

These conditions are typical for Atlantic-front hotel development and are routinely addressed by experienced developers.



January 16, 2026

— Established  
— CCCL

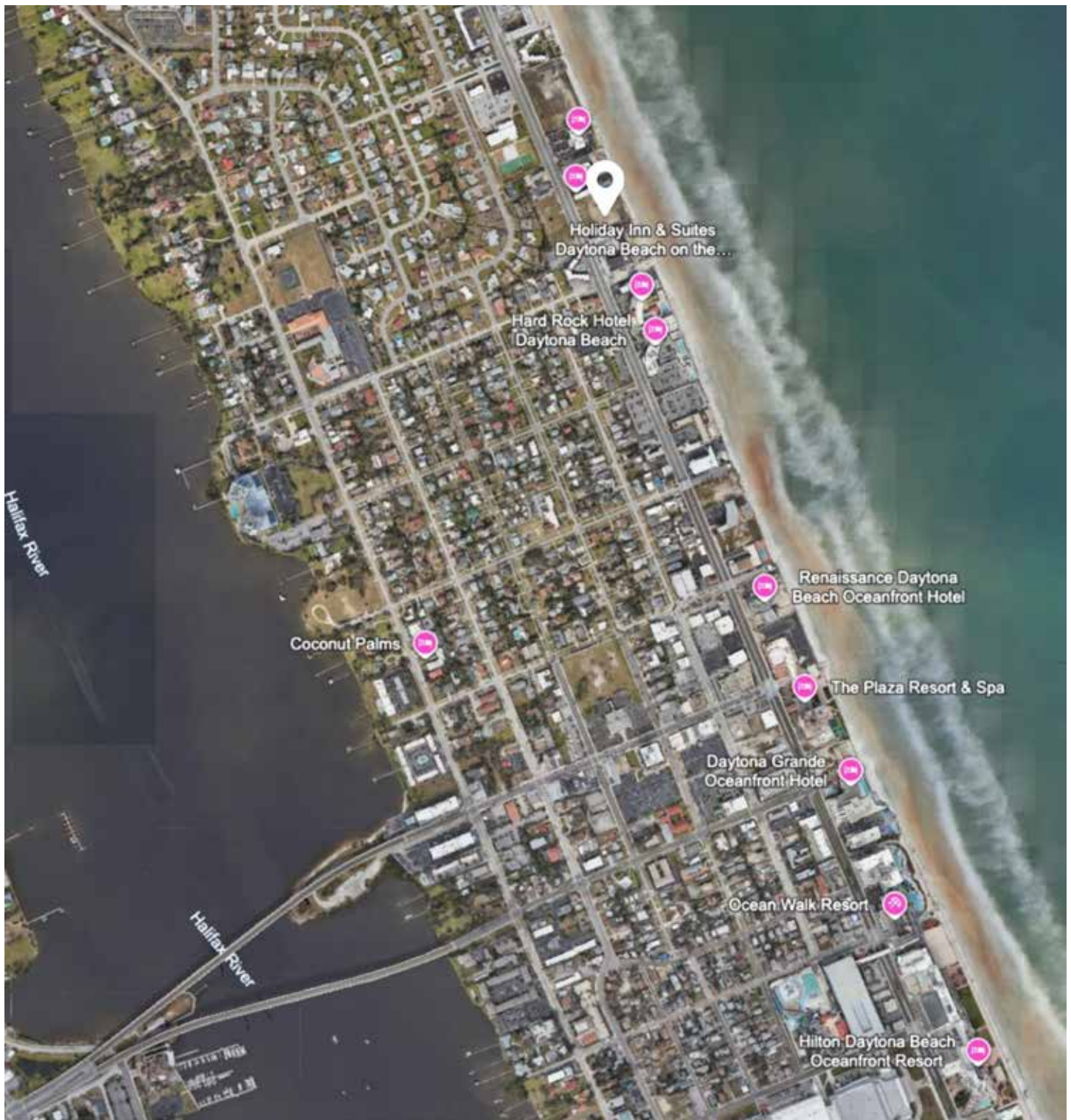


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor, FDEP, WRM, BCMS

# Surrounding Hotel *and* Development Context

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- Established branded hotels and resorts
- Proven hospitality corridor
- Strong demand drivers supporting new development



# Daytona Beach Market Overview

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- Internationally recognized beach destination
- Millions of annual visitors
- Major motorsports, conventions, and special events
- Strong public and private investment



# Tourism *and* Demand Drivers

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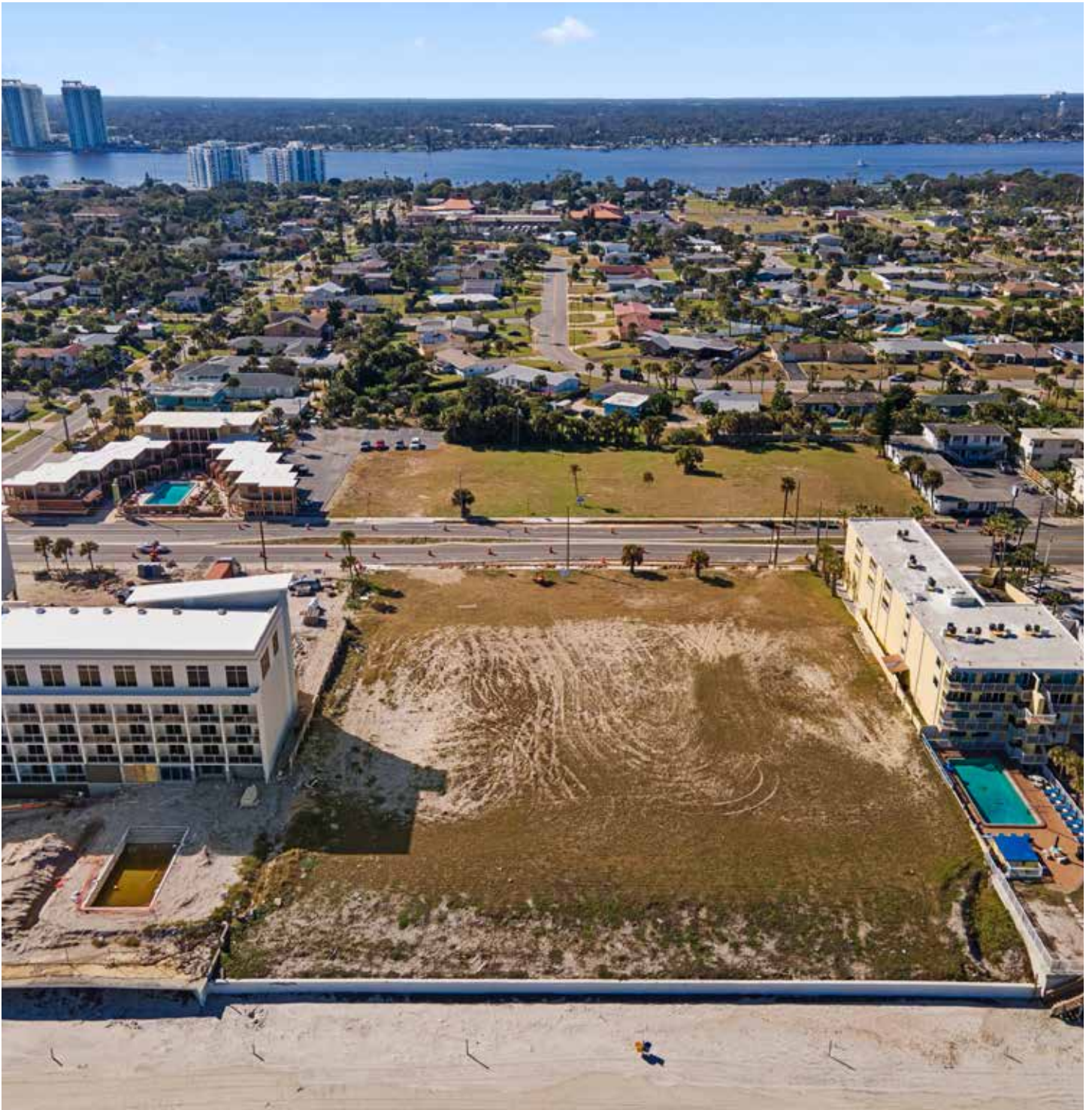
- Daytona International Speedway
- Ocean Walk Shoppes & Boardwalk
- Main Street Pier
- Beaches, festivals, and seasonal events



# Competitive Advantage

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- Scarcity of vacant oceanfront hotel sites
- Prime A1A frontage
- Favorable zoning relative to replacement cost
- Strong long-term value retention

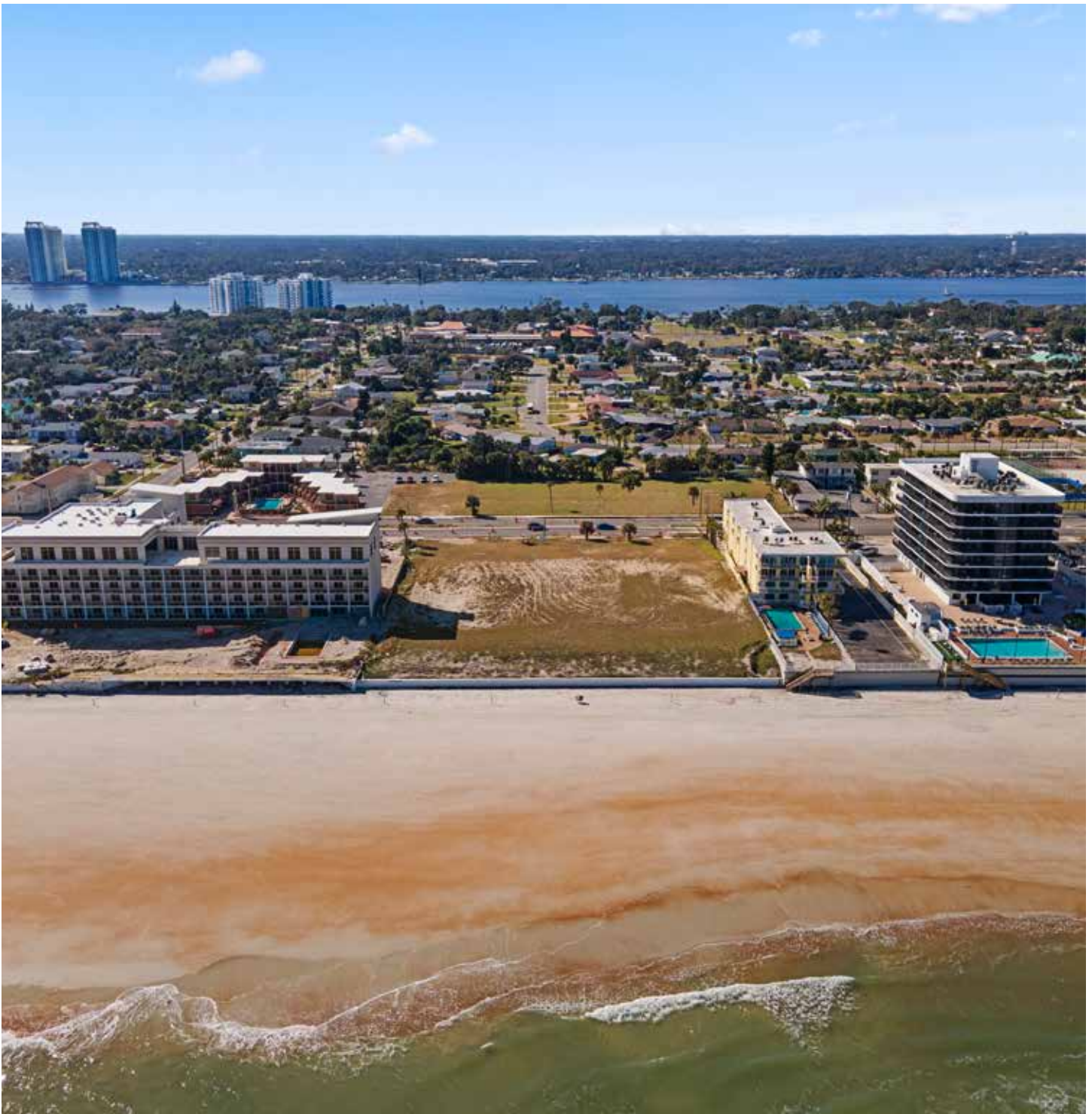


# Development Opportunity Summary

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- Purpose-built branded hotel
- Boutique or lifestyle hospitality concept
- Resort-oriented development with amenities

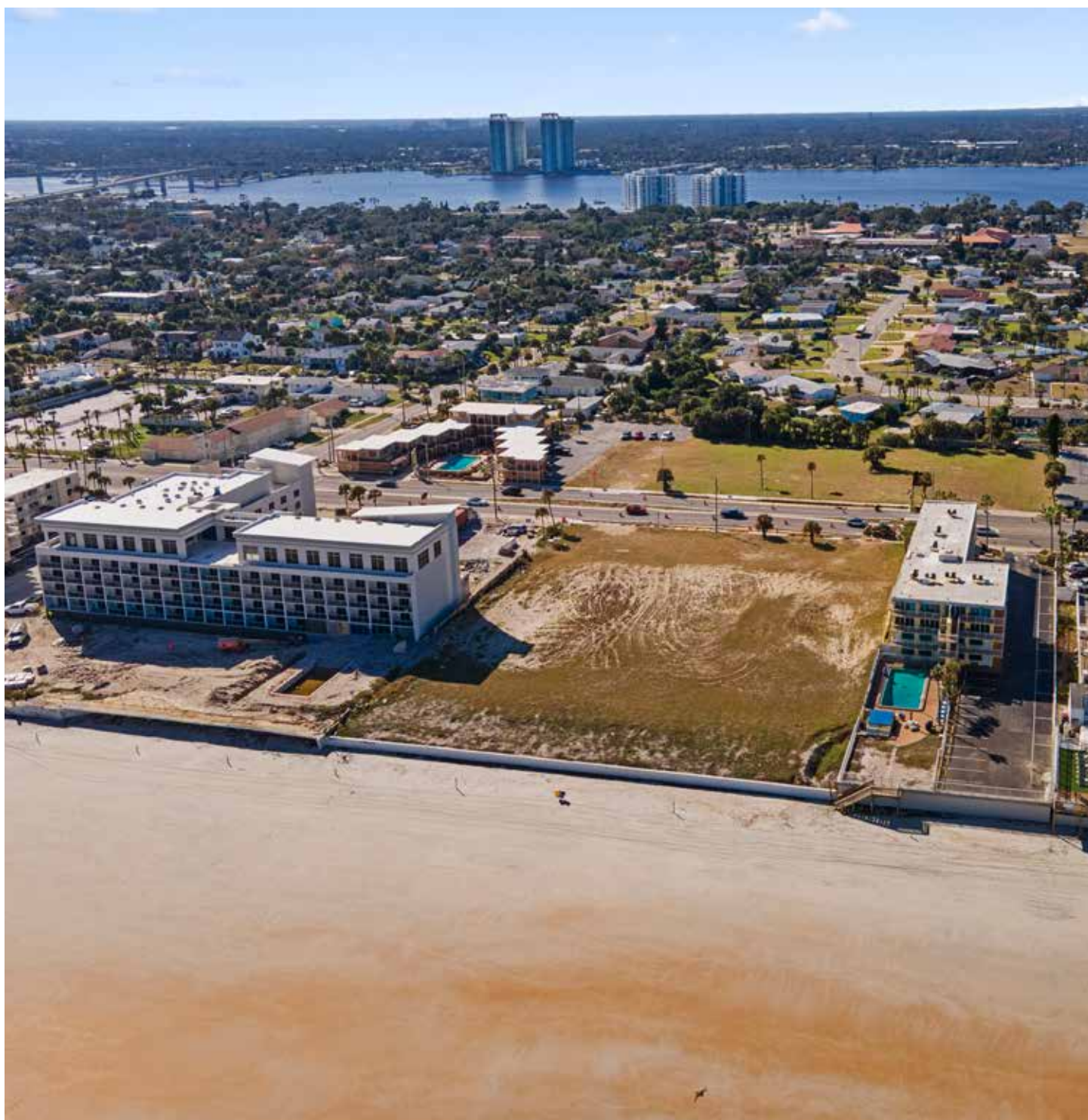
The site offers flexibility to tailor development to brand, market, and capital objectives.



# Offering Details

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- Offered as Fee Simple Interest
- Pricing: Upon Request
- Terms: Cash or Developer-Favorable Financing
- Broker Cooperation: Yes



# Due Diligence *and* Next Steps

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- Execute confidentiality agreement
- Review zoning and coastal requirements
- Preliminary site and design analysis
- Engage with city planning and coastal consultants



# Contact Information

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Todd.Matacale@PremierSIR.com • ToddMatacale.PremierSothebysRealty.com

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Todd Matacale is a Global Real Estate Advisor with Premier Sotheby's International Realty, a Central Florida native specializing in the Daytona Beach and coastal markets, with over 30 years of experience in sales, marketing, and business operations.

Todd manages his real estate practice as a business, emphasizing strategic positioning, data-informed decision-making, and effective negotiation. His background allows him to anticipate market trends, develop targeted marketing strategies, and structure transactions that align with his clients' financial and operational objectives, whether representing buyers or sellers.

Prior to real estate, Todd built a successful career in advertising, publishing, and automotive manufacturing marketing, working with brands including duPont Registry, NASCAR, Ford Motor Company, BMW, Mercedes-Benz, Toyota, the Tampa Bay Lightning, and the LPGA. He has ranked in the top 10% of MLS sales multiple times and was part of a top-three team at RE/MAX Signature before joining Premier Sotheby's International Realty.

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Jennifer Matacale • Global Real Estate Advisor • 386.212.9277

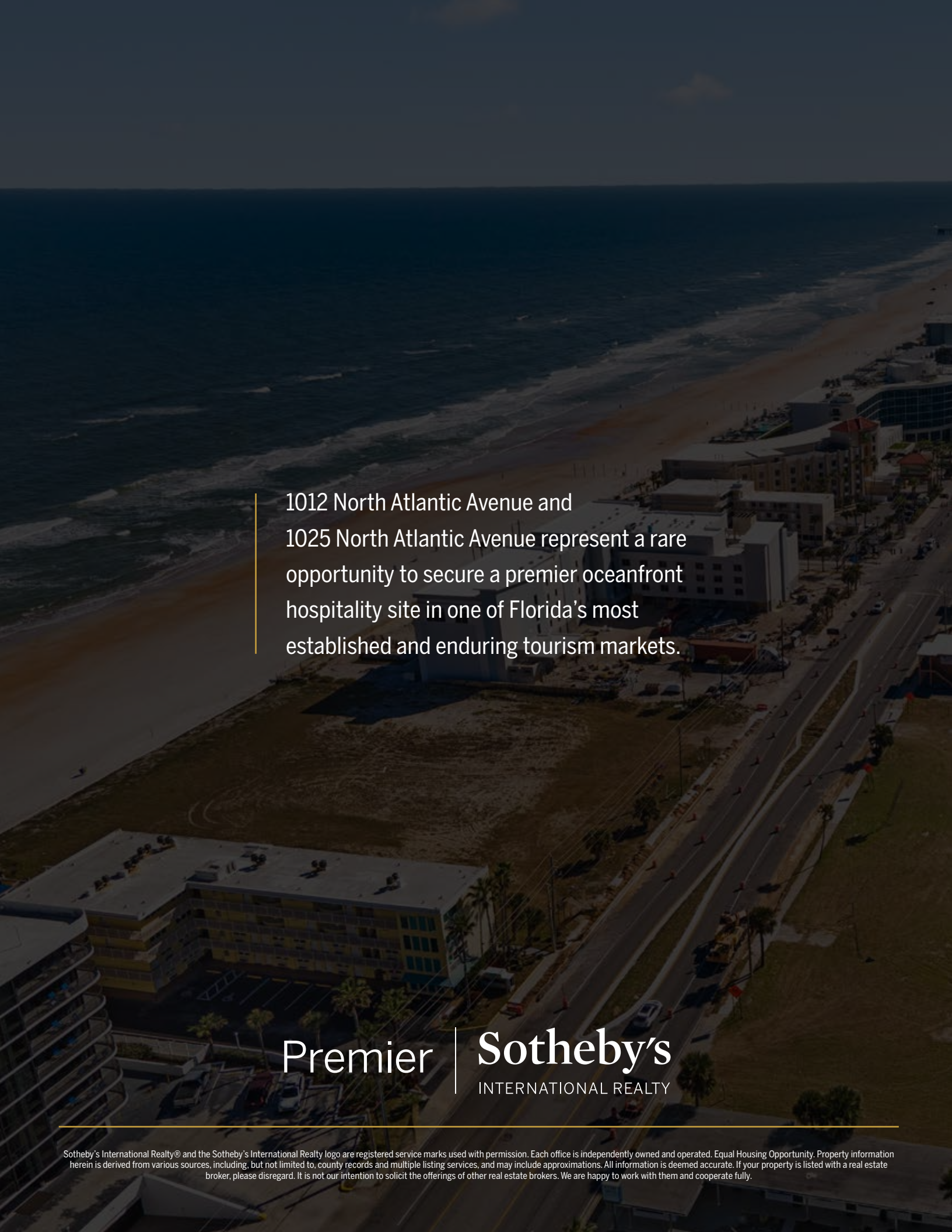
Jennifer.Matacale@PremierSIR.com • JenniferMatacale.PremierSothebysRealty.com

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Jennifer Matacale is a Global Real Estate Advisor with Premier Sotheby's International Realty and a Daytona Beach native, representing clients throughout the Daytona Beach and coastal markets. With more than 25 years of experience in real estate, mortgage finance, and operations, she offers a disciplined, knowledgeable approach grounded in deep local market familiarity.

Jennifer began her real estate career in Daytona Beach in 1996 and later expanded her expertise through roles in mortgage lending, underwriting, investigation, and information systems with Countrywide Home Loans in Daytona Beach and Orlando. This background provides her with a comprehensive understanding of transaction structure, financing considerations, and risk evaluation, enhancing her effectiveness in complex real estate transactions.

Together with her husband, Todd, Jennifer co-founded the Matacale Group, specializing in residential sales, property management, and client relations. She spent seven successful years with RE/MAX Signature before joining Premier Sotheby's International Realty. Known for integrity, clear communication, and attention to detail, Jennifer is committed to delivering consistent, professional outcomes for buyers and sellers.

An aerial photograph of a coastal city, likely Miami Beach, showing a mix of modern and older buildings, a wide beach, and the ocean. The image is darkened to serve as a background for text.

1012 North Atlantic Avenue and  
1025 North Atlantic Avenue represent a rare  
opportunity to secure a premier oceanfront  
hospitality site in one of Florida's most  
established and enduring tourism markets.

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