

SALE

17.84 Acre Commercial Property in High Traffic location (Port Orange, FL)

6222 S WILLIAMSON BLVD

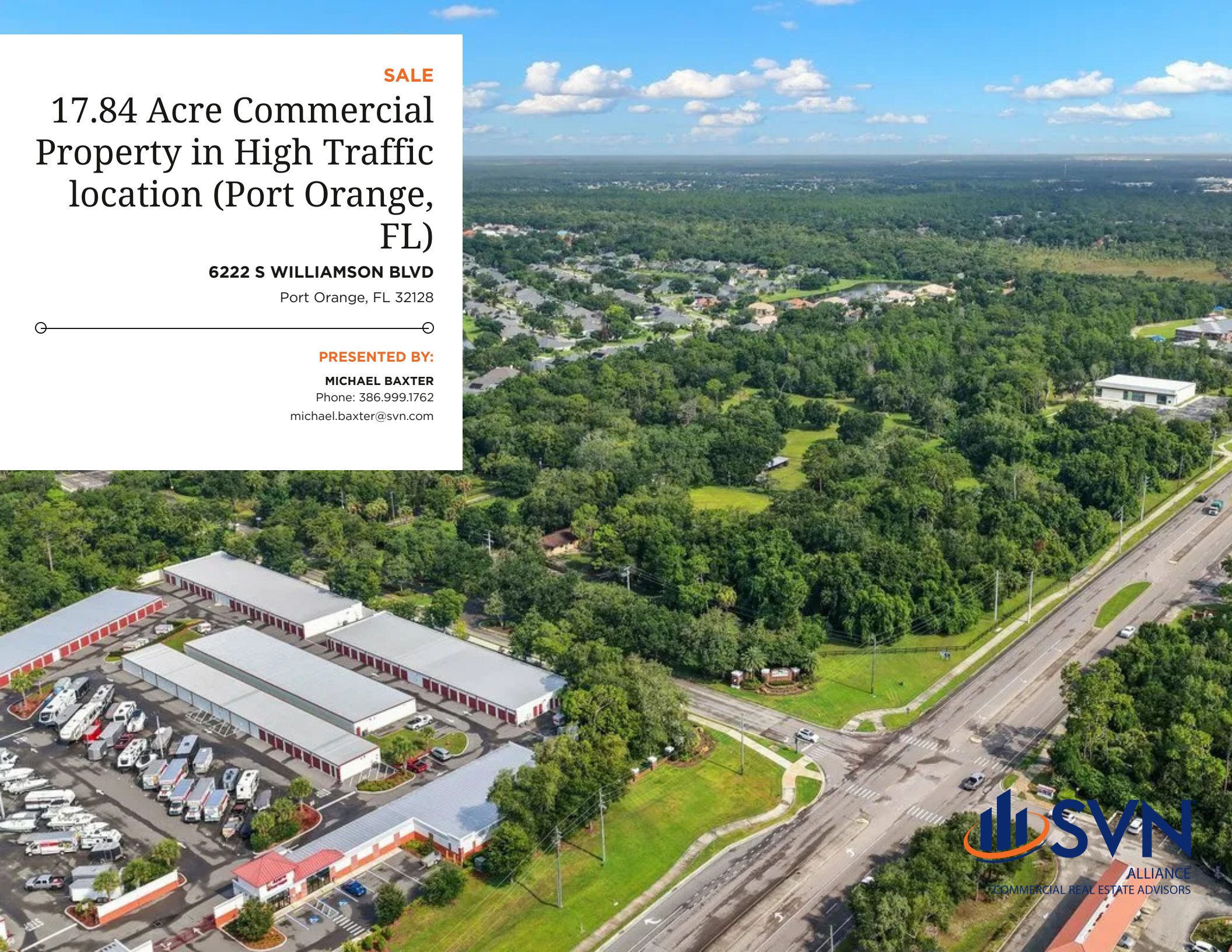
Port Orange, FL 32128

PRESENTED BY:

MICHAEL BAXTER

Phone: 386.999.1762

michael.baxter@svn.com



PROPERTY SUMMARY



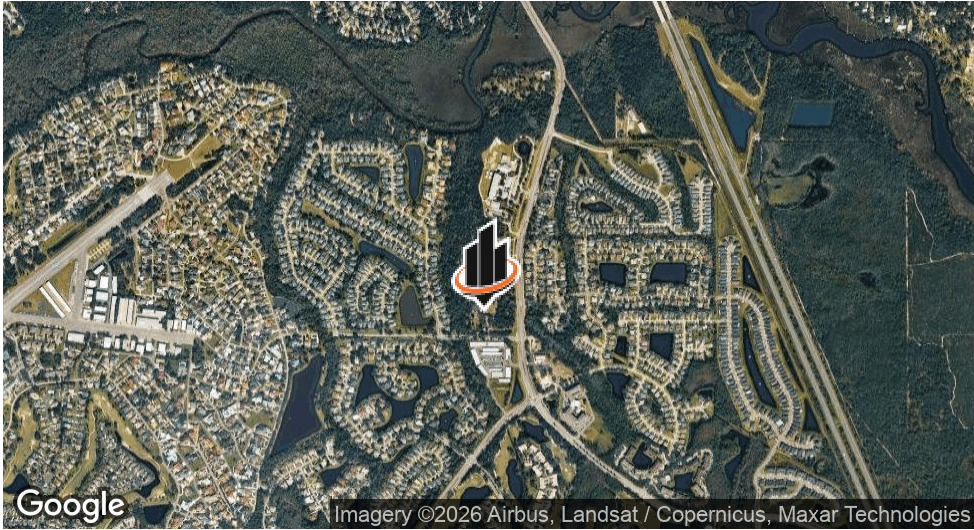
PROPERTY HIGHLIGHTS

- Preliminary engineering shows multiple development options such as 90 townhome units, 26 single family homes, or other commercial development.
- The owners have a recent survey, wetland delineation, St. John's River Water Management District study, and communication with the City of Port Orange.
- Current zoning is A-2 & RC (Volusia County). For developers, this will be reclassified and annexed into the City of Port Orange.

OFFERING SUMMARY

SALE PRICE:	\$3,795,000
LOT SIZE:	17.84 Acres

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PROPERTY DESCRIPTION

For Sale! One of the largest remaining commercial parcels available in Port Orange, FL.

Presently operated as a boarding kennel with dog & cat grooming and former equine facility along with a a 3BR, 2 BTH house & 1 BR, 1 BTH apartment with garage amongst other structures. This business is currently operating. All viewings must be coordinated with the listing agent. Do not visit the property without an appointment.

Currently located in Unincorporated Volusia County, this site will likely be annexed into the City of Port Orange.

Located across the street from the new Halifax Health ER Facility, Class A storage facility, and ALF. Located just North of the new I-95 Pioneer Trail Exit.

ADDITIONAL PHOTOS



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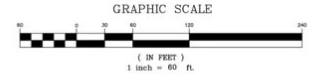
POINT OF COMMENCEMENT
THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF
SECTION 30, TOWNSHIP 16 SOUTH, RANGE 33 EAST
U.S.N. CONCRETE MONUMENT (CORNER NOT
RECOVERED)

POINT OF BEGINNING

THE SANCTUARY ON SPRUCE CREEK PHASE 1
(MAP BOOK 45, PAGES 48-51)

PARCEL M (COMMON AREA)
CONSERVATION EASEMENT

O.R. BOOK 1707
PAGE 726



1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/SKETCH PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE IS BASED ON DESCRIPTION PER OFFICIAL RECORDS BOOK 2085, PAGE 322, WITH THE BEARING ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 16 SOUTH RANGE 33 EAST, BEING N00°00'00"E.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. COMMUNITY MAP NUMBER 12127C0508 G, MAP REVISED APRIL 15, 2002. APPROXIMATE SCALE: 1" = 500'.
7. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.
8. PROPERTY DESCRIPTION PROVIDED BY CLIENT.
9. REVISED NOV. 7, 2003. REMOVED PROPOSED RIGHT OF WAY FOR AIRPORT ROAD BASED UPON PLAN PREPARED BY ZEV COHEN & ASSOCIATES, INC. FILE NO. 89-19715, DATED NOV. 15, 1990. NO EVIDENCE FOR RIGHT OF WAY TAKING PROVIDED TO SURVEYOR. ADDED PREScriptive RIGHT OF WAY FOR AIRPORT ROAD BY PLAN PREPARED BY STEWART AND ASSOCIATES, INC. SHOWN FOR INFORMATION PURPOSES ONLY. NO CURRENT LEGAL STATUS FOR AIRPORT ROAD RIGHT OF WAY KNOWN. NO DEDICATION INFORMATION PROVIDED TO SURVEYOR. ADDED EXCEPTION PER OFFICIAL RECORD BOOK 2973, PAGE 1693.

DESCRIPTION:

THAT PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 33 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A U.S.N. CONCRETE MONUMENT ON THE SW CORNER OF THE SE 1/4 OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE EAST ALONG THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 30, A DISTANCE OF 544.22 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 15°53'38" WEST A DISTANCE OF 963.54 FEET; THENCE EAST A DISTANCE OF 927.57 FEET TO THE WEST SIDE OF EXISTING ROAD; THENCE SOUTH 2°29' EAST, A DISTANCE OF 927.57 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 761.4 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 30 FEET FOR ROAD.

FOR: MARTIN F & MARGARET PALMIERI
ADDRESS: 6222 AIRPORT ROAD, PORT ORANGE
JOB NO. 19-0807

BOUNDARY SURVEY

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM
TECHNICAL STANDARDS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL LAND SURVEYORS IN
CHAPTER 6107-6, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 470.027, FLORIDA STATUTES.
J.E. ZAPERT, P.L.S. NO. 4046
D.E. VAN KLEECK, JR., P.E.M. NO. 50376
MICHAEL S. BAXTER, P.E.M. NO. 65149
VALID WITH SIGNATURE & EMBOSSED SEAL ONLY

SLIGER & ASSOCIATES, INC.

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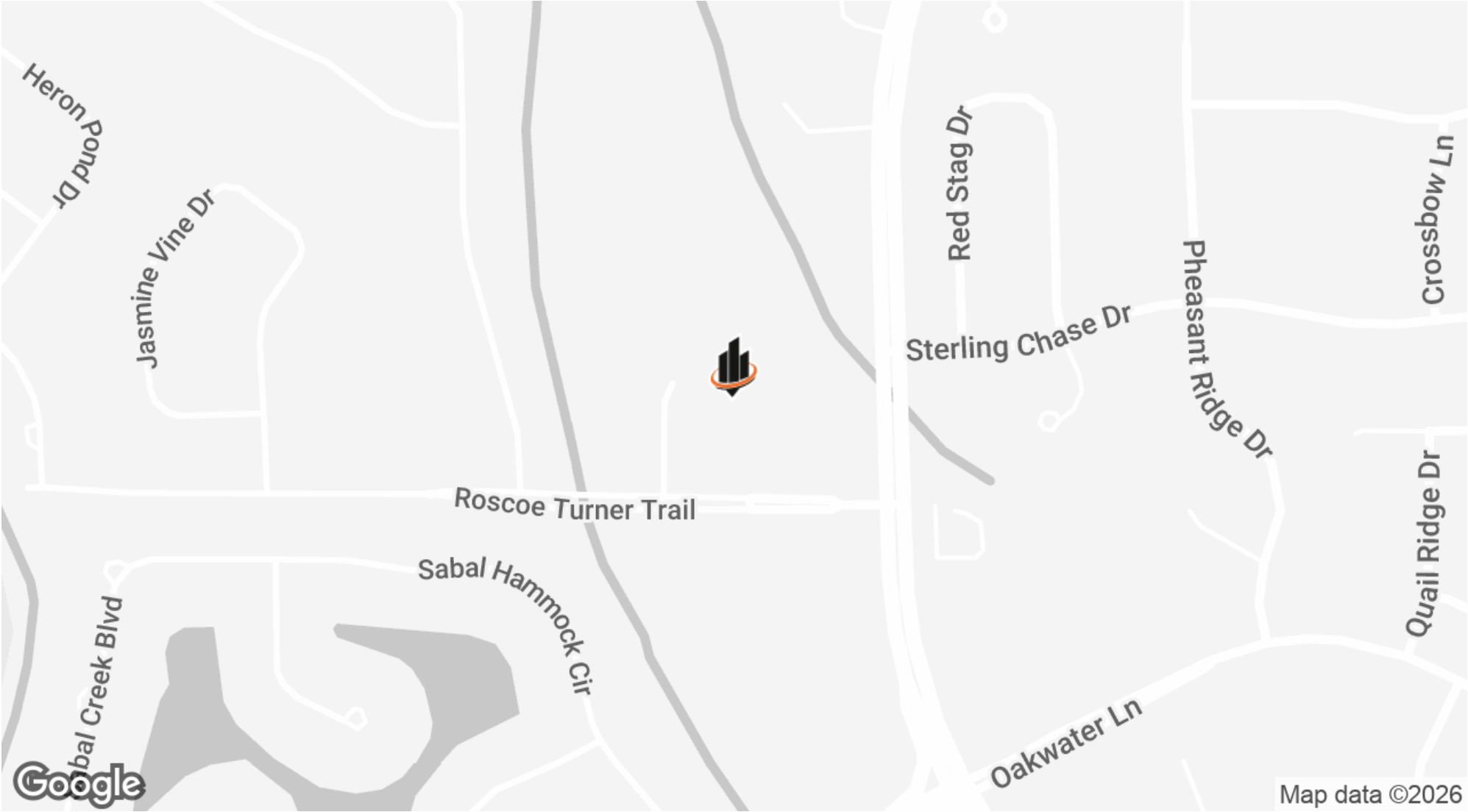
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LOCATION MAP



MICHAEL BAXTER
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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

michael.baxter@svn.com
Direct: 386.999.1762 | Cell: 386.999.1762

PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his sixteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and industrial). Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children. Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

SVN | Alliance Commercial Real Estate Advisors
1275 West Granada Blvd. Suite 5B
Ormond Beach, FL 32174
386.310.7900

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