

Airport Road
Fire Trail

(FL 40)

SALE

Ormond Beach - 25.1 Acres on SR 40 - Adjacent to Avalon Park

0 SR 40

Ormond Beach, FL 32174

PRESENTED BY:

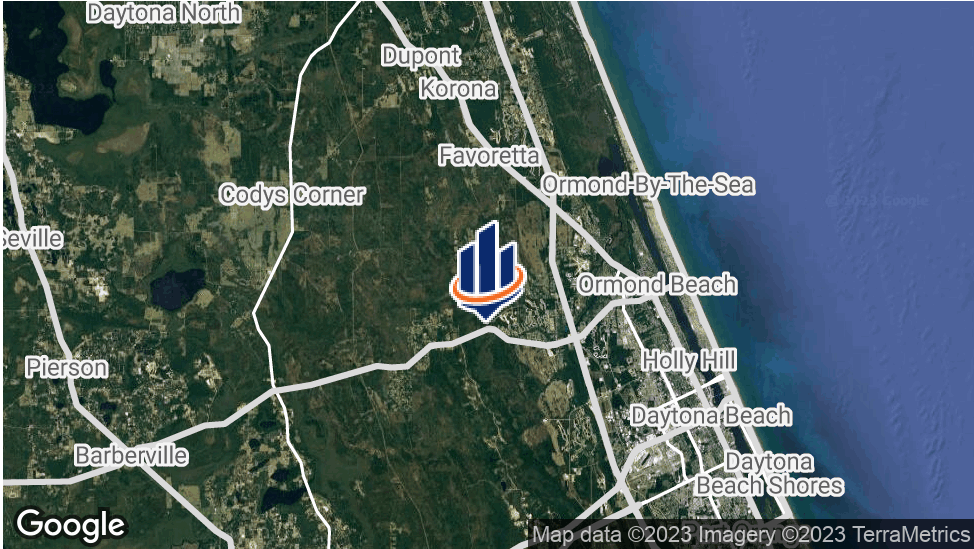
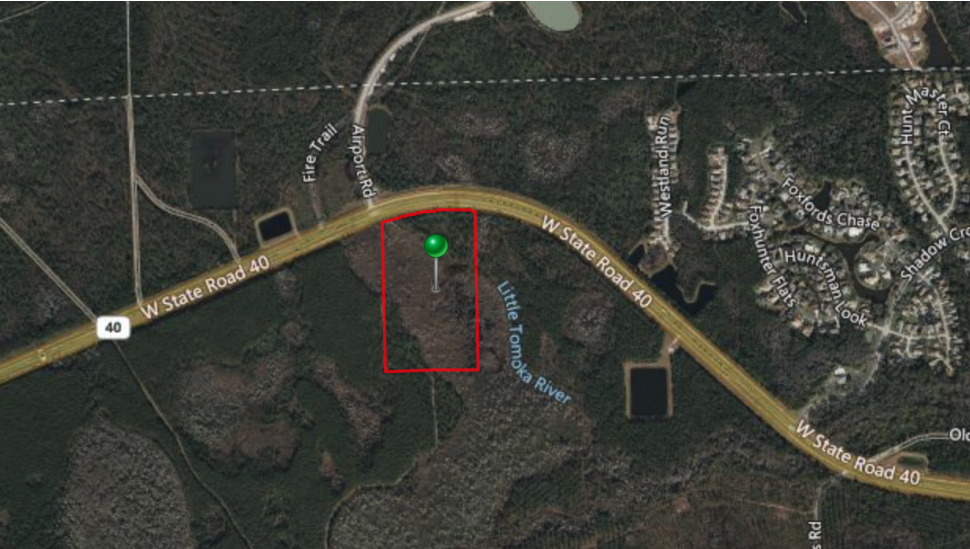
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FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,000,000
LOT SIZE:	25.1 Acres
PRICE / ACRE:	\$39,841
ZONING:	Resource Corridor - Volusia County
MARKET:	Daytona Beach
SUBMARKET:	Ormond Beach
APN:	412800000050

PROPERTY HIGHLIGHTS

- +/- 25.1 Acres on the South Side of SR 40 in Ormond Beach
- Directly Across From the Intersection of Airport Road
- 825 Feet of Frontage on West Granada Blvd(SR 40)
- Adjacent and East of Avalon Park Development
- Saint Johns Water Management Land to the West and South
- Zoned Resource Corridor in Unincorporated Volusia County
- See Zoning Schedule for Allowable Uses
- Wetland Delineation Undetermined

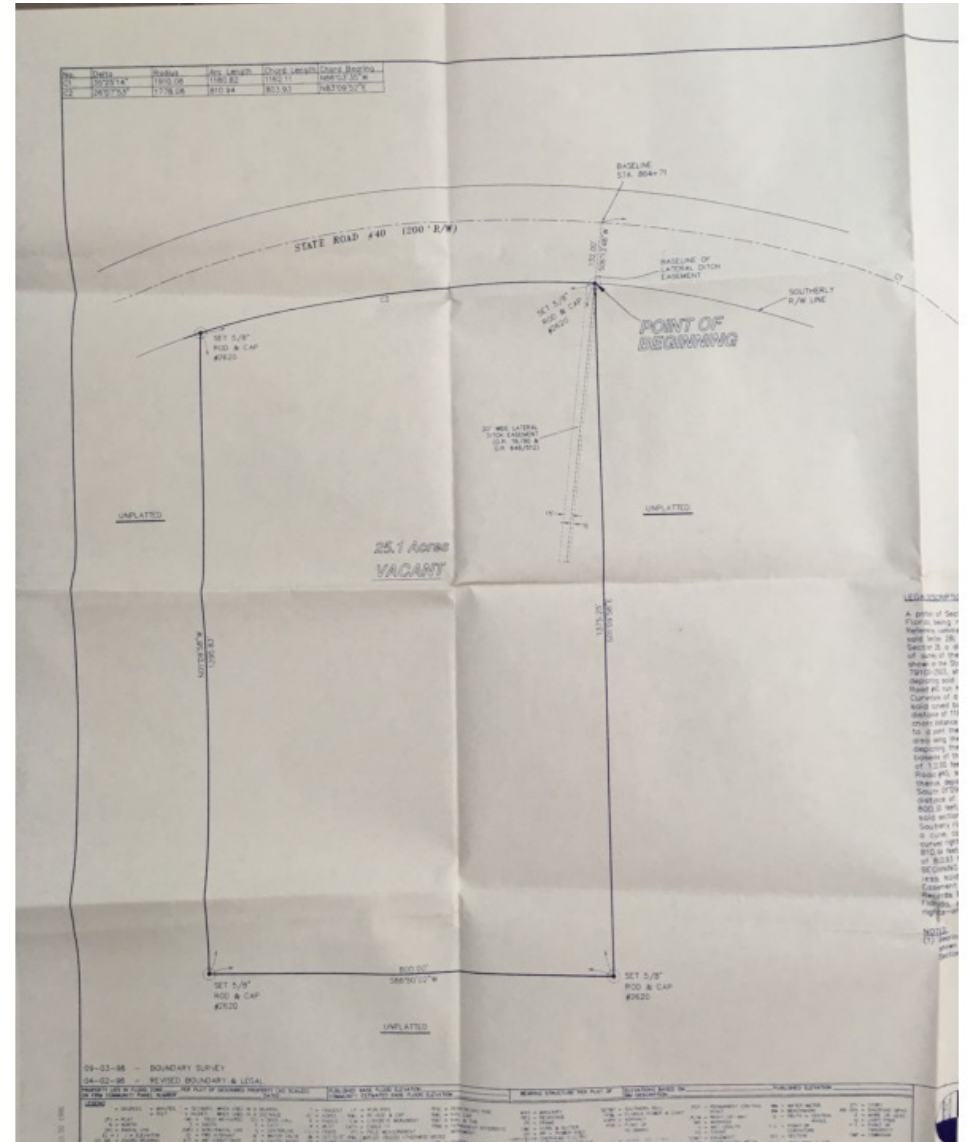
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ADDITIONAL PHOTOS



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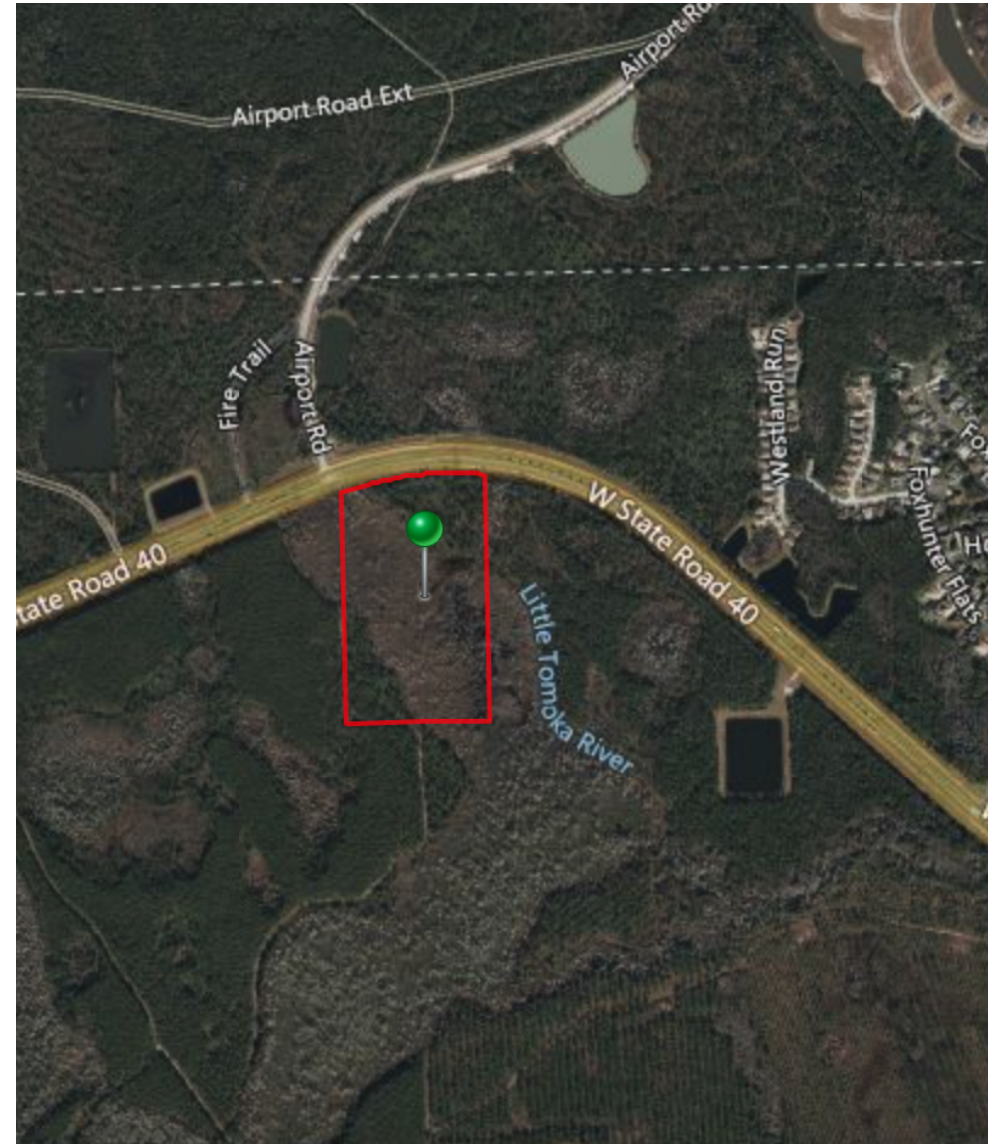
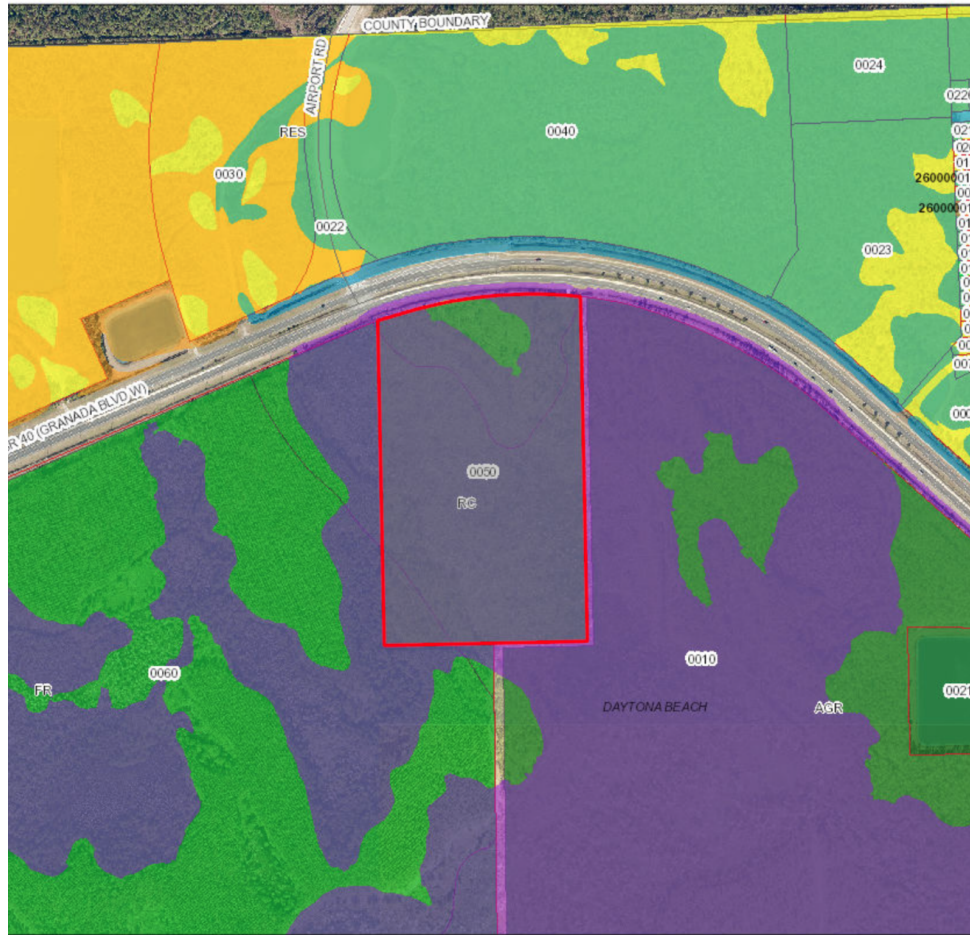
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ADDITIONAL PHOTOS

5691462SR 40, ORMOND BEACH, 32174



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RESOURCE CORRIDOR ZONING

RC RESOURCE CORRIDOR CLASSIFICATION ⁽⁶⁾

Purpose and intent: The purpose and intent of the RC Resource Corridor Classification is to provide protected, natural corridors consisting of environmentally sensitive and ecologically significant lands which connect to other protected areas such as parks and water bodies. The corridor shall provide a contiguous hydroecological pathway, where the wetlands and uplands are integrated and conducive to the maintenance and perpetuation of the system.

Permitted principal uses and structures: In the RC Resource Corridor Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Apiaries; provided, however, that the RC classified area does not comprise part of a lot classified for residential, commercial or industrial use.

Aquatic preserves (state or federal designated).

Aviaries; provided, however, that the RC classified area does not comprise part of a lot classified for residential, commercial or industrial use.

Docks in accordance with section 72-278.

Communication towers not exceeding 70 feet in height above ground level.

Essential utility services.

Exempt excavations (refer to subsection 72-293(15)) and/or those which comply with division 3 of the Land Development Code of Volusia County [article III] and/or final plan review procedures of this article.

Fire stations.

Fishing, hunting and wildlife management areas.

Historical or archeological sites.

Hobby breeder.

Home occupations, class A (refer to section 72-283).

Pasture for the grazing, boarding or raising of livestock, subject to the maximum lot coverage requirements below.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Silvicultural operations, which follow the most up to date state-prescribed best management practices.

Single-family standard or manufactured modular dwelling.

Worm raising, provided, however, that the RC classified area does not comprise part of a lot classified for residential, commercial or industrial use.

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article.

Animal shelters.

Communication towers exceeding 70 feet in height above ground level.

Dogs and cats boarded as personal pets exceeding the number permitted in subsection 72-306(a).

Except for those permitted principal uses and special exceptions listed hereunder, all agricultural pursuits, including the processing, packaging, storage and sale of agriculture products which are raised on the premises; provided however, that the total land area devoted to agricultural uses, including improved pasture, does not exceed 20 percent of the total lot area zoned RC and further provided that the RC classified area does not comprise part of a lot classified for residential commercial or industrial use.

Hunting camps.

Kennels.

Mobile home dwelling.

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to section 72-293(1)).

Riding stables.

Dimensional requirements for lots, parcels and tracts of land zoned in its entirety as resource corridor.

Minimum lot sizes:

Area: 25 acres.

Width: 150 feet.

Minimum yard size:

Front yard: 50 feet.

Rear yard: 50 feet.

Side yard: 50 feet.

Waterfront yard: 75 feet.

Maximum building height: 45 feet.

Maximum lot clearance and coverage: Lot clearance can not exceed 20 percent. The area covered with principal and accessory buildings shall not exceed ten percent.

Minimum floor area: 750 square feet.

Dimensional requirements for lots, parcels or other tracts of land which are zoned a mixture of RC and another zone classification: In instances where Resource Corridor boundaries split existing lots parcels or tracts of land, the subject property may be subdivided into lots meeting the minimum lot area and width requirements of the zoning classification of the property not classified as Resource Corridor, providing that Resource Corridor classified lands are not counted as meeting part of the minimum lot area or lot width requirements of the other zone classification. In such instances, there shall be no minimum area or width requirements for the portion of the lot classified as RC. Development of lots classified as a mixture of RC and another zone classification shall be subject to the provisions of subsection 72-136(10) of this article.

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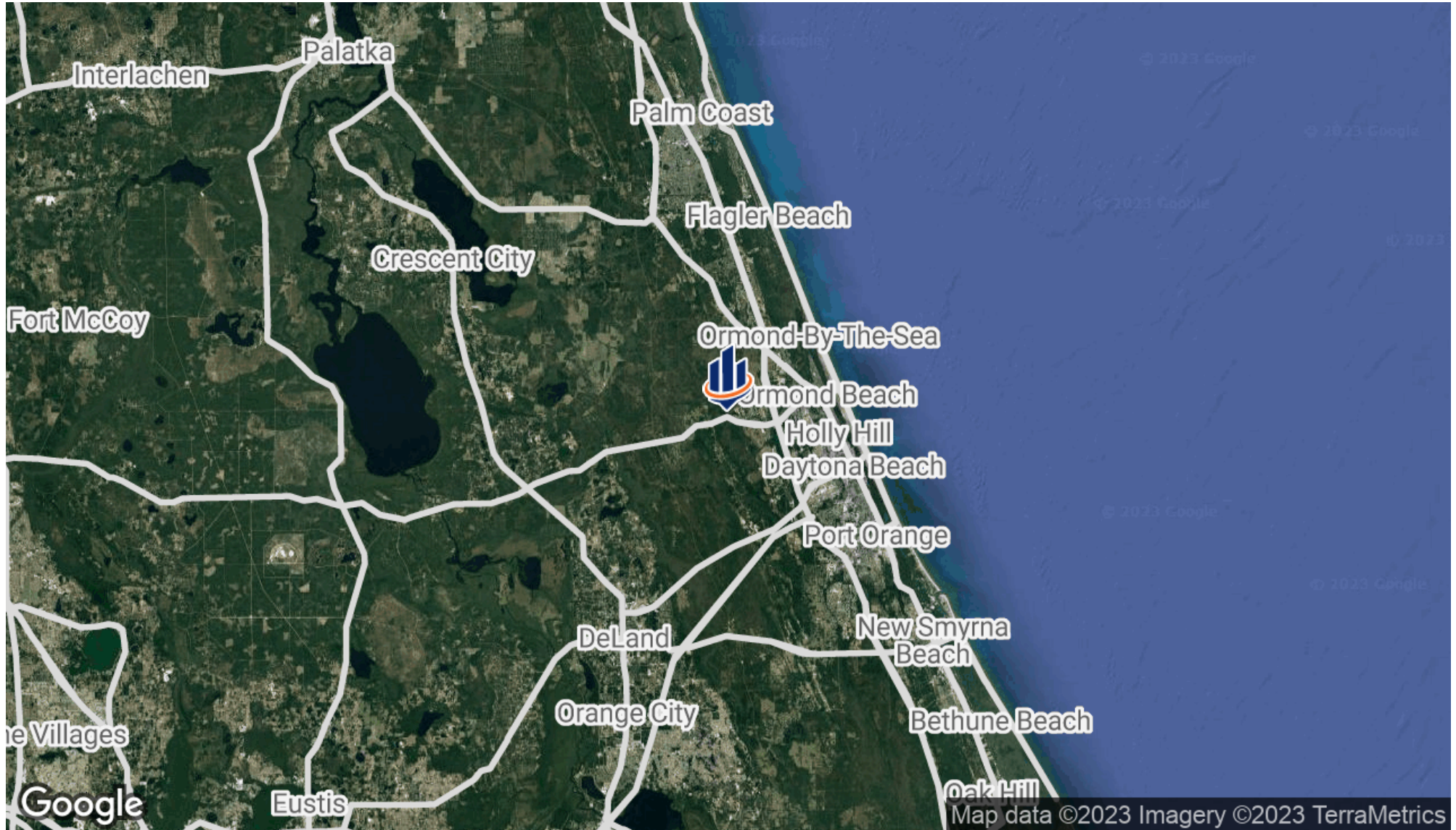
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LOCATION MAP



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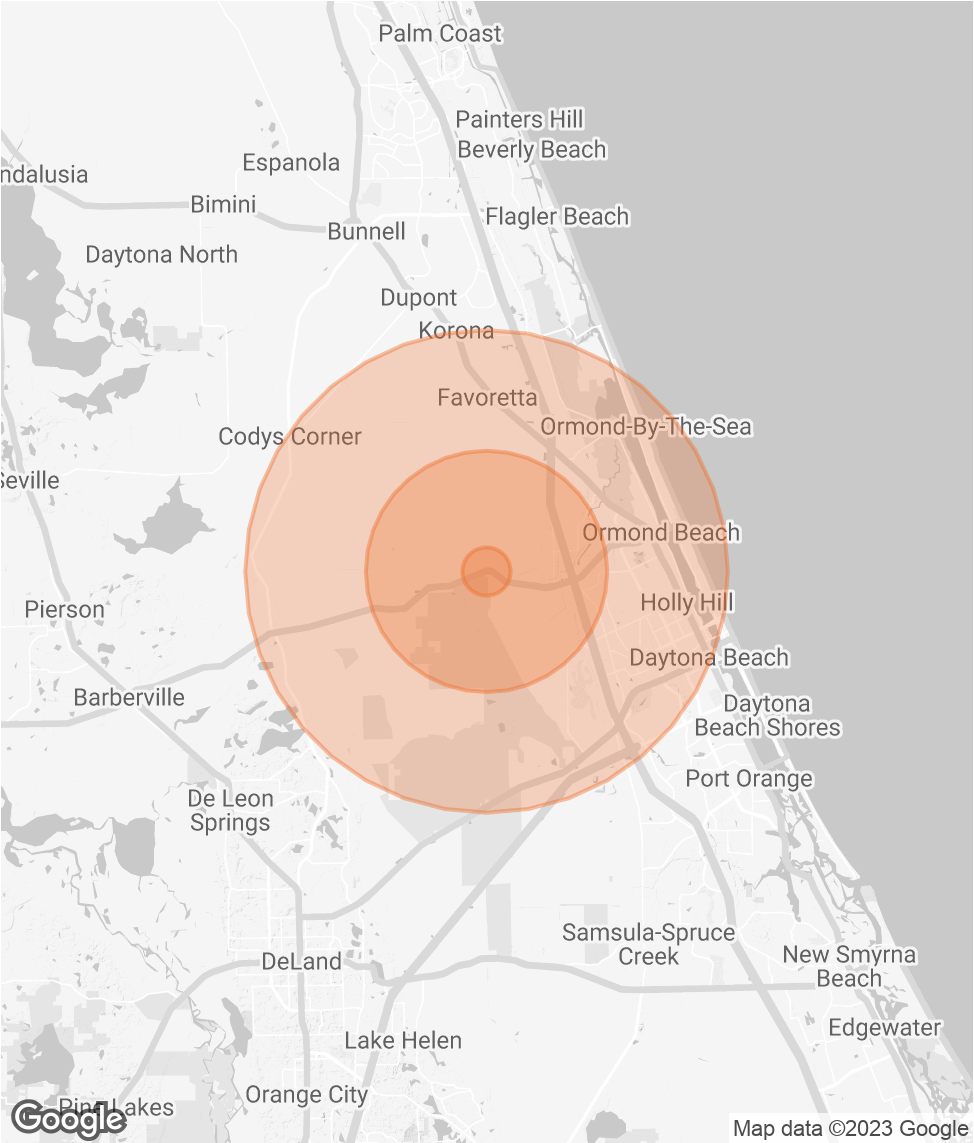
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	196	16,059	131,362
AVERAGE AGE	52.1	49.9	46.5
AVERAGE AGE (MALE)	49.3	50.7	45.9
AVERAGE AGE (FEMALE)	57.3	50.4	47.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	77	6,781	66,061
# OF PERSONS PER HH	2.5	2.4	2.0
AVERAGE HH INCOME	\$102,595	\$90,740	\$57,857
AVERAGE HOUSE VALUE	\$328,030	\$246,441	\$190,209

* Demographic data derived from 2020 ACS - US Census



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