

DAYTONA
INTERNATIONAL
AIRPORT



DAYTONA
BEACH

INTERNATIONAL SPEEDWAY BLVD.



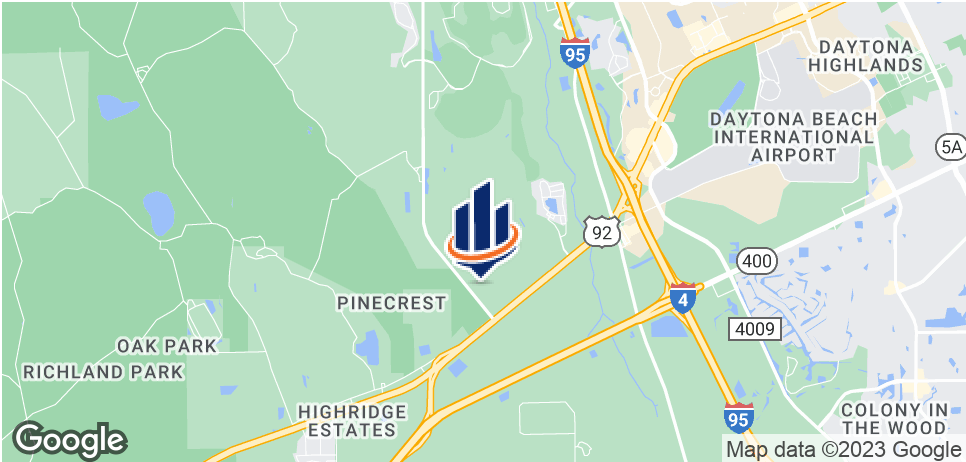
23 ACRES

LPGA GRAND CHAMPIONS- +/- 23 ACRES

0 LPGA BOULEVARD
DAYTONA BEACH, FL 32124

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	23.22 Acres
Two Parcels:	5232-00-00-0060 & 5232-00-00-0070
Zoning:	SFR-5
Future Land Use:	Office Transitional
Market:	Daytona Beach
Traffic Count:	7,900

PROPERTY OVERVIEW

Two parcels totaling just over 23 acres for residential, office or mixed use development just North of International Speedway Boulevard [US 92] intersection with LPGA Boulevard. The parcels may be split and are currently divided into a 6 acre parcel and a 17 acre parcel. The current zoning is SFR-5 [Single Family Residential] with Future Land Use of Office Transitional. Current estimates show 12 useable acres with the balance of the land being wetlands. The property is directly down the road from Latitude Margaritaville [6900 Homes], Daytona Beach International Airport, Daytona International Speedway, Tanger Outlets and One Daytona. Close access to both I-95 and I-4.

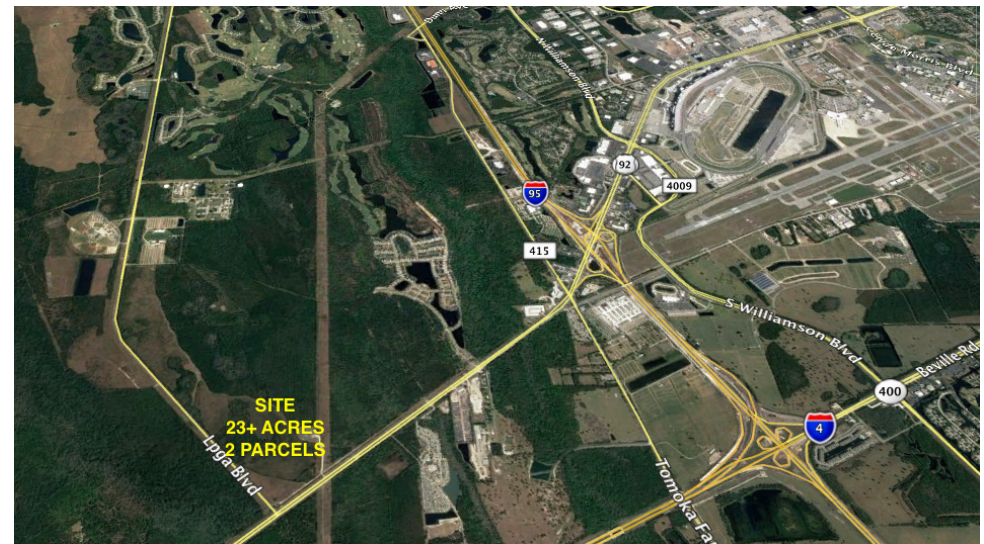
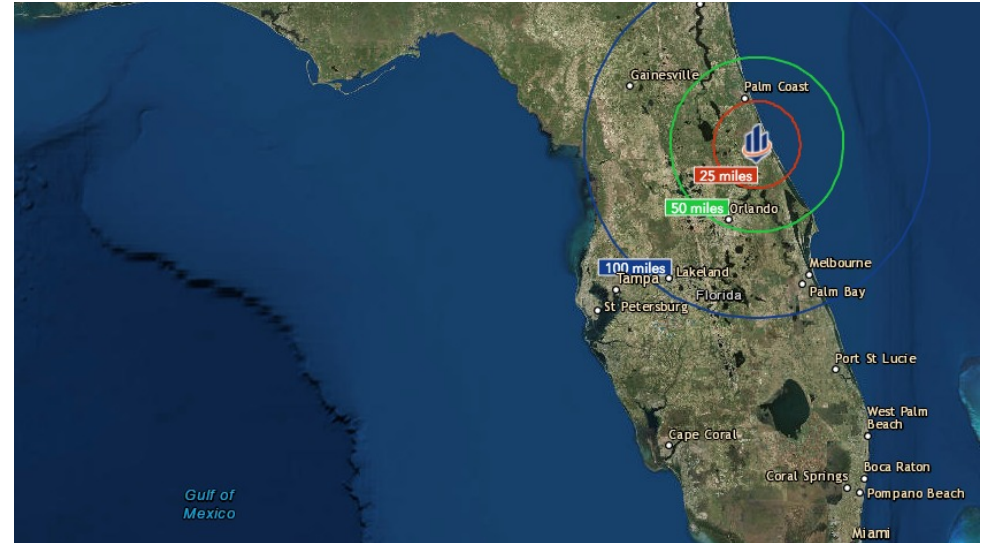
PROPERTY HIGHLIGHTS

- +/- 23 Acres on LPGA, 12 Useable Acres
- Parcels May Be Divided
- High Growth Corridor- Tanger Outlets/One Daytona/Latitude Margaritaville
- Office or Residential Development Supported by the City of Daytona Beach
- Close to I-95 and I-4

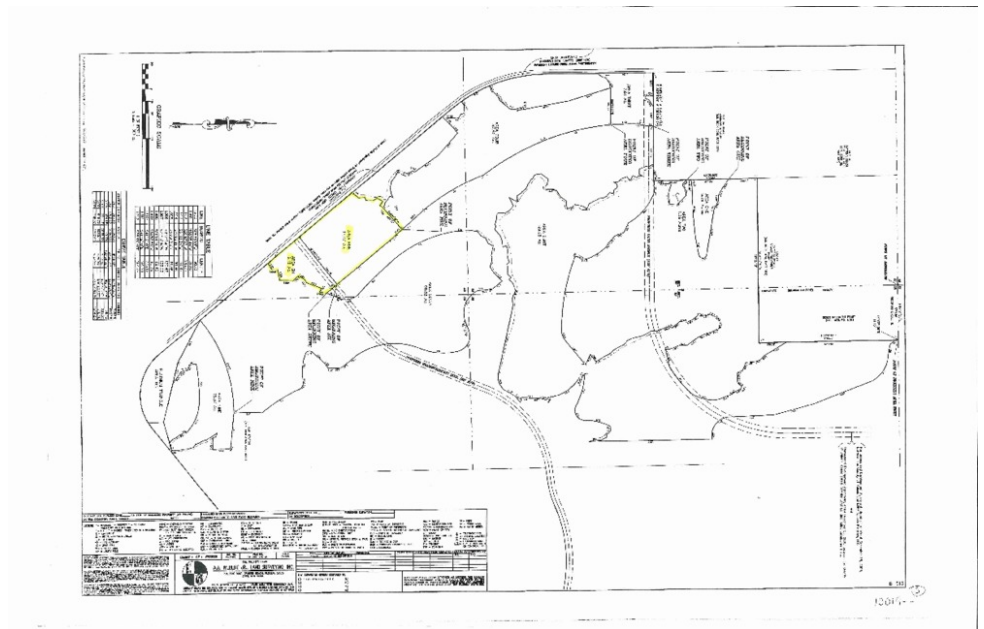
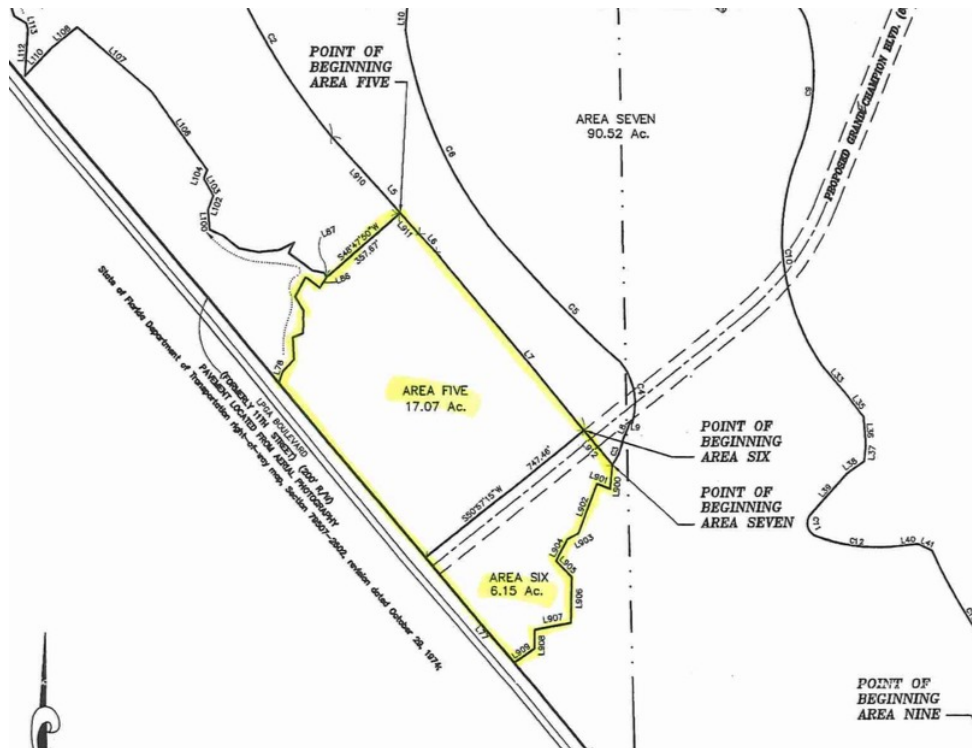
Complete Highlights

SALE HIGHLIGHTS

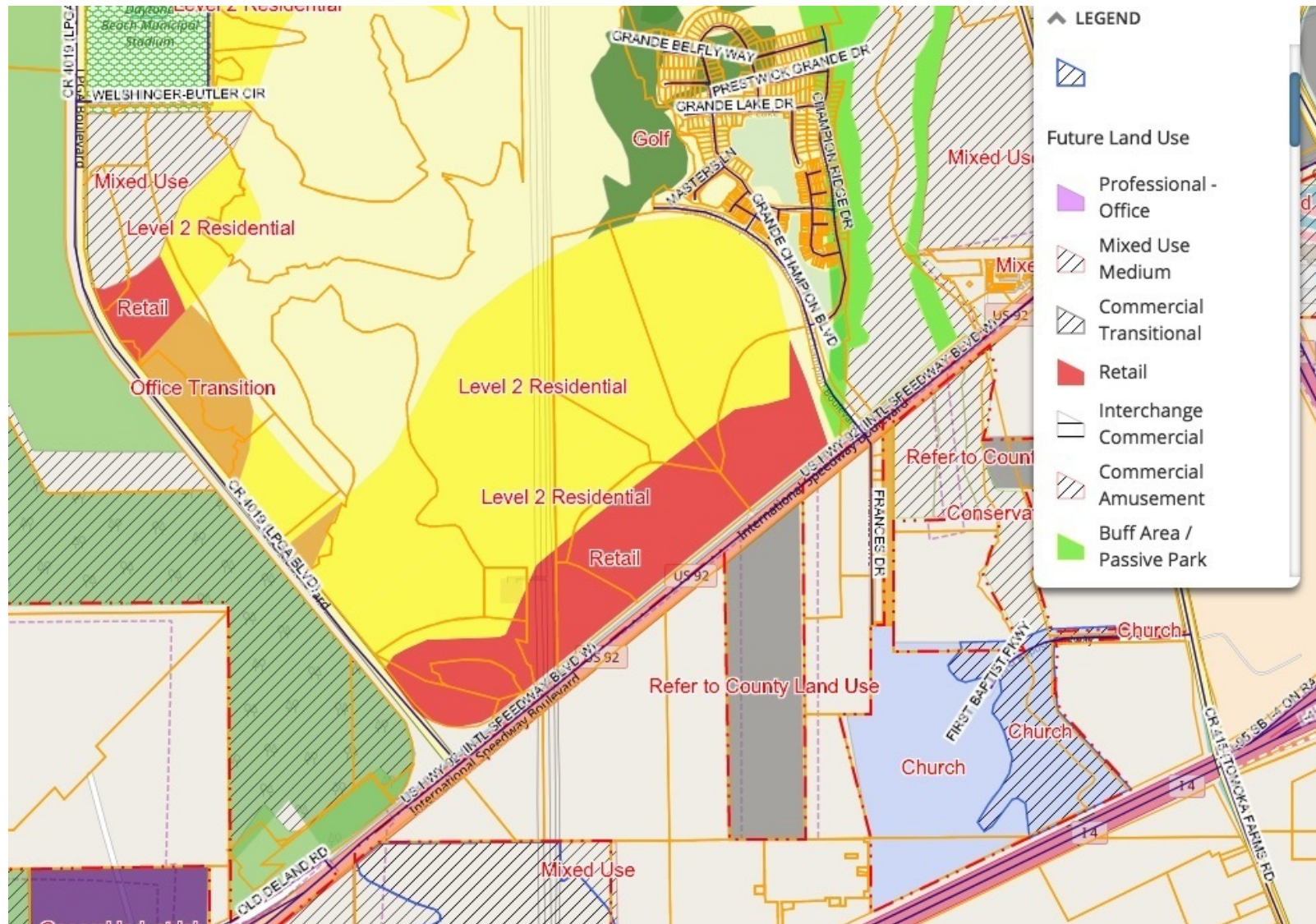
- +/- 23 Acres on LPGA, 12 Useable Acres
- Lots are Divisible
- High Growth Corridor- Tanger Outlets/One Daytona/Latitude Margaritaville
- Office or Residential Development Supported by the City of Daytona Beach
- Close to I-95 to Jacksonville and Miami
- Close to I-4 to Orlando and Tampa
- 53 Miles to Orlando
- 62 Miles to Kennedy Space Center, Cape Canaveral
- 74 Miles to Port Canaveral
- 90 Miles to Jacksonville
- 139 Miles to Tampa
- 9 Million Visitors Annually
- 8 Major Racing Weekends per Year
- Daytona Beach International Airport



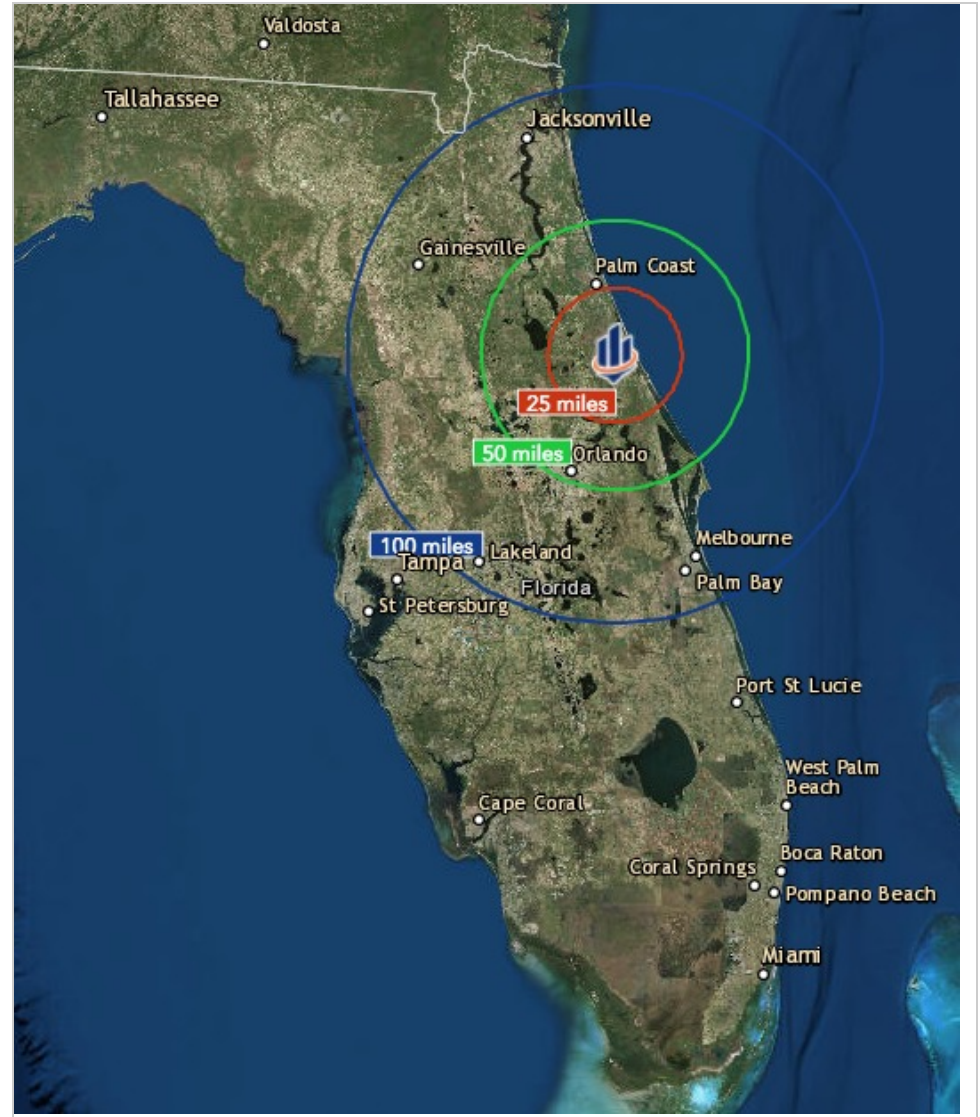
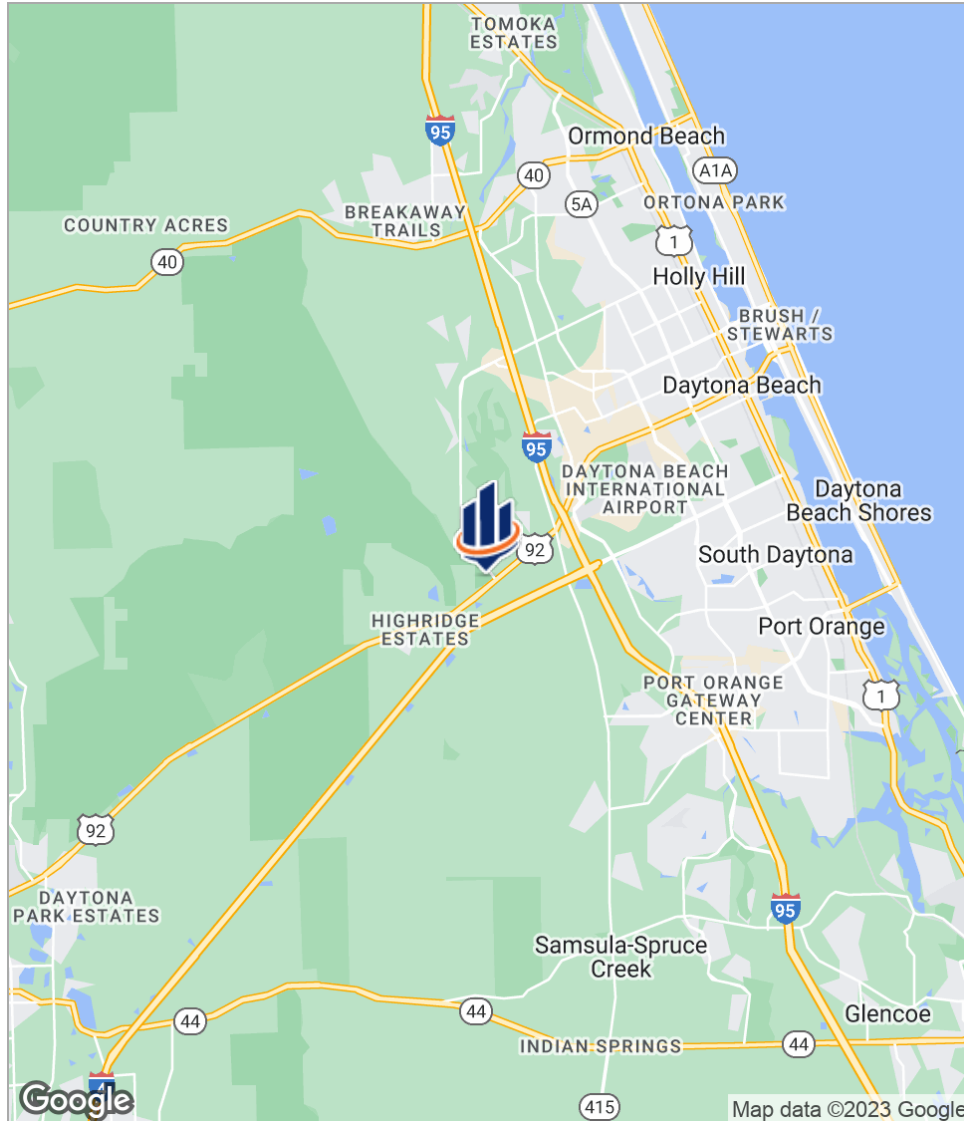
Site Plan



Future Land Use



Location Maps



LPGA CORRIDOR DEVELOPMENT



TOMMY HILFIGER

GUESS



SKECHERS

BANANA REPUBLIC

Columbia

GAP

POLO
RALPH LAUREN



ANN TAYLOR
LOFT



Tanger Outlets – 350,000 SF – 90 STORES

DAYTONA BEACH, FLORIDA



NorthAMERICAN[®]
DEVELOPMENT GROUP



MARGARITAVILLE



*Residential
(Age Restricted)
Community*



DAYTONA RISING



- \$400 mm Renovation of Daytona International Speedway
- 1,200 Direct Jobs
- 101,000 Seat Capacity
- 53 Suites



ONE DAYTONA



ROCK
BOTTOM



ONE **1** DAYTONA

- Anchored By
- Bass Pro Shops
 - Cobb Theatres and
 - Marriott Signature Collection Hotel



AUTOGRAPH COLLECTION®
HOTELS

Exactly like *nothing else*™

MAJOR HEALTHCARE – DAYTONA BEACH AREA



- 324 Beds
- 3,000+ Employees
- 400 Physicians
- Approximately 100,000 SF of Medical Offices
- 32,000 SF Cancer Treatment Facility



- 678 Beds
- 4,200 Employees
- 500 Physicians
- Level II Trauma Center
- Pediatric ED

COLLEGES/UNIVERSITIES



EMBRY-RIDDLE AEROANUTICAL UNIVERISTY

- Established 1926
- 1,100 Employees
- Enrollment 5,500
- #1 Aerospace Engineering University in the World



STETSON UNIVERSITY

- Established 1883
- 886 Employees
- Enrollment 4,500
- #5 Regional University in the South (U.S. News & World Report)



DAYTONA STATE COLLEGE

- Established 1957
- 1,711 Employees
- Enrollment 7,600(full-time), 10,000 (part-time)



BETHUNE COOKMAN UNIVERSITY

- Established 1904
- 654 Employees
- Enrollment 4,000



PALMER COLLEGE OF CHIROPRACTIC

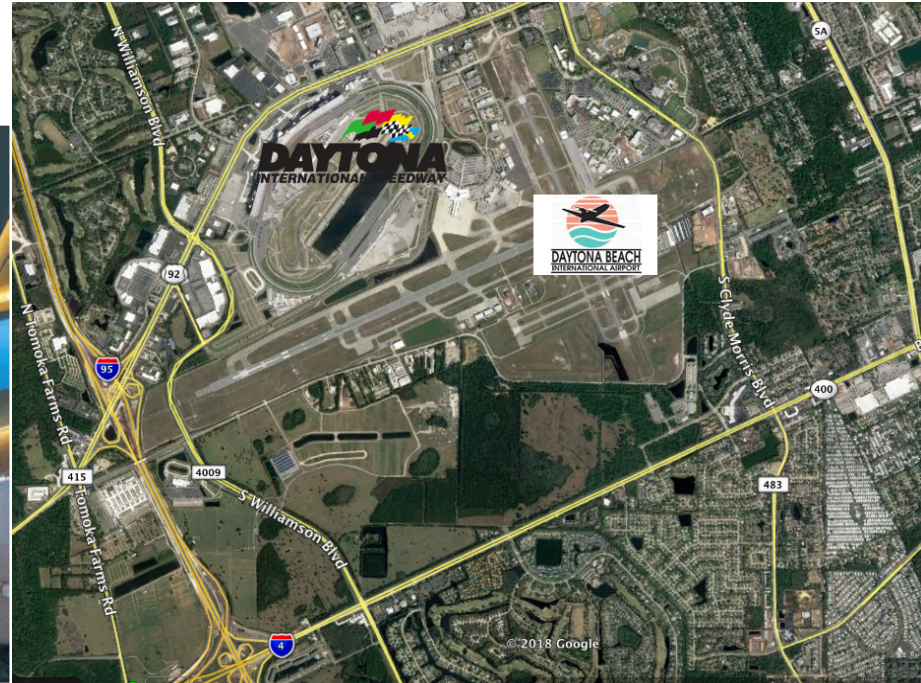
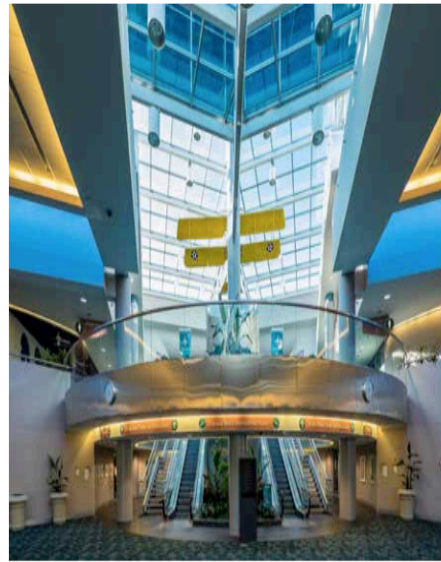
- Established 2002
- 122 Employees
- Enrollment 700



KEISER UNIVERSITY

- Established 1977

DAYTONA BEACH INTERNATIONAL AIRPORT



- Three Runways, Longest is 10,500 ft Long to Accommodate Larger Aircraft
- Daily Non-Stop Routes: Delta, American Airlines and JetBlue
- Service to Atlanta GA, Charlotte NC and New Yor (JFK), Respectively

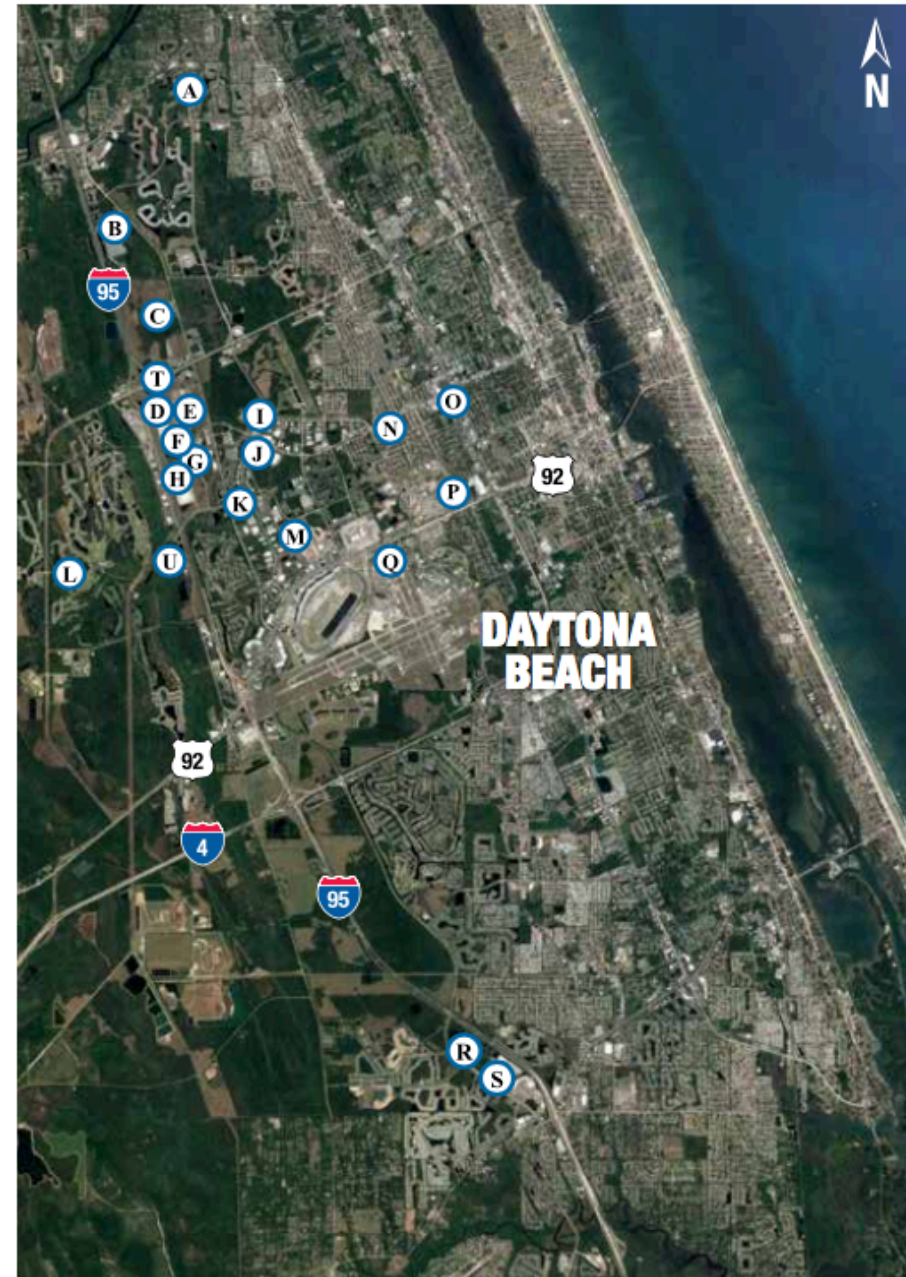
TOP EMPLOYERS – DAYTONA BEACH AREA



INDUSTRY	EMPLOYER	EMPLOYEES (1)
(MFG)	A. Energizer (NYSE: ENR)	250
(HC)	B. Florida Hospital	3,250
(UNIV)	C. Daytona State College	980
(RET)	D. Tanger Outlets (NYSE: SKT)	900
(O&G)	E. Teledyne (NYSE:TDY)	525
(DIST)	F. Daytona Beverages	140
(MFG)	G. Costa	230
(DIST)	H. World Class Distribution	500
(MFG)	I. AO Precision	135
(MFG)	J. B. Braun/Gambro	135
(HM)	K. TopBuild (NYSE: BLD)	250
(SPRT)	L. Ladies Professional Golf Association	85
(SPRT)	M. International Speedway Corp. (NYSE: ISCA)	1,000
(HC)	N. Halifax Health	4,700
(UNIV)	O. Bethune Cookman University	650
(INS)	P. Brown & Brown (NYSE:BRO)	350
(UNIV)	Q. Embry Riddle Aeronautical University	1,070
(MFG)	R. Raydon	250
(DIST)	S. U.S. Foods	550
(RET)	T. Sams Warehouse Club	120
(RET)	U. CarMax	50
	Consolidated-Tomoka Land Co. (NYSE: CTO)	14

(1) Estimate, not necessarily representative of full time equivalents

DIST – Distribution; HC – Healthcare; HM – Home Bldg; INS – Insurance; RET – Retail
MFG – Manufacturing; O&G – Oil & Gas; UNIV – University; SPRT – Professional Sports



Advisor Bio

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Managing Director



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PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20+ years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 20+ years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

MBA- University of Central Florida- 2008
BA- Emory University- 1997
Phillips Exeter Academy- 1993

MEMBERSHIPS & AFFILIATIONS