

**Colliers****Daytona
Beach
Shores****South
Daytona**

6.88± Acres of Development Land

Foster Way, South Daytona, FL 32119

PRICE: \$950,000**SOUTH
DAYTONA**
FLORIDA

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The subject property is located at the tail end of Foster Way, off of S. Nova Road, in South Daytona, Florida. Encompassing 6.88± acres, the property is surrounded by single family homes on the north, east and south. To the west toward S. Nova Road there are industrial and retail/flex commercial properties.

The site is located close to a retail pocket consisting of a Walmart and Sam's Club, grocery stores, drug stores, banks, restaurants and more. Daytona International Speedway and Daytona International Airport are in close proximity to the north. Halifax Health Medical Center is within four miles. Public schools are within two miles. Interstate 95 and Interstate 4 are also close to the subject property and intersect just 3.5 miles from the site. Florida's Surf Coast (or Fun Coast) and beaches are near, offering many attractions to residents and visitors.

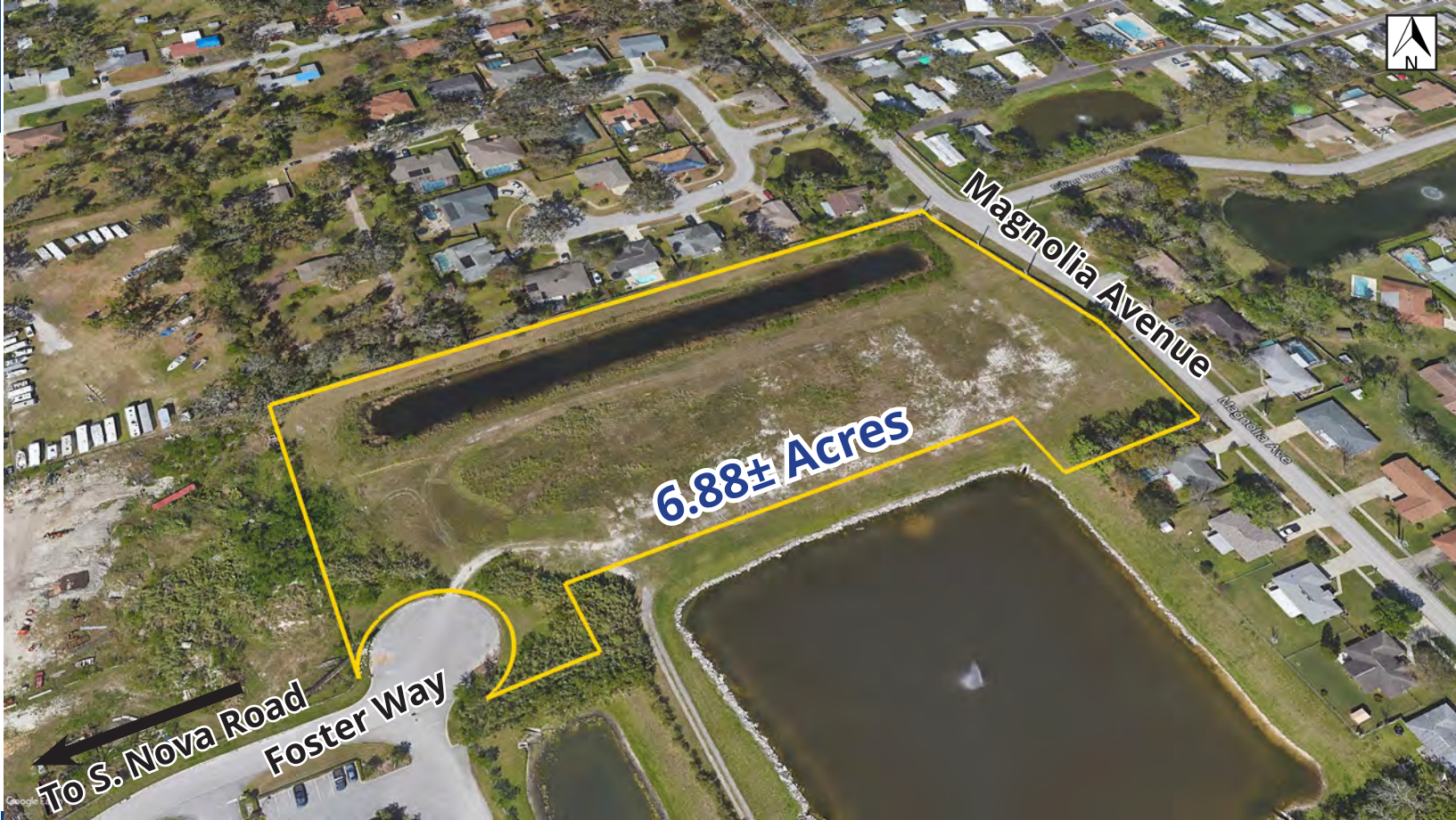
The property is zoned PCD – Planned Commercial Development. Based on the location and distinguishing factors, the site may accommodate a number of possible uses such as a senior housing/assisting living facility, townhomes, or a high tech, low impact manufacturing facility.

Accelerating success.

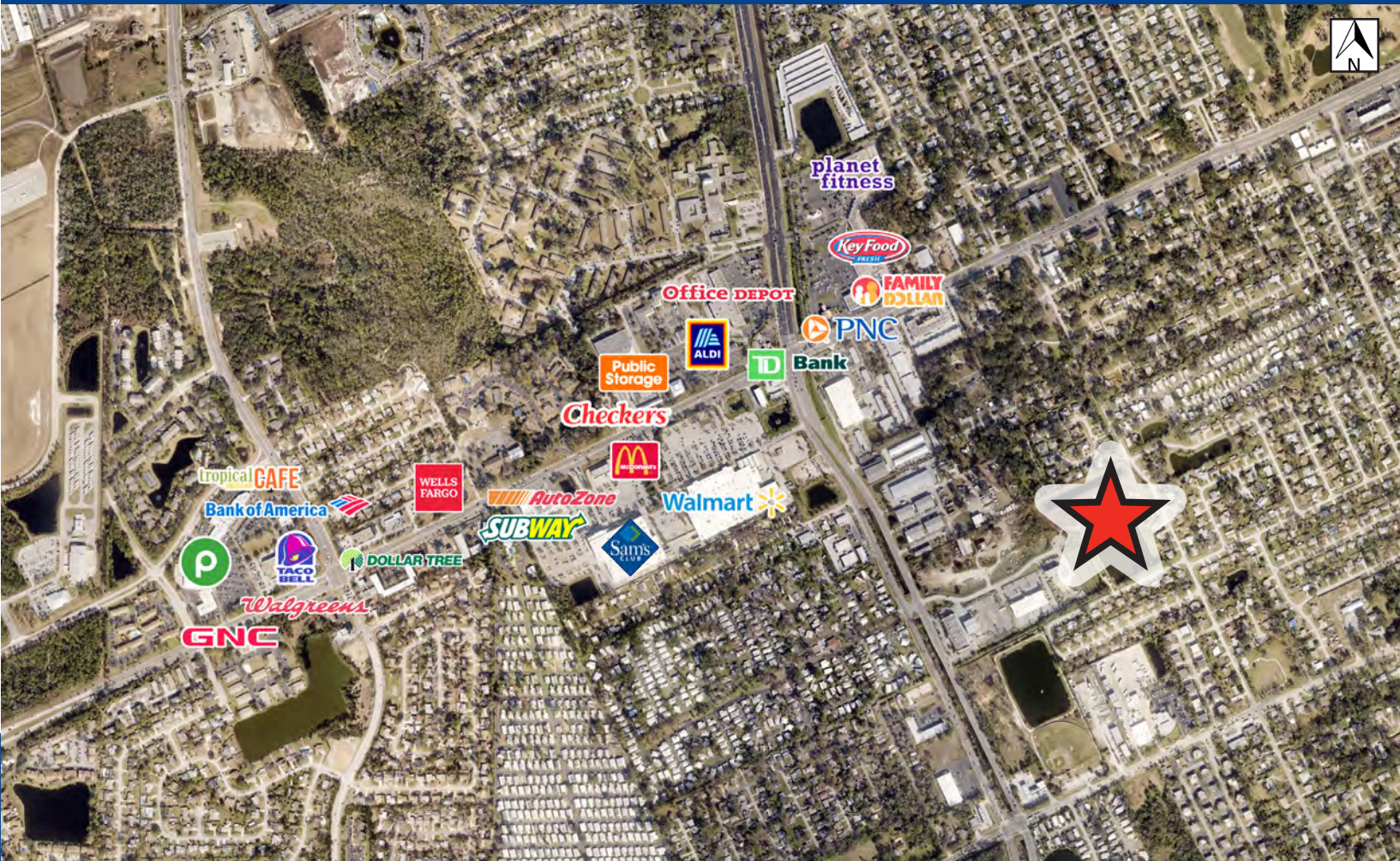
Property Information

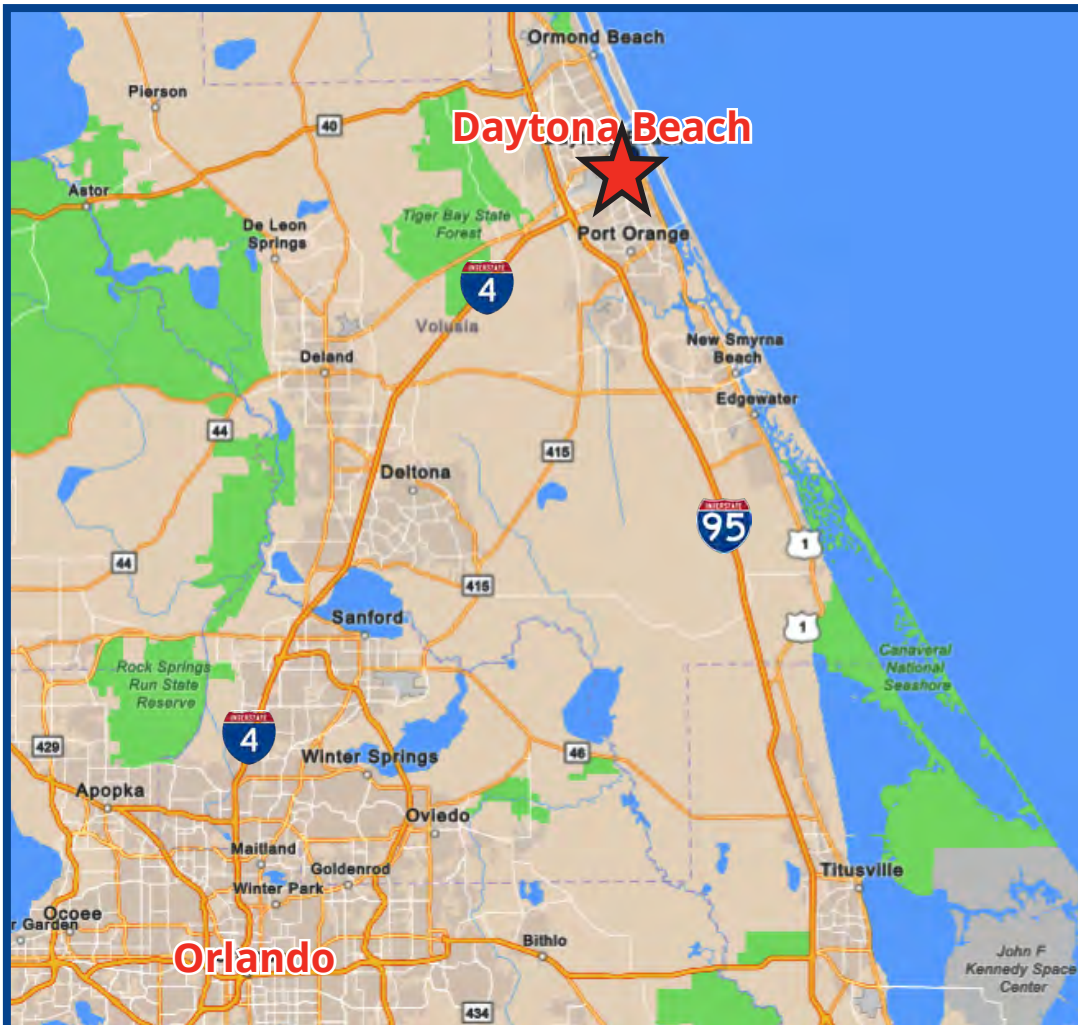
- ➔ **E**xceptional land acquisition opportunity zoned PCD (Planned Commercial Development) by the City of South Daytona
- ➔ **E**xisting access to S. Nova Road which is a highly trafficked north/south thoroughfare
- ➔ **I**ntersection of Interstate 95 and Interstate 4 is 3.5 miles from the site. Daytona International Airport is just 2 miles from the site.
- ➔ **E**xisting retention available on site
- ➔ **H**ighest and best uses include:
 - ▶ **Residential:** Senior housing, assisted/independent living or memory care facility. There is strong demand in the primary area for more of these facilities.
 - ▶ **Residential:** Townhomes
 - ▶ **Commercial:** A high-tech, low impact manufacturing facility
- ➔ **O**wner is motivated and capable to help purchaser work through the development process

Location	Foster Way, South Daytona, FL
County	Volusia County
Zip Code	32119
Parcel ID	534416001133
Site Size	6.88± Acres / 299,693± Square Feet
Current Use	Vacant Commercial Land
Zoning	PCD - Planned Commercial Development
Highest and Best Uses	<p>The site may be developed for residential use such as a senior housing/assisting living facility, or townhomes, with access to and from Magnolia Avenue only. The site would be required to meet all residential development requirements listed in the City's Land Development Code, including but not limited to subdivision and plat requirements.</p> <p>High-technology, low impact manufacturing. Access shall be to and from Nova Road and Foster Way only.</p>
Flood Zone	Zone A (1 percent annual chance of flooding - called the 100-year flood)
Traffic (2020 FDOT)	S. Nova Road - 28,500 AADT / Beville Road - 35,000 AADT
Amenities (within one mile)	Walmart, Sam's Club, Key Food, Aldi, Publix, Family Dollar, PNC Bank, TD Bank, Dominos, Dunkin, Papa John's, McDonald's, Taco Bell, Pizza Hut, Checkers, Public Storage, All Aboard Storage, Planet Fitness, AutoZone, Advance Auto Parts, 7-Eleven, Circle K
Nearby Attractions	Daytona International Raceway, Poseidon Aquarium
Nearest Airport	Daytona International Airport (4.1 miles)
Nearest Hospital	Halifax Health Medical Center (3.7 miles)
Nearby Parks	Blaine O'Neal Park, Honor Park, Magnolia Park, Central Park
Major Roadways	Interstate 95, Interstate 4, Belville Road (SR 400), S. Nova Road
Utilities:	Power Florida Power and Light (FPL) Water City of South Daytona Sewer City of South Daytona



Close To Retail Amenities





**For More Information,
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