

# Student Housing, Apartments, Or ALF Site

1250 Beville Road  
Daytona Beach, FL 32114



## OFFERING SUMMARY

**SALE PRICE:** \$300,000

**LOT SIZE:** 1.67+/-  
Net Usable Acres

**PARCEL NO:** A Portion of  
5340-05-22-0090

**TRAFFIC COUNT:** 33,000 AADT

**ZONING:** PD-G

## PROPERTY OVERVIEW

1.67+/- Acre site for Student Housing, Multifamily, or ALF. To be delivered with retention and utilities stubbed. Estimated 30-33 multifamily units can be built. Front retail buildings are Tire Kingdom and O'Reilly Auto Parts. Approximately 1.8 miles to Embry-Riddle Aeronautical University, 3.1 miles to Daytona State College, 3.5 miles to Bethune-Cookman University. Just minutes to Halifax Health Medical Center, Daytona Beach International Airport, and Daytona International Speedway. Excellent access to Interstate 4 and Interstate 95, approximately 2.5 miles. Across the street from Sam's Club and Walmart Supercenter.

## LOCATION OVERVIEW

Located at the northeast corner of Beville Road and Cambridge Avenue between Clyde Morris Boulevard and Nova Road.

**John W. Trost, CCIM**  
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Aerials

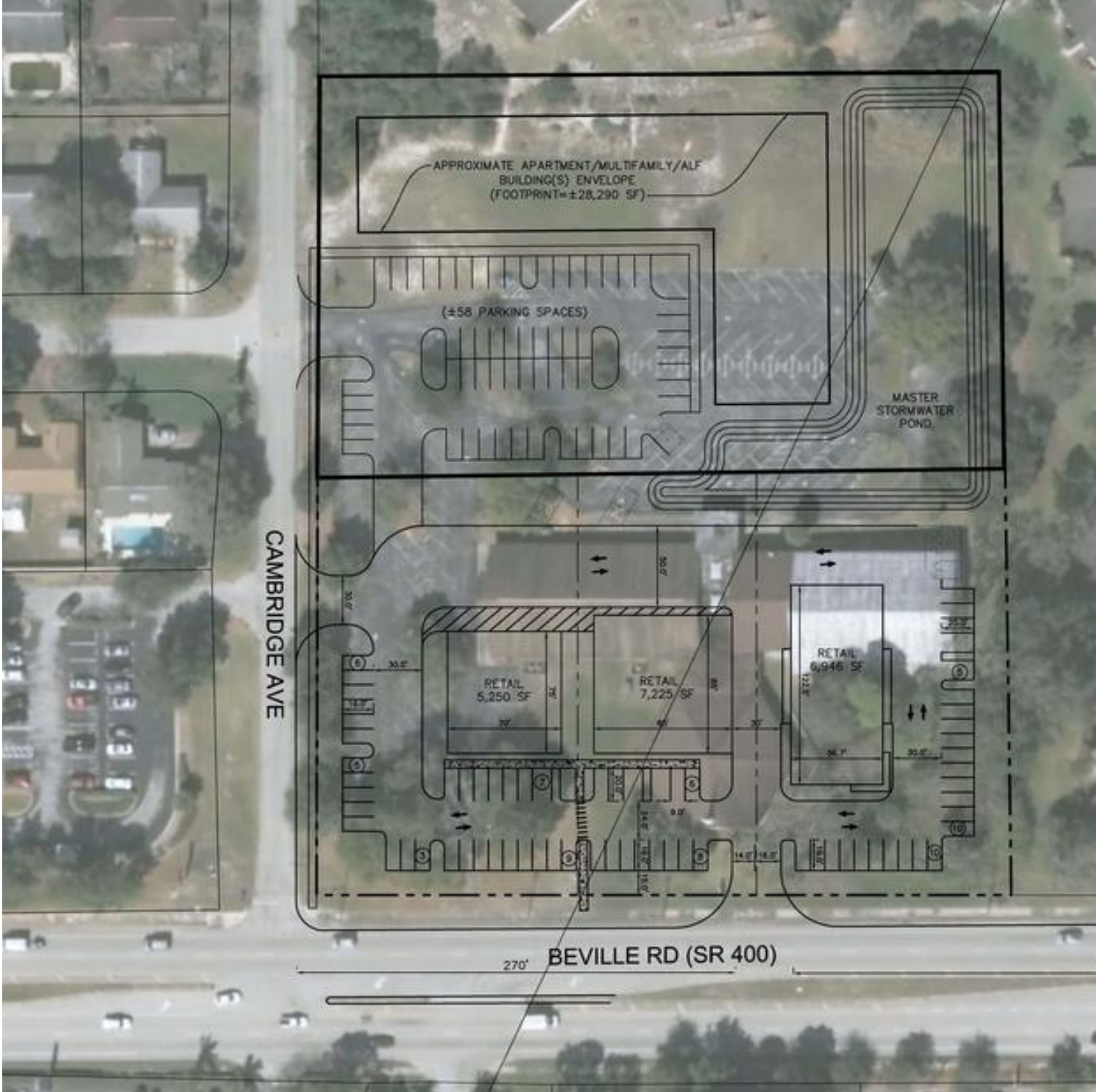


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# Conceptual Site Plan

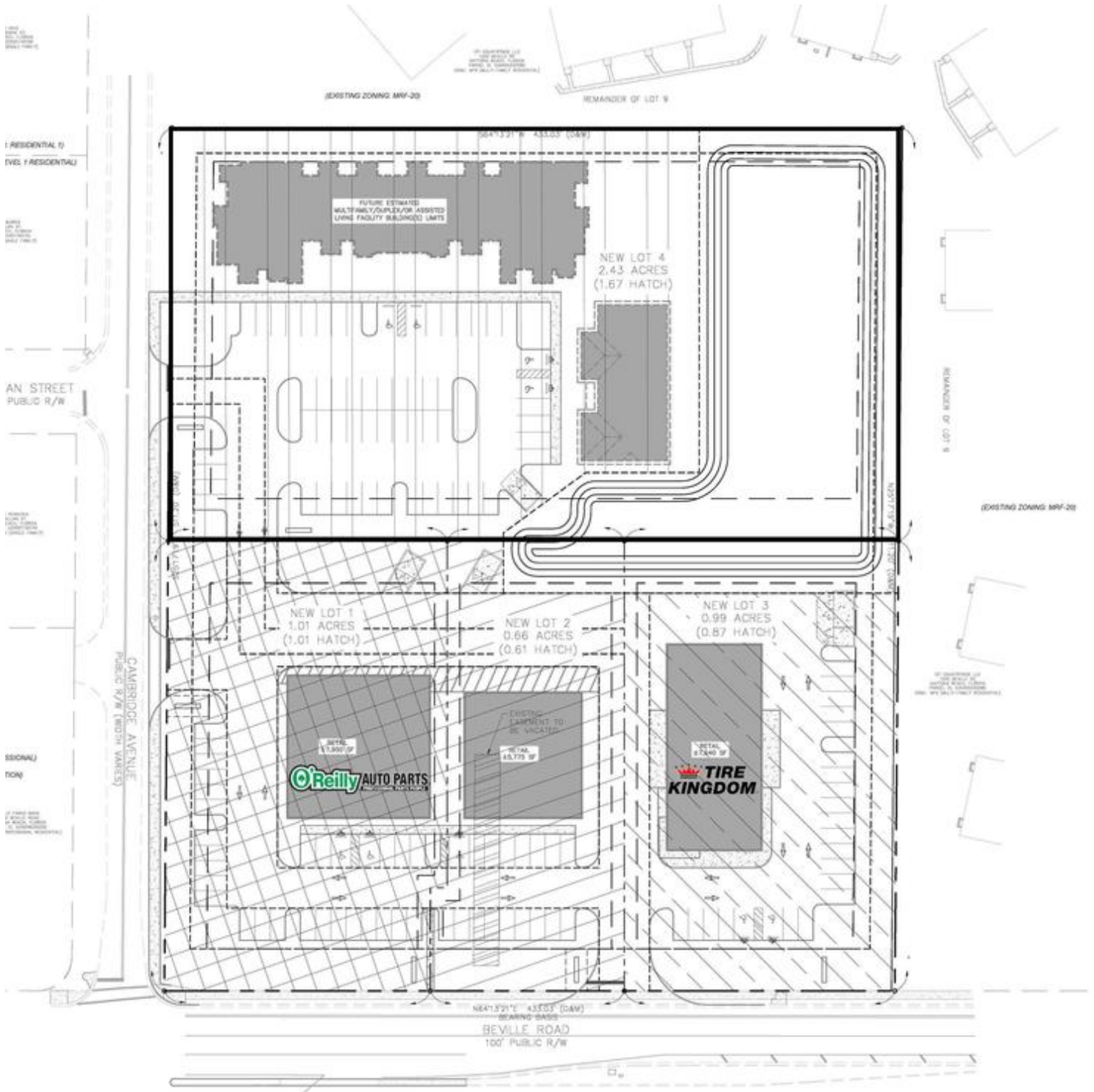


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# Elevations



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# Retailer Map

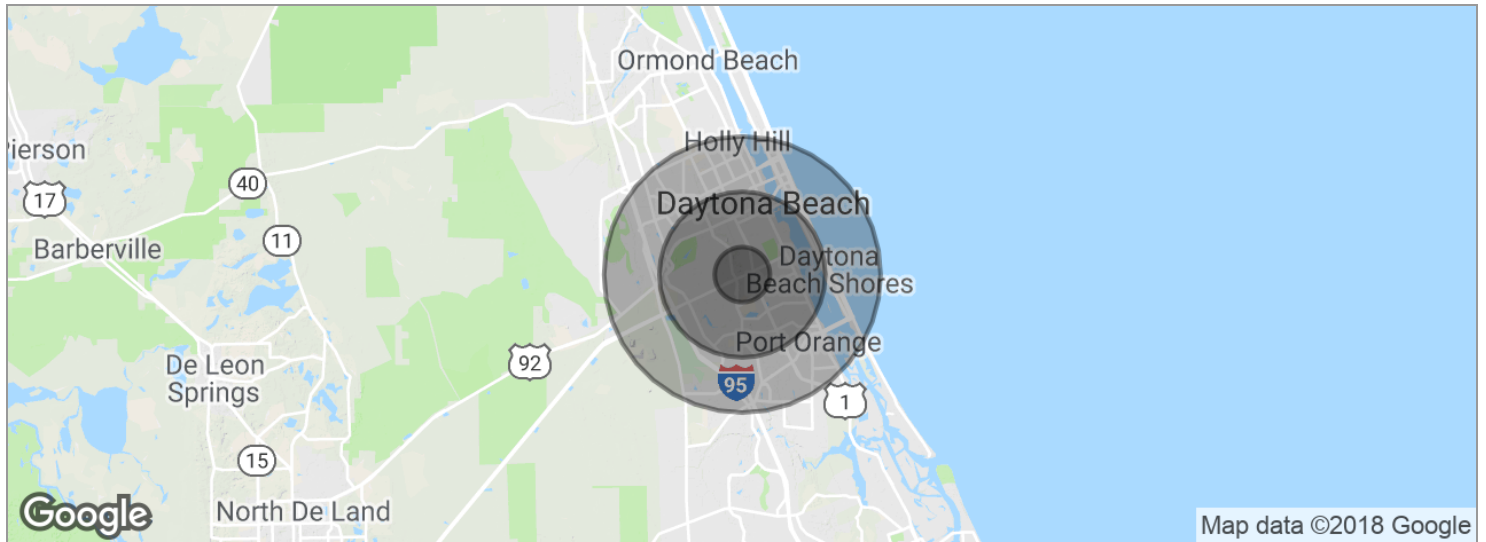


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# Demographics Map



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total population               | 8,089         | 61,310         | 125,710        |
| Median age                     | 42.1          | 39.0           | 41.0           |
| Median age (Male)              | 41.6          | 36.8           | 39.0           |
| Median age (Female)            | 46.1          | 42.1           | 43.3           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total households               | 3,151         | 25,767         | 54,372         |
| # of persons per HH            | 2.4           | 2.5            | 2.4            |
| Average HH income              | \$45,743      | \$49,073       | \$51,457       |
| Average house value            | \$96,251      | \$183,917      | \$206,220      |

\* Demographic data derived from 2010 US Census

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