

HIDDEN LAKE RESIDENTIAL DEVELOPMENT

Port Orange, FL • Volusia County

12.64 +/- ACRES

REO
Financing
Available!

Motivated
Seller!



Neighboring School



Near Pavilion at Port Orange - Shopping

Prime Residential Development Land!

HIDDEN LAKE RESIDENTIAL DEVELOPMENT

Port Orange, FL • Volusia County

This prime residential development land is easily accessible from I-95 and is located in the municipality of Port Orange. It is directly across from Horizon Elementary School and one mile from Dunlawton Ave., which offers a large selection of restaurants and retail stores. The City previously approved a MDA for the site allowing 80 townhome units. It currently allows for up to 8 single-family or multi-family units per acre.

Sale Price: \$595,500

Price Per Lot: \$7,443 per townhome unit; single family, and multi-family contingent upon site plan.

Property Address: Hidden Lake Drive, Port Orange, FL 32129

Nearest Intersection: Hidden Lake Drive and Yorktowne Blvd.

Total Acreage: 12.64 +/- acres

Road Frontage: 870 +/- ft on Hidden Lake Drive

Proposed Road Frontage: 1,464 +/- ft on Yorktowne Blvd.

Uplands/Wetlands: 12.60 +/- acres of uplands and 0.04 +/- acres of wetlands

Current Use: Vacant land

Water and Utilities: City of Port Orange sewer, water, and electric are available

FLU: Allows for up to 8 single-family or multi-family units.

Zoning: PUD formerly approved for 80 townhome units

Taxes & Tax Year: \$6,601 for 2014

Points of Interest: I-95, Horizon Elementary School, and The Pavilion at Port Orange

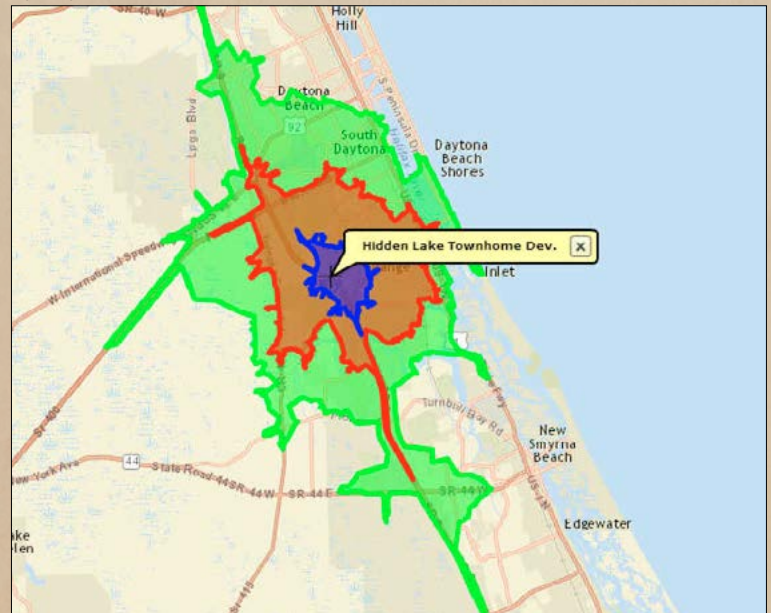
Traffic Count: 45,000 AADT on I-95

Driving Directions:

- From I-95, take the exit for SR 421 East
- Go half a mile and turn northwest onto Yorktowne Blvd.
- Go a mile on Yorktowne Blvd. and turn right onto Hidden Lake Drive
- The property will be located on the left across from Horizon Elementary School

Motivated Seller!
REO
Financing Available!

5, 10, 15 Minute Drive Times



2013	5 Mins.	10 Min.	15 Min.
Population	6,603	57,445	130,091
Households	2,866	26,809	57,880
Median Income	\$39,222	\$39,317	\$37,233



Parcel ID#: 18-16-33-00-00-0091

For additional details, go to:

SaundersRealEstate.com/HiddenLakeDev



114 N. Tennessee Ave., 3rd Floor
Lakeland, FL 33801
863.648.1528

David Hungerford

863.272.7156 • DHungerford@SaundersRealEstate.com

Trent Saunders

863.640.0390 • Trent@SaundersRealEstate.com

SaundersRealEstate.com