THE WOODS OF ORMOND BEACH

ORMOND BEACH, FL | VOLUSIA COUNTY

7,086 ± ACRES TOTAL
The Woods of Ormond Beach
Ormond Beach, Florida • Volusia County

The Woods of Ormond Beach is a 7,086 acre forested tract located in Ormond Beach, Florida in Volusia County. Large portions of the property's north border are contiguous to the Flagler County line. Located just 10 miles west of I-95, Ormond Beach, and the East coast, the property is a prime location for future development. Close to beaches, dining, entertainment, shopping, and entertainment, all are but a minutes drive. In addition, the property is only an hour’s drive to Orlando and Daytona.

Ormond Beach is known as “a small town with a big city flair and old-fashioned comfort” and draws people to it’s quaint southern charm.

Historically, it became the “birthplace of speed” in 1903 and gained worldwide fame by attracting daring drivers who chased speed records on its wide, hard-packed, sandy beach.

The Woods of Ormond Beach is included in the Deltona-Daytona Beach-Ormond Beach MSA, which has a population of 600,756. It is only five miles from new construction and upscale residential areas, where the emerging housing market is growing.

The Woods of Ormond Beach tracts are contiguous except for 828 acres, which are located one mile west of the main property. Running through the center of the main property is three miles of frontage on SR 40, a main highway which runs east to west across the state.

The western 828 acres tract encompasses almost two miles of “Little Haw Creek” that bisects that tract from north to south, offering a serene paddle way through an old Florida cypress swamp that leads to Lake Disston.

Development potential is perfect for large planned communities. The property has an approved Planned Unit Development (PUD) that allows 355 equestrian housing units. The PUD can be modified by using the Subdivision Conservation land use category. This use allows additional residential units and some commercial use.

Heavily wooded, the property has merchantable timber available. A timber cruise was recently completed that resulted in site indexes above normal in many areas. The property’s timber stand information is available. Currently, the land is being used as a large industrial timber tract with potential commercial or residential use.

The Woods of Ormond Beach is a developer’s dream! An excellent investment property with a great location, population, and much potential; perfect for commercial or residential development.

SRELand.com/OrmondBeach

Approved PUD
Merchantable Timber
Potential Commercial or Residential Use
Parcel IDs:
- 05153100000020
- 05153000000010
- 34143000000010
- 07153100000010
- 03153000000010
- 12153000000010
- 28143000000010
- 27143000000010
- 01153000000010
- 04153000000030
- 36142900000010
- 08153100000020
- 32143000000020

5-10-15 Mile Radius Drive Times 20-40-60 Minutes

<table>
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<tr>
<th>2016 Summary</th>
<th>5 miles</th>
<th>10 miles</th>
<th>15 miles</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>2,220</td>
<td>26,052</td>
<td>193,355</td>
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<tr>
<td>Households</td>
<td>825</td>
<td>8,656</td>
<td>79,629</td>
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<td>Median HH Income</td>
<td>$77,848</td>
<td>$59,202</td>
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The Woods of Ormond Beach
Ormond Beach, FL Volusia County

Acreage: 7,086 +/- acres
Sale Price: $28,308,570
Price per Acre: $3,995
County: Volusia
Site Address: SR 40, Ormond Beach, FL
Zip Codes: 32124 & 32174
Nearest Intersection: SR 40 & SR 11

Water Frontage: The western tract encompasses almost two miles on Little Haw Creek. The creek bisects the tract from north to south.

Road Frontage:
• 3+ miles on SR 40 (SR 40 is the major east-west highway that goes from Ormond Beach to US 41 north of Dunnellon
• 1 +/- mile on SR 11

Traffic Count: SR 40 near the subject property is 5,600 ADT

Uplands/Wetlands:
• 5,145 +/- Acres uplands
• 1,941 +/- Acres Wetlands

Taxes: $24,746 (2016)
Zoning: Planned Unit Development (PUD)
Future Land Use: Forestry Resource/Environmental Systems Corridor
Planning: Conservation Subdivision - the subject property could have its PUD amended to a Conservation Subdivision with minimal approvals needed.

Conservation Subdivision Standards Include:
• No minimum acreage for subdivision
• Maximum 600 residential building lots, based on current zoning
• No minimum lot size or lot width
• No minimum setbacks
• Permitted in any Zoning classification
• 60% of gross land area shall be designated as undivided, permanently protected open space
• Nonresidential development shall be no more than 3 acres and include 8,500 SF of buildings
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Ormond Beach, FL  Volusia County

Upscale Homes Adjacent to Property

SREland.com/OrmondBeach
Location

GPS: 9.241074, -81.250235

Driving Directions:
- From Exit 268 on I-95, go west on SR 40 about 10 miles.
- The subject property will be on both sides of the road.

Showing Instructions:
Call David Hitchcock for access to the property. (863.272.7155)

Traffic count on SR 40 near the subject property is 5,600 ADT.
The Woods of Ormond Beach
Ormond Beach, Florida • Volusia County
7,086 +/- Acres
Approved Planned Unit Development

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