

Self Storage/BoatRV Development Opportunity—Permit Ready



LIST PRICE: PHASE 1 \$2,400,000
PHASE 1 & 2 \$2,900,000

INVESTMENT HIGHLIGHTS

- 11 +/- ac Self Storage with Boat/RV parking Development Site in the Daytona Beach, FL market, convenient to both the beaches and Margaritaville/I-95 new residential growth
- Seller willing entertain the sale of the front 3-story storage site (Phase 1) with permits or entire 11 +/- acre project
- Phase 1 - BUILDING PERMIT IN HAND for proposed 3-story 124,000 GSF Class A storage facility on the front 2 acres. Construction estimate (SOV) of \$85 per GSF - Buyer can start immediately!
- Phase 2 - Proposed 72 covered and 51 uncovered Boat/RV parking on the rear 9 acres has fully approved PD with significant engineering and St John's Water Mgmt District permit in hand. Buyer may complete construction drawings and obtain full permits within approx. 120 days
- 268' frontage along Nova Rd with 28,500 cars per day
- Population 73,000 within 3 miles; 122,000+ within 5 miles and AHHI \$68k
- Heavy residential and retail development in the market area

Daytona Beach MSA Self Storage/BoatRV Development Opportunity— Permit Ready

1704 N. Nova Road
Holly Hill, FL 32117

Presented by:

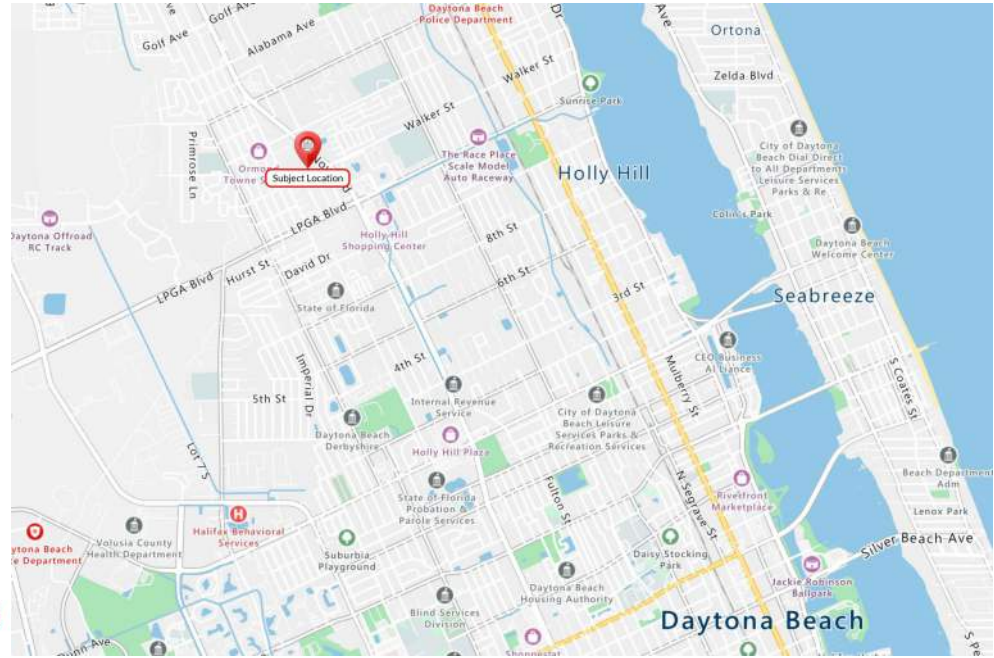
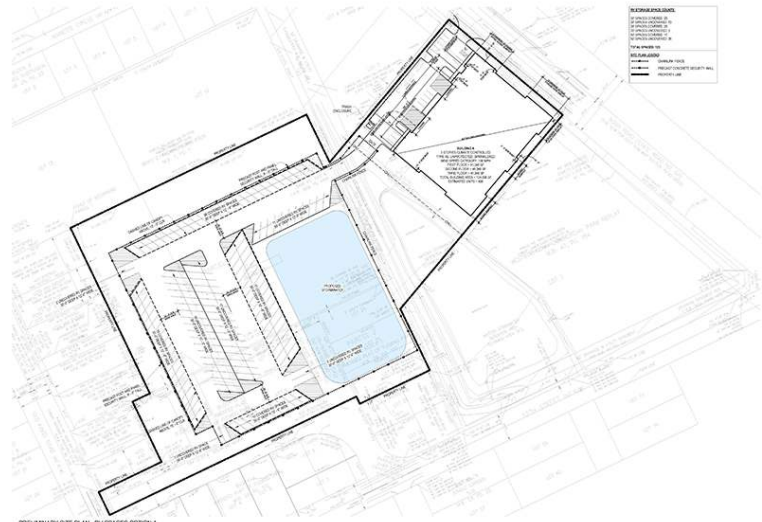
JOSH KOERNER & FROST WEAVER

Coastal Storage Group, LLC

904-591-0140

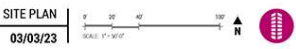
josh@coastalstorage.com





HOLLY HILL STORAGE
BRAINTREE PROPERTIES

PRELIMINARY SITE PLAN



03/03/23



Previously



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