



SELBY REALTY

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Multi-Family Development Opportunity FOR SALE

Gateway Village 312-Unit Project

3425 W. International Speedway Boulevard * Daytona Beach, FL



FOR MORE INFORMATION CALL:

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Property Details:

Address: 3425 W. International Speedway Blvd. (US 92), Daytona Beach, FL

Description: Gateway Village is a 312-Unit Multi-Family Development Opportunity.

The Site: The site is a 143-acre tract of land conveniently located on the south side International Speedway Blvd. (US 92) approximately 2.5 miles west of I-95. The site features a fabulous 16-acre lake. The site is bounded by I-4 on the south and the I-4 ramp on the west.

The Project: The Gateway Village plan is comprised of ten residential buildings and a clubhouse with swimming pool surrounding the 16-acre lake. All of the buildings front on the lake and surround it on three sides. The fourth side will remain open to preserve in perpetuity the scenic views.

Mix of Units: There are nine four-story buildings and one three-story building. There are 32 units in each four-story building and 24 units in the three-story building. Each floor contains 8 units, four 2-bedrooms and four 3-bedrooms. Every building is elevator equipped.

Parking: There are 2 parking spaces per unit, with a total of 647 spaces.

Land Use & Zoning: The Comprehensive Land Use has been changed to conform to the Zoning, which has been adopted by the City of Daytona Beach. The Zoning is a PUD known as the Gateway Planned Residential Development.

Permits: See the Estimated Submittal/Approval Schedule for status of permits from: St Johns River Water Management District, Army Corps of Engineers, DOT Driveway, and Drainage Connection.

Utilities: Electricity is supplied by FPL and on-site. Water and sewer are supplied by City of Daytona Beach and are available along US 92.

Price: \$1,995,000

Price Reduced



Gateway Village Clubhouse



Gateway Village 3-Story Building



Additional Information

Additional documentation available:

- Concept Site Plan
- Master Development Agreement
- School Board Capacity Letter
- Floor Plan Elevations
- Unit Plan Square Footage
- Estimated Submittal/ Approval Schedule

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