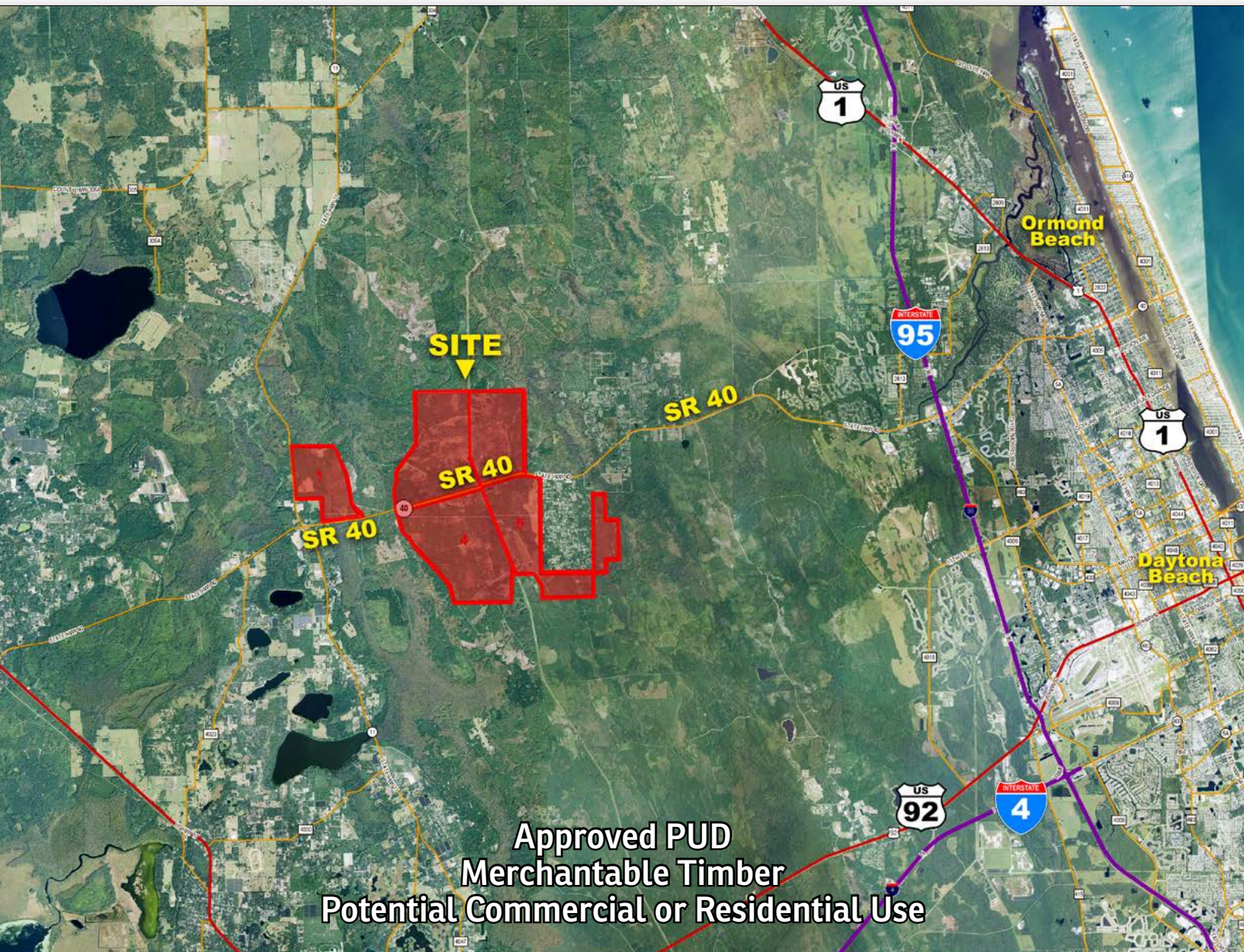


THE WOODS OF ORMOND BEACH

ORMOND BEACH, FL | VOLUSIA COUNTY

7,086 ± ACRES TOTAL



SREland.com/OrmondBeach

David Hitchcock, ALC, CCIM, 863.272.7155 & Dean Saunders, ALC, CCIM 863.648.1528

Trent Saunders, 863.640.0390



The Woods of Ormond Beach

Ormond Beach, Florida • Volusia County

One of the largest landowners in the nation, Weyerhaeuser NR Company, has placed five large timber tracts on the market.

Now called The Woods of Ormond Beach, this is a rare opportunity to purchase more than 7,000 acres of land that is forested and loaded with merchantable timber.

Timber cruise available upon request.

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.

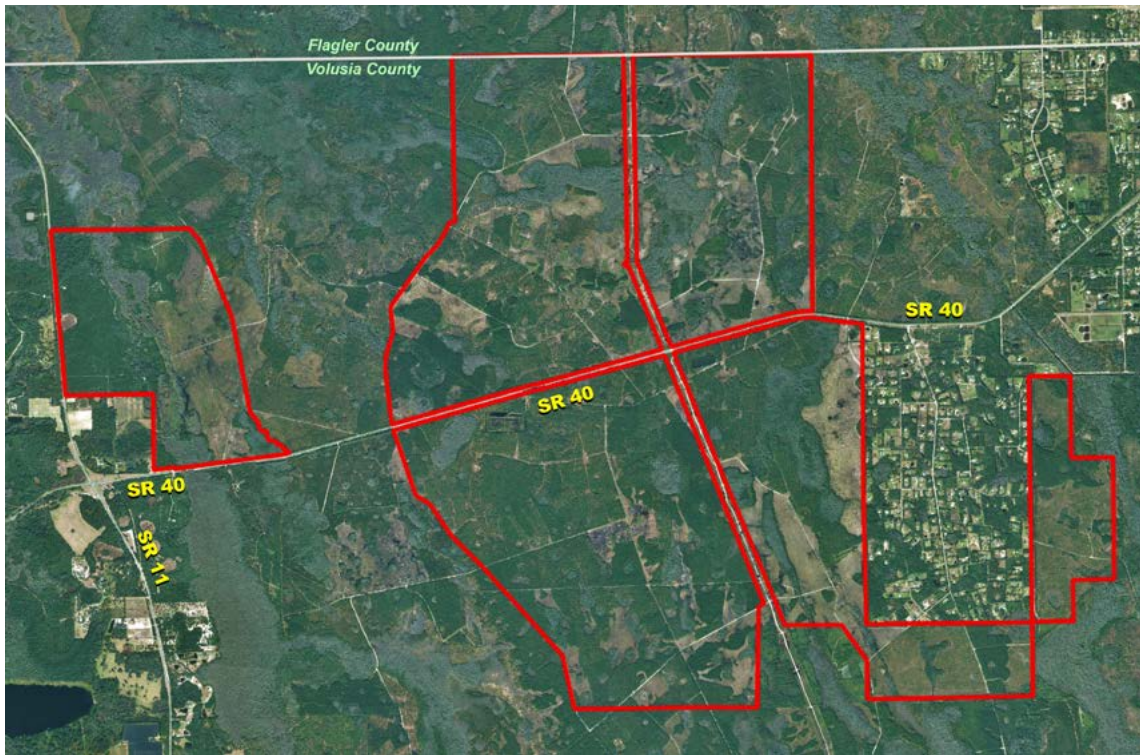
Heavily wooded, the property has merchantable timber available. A timber cruise was recently completed that resulted in site indexes above normal in many areas. The property's timber stand information is available.

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.

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**Approved PUD
Merchantable Timber
Potential Commercial or Residential Use**

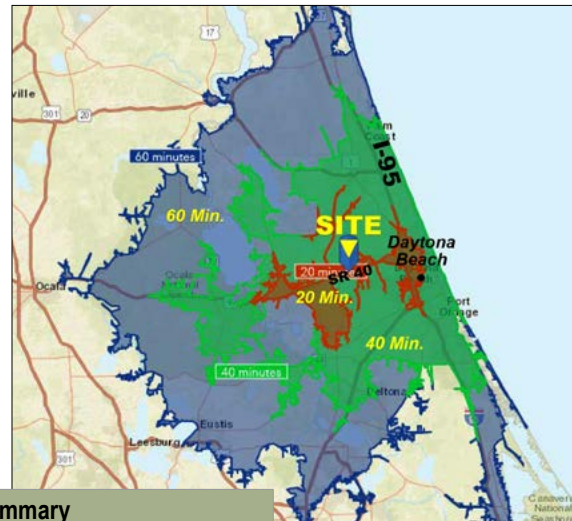


Parcel IDs:

- 05153100000020 • 03153000000010 • 12153000000010 • 27143000000010 • 01153000000010
- 05153000000010 • 33143000000010 • 35143000000010 • 31143000000020 • 04153000000030
- 34143000000010 • 10153000000020 • 29143000000010 • 12153000000020 • 36142900000010
- 07153100000010 • 28143000000010 • 03153000000020 • 02153000000010 • 08153100000020
- 11153000000010 • 32143000000020

5-10-15 Mile Radius

Drive Times 20-40-60 Minutes



2016 Summary

	5 miles	10 miles	15 miles
Population	2,220	26,052	193,355
Households	825	8,656	79,629
Median HH Income	\$77,848	\$59,202	\$43,022

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 it's 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



Little Haw Creek

The Woods of Ormond Beach

Ormond Beach, FL Volusia County



Upscale Homes Adjacent to Property

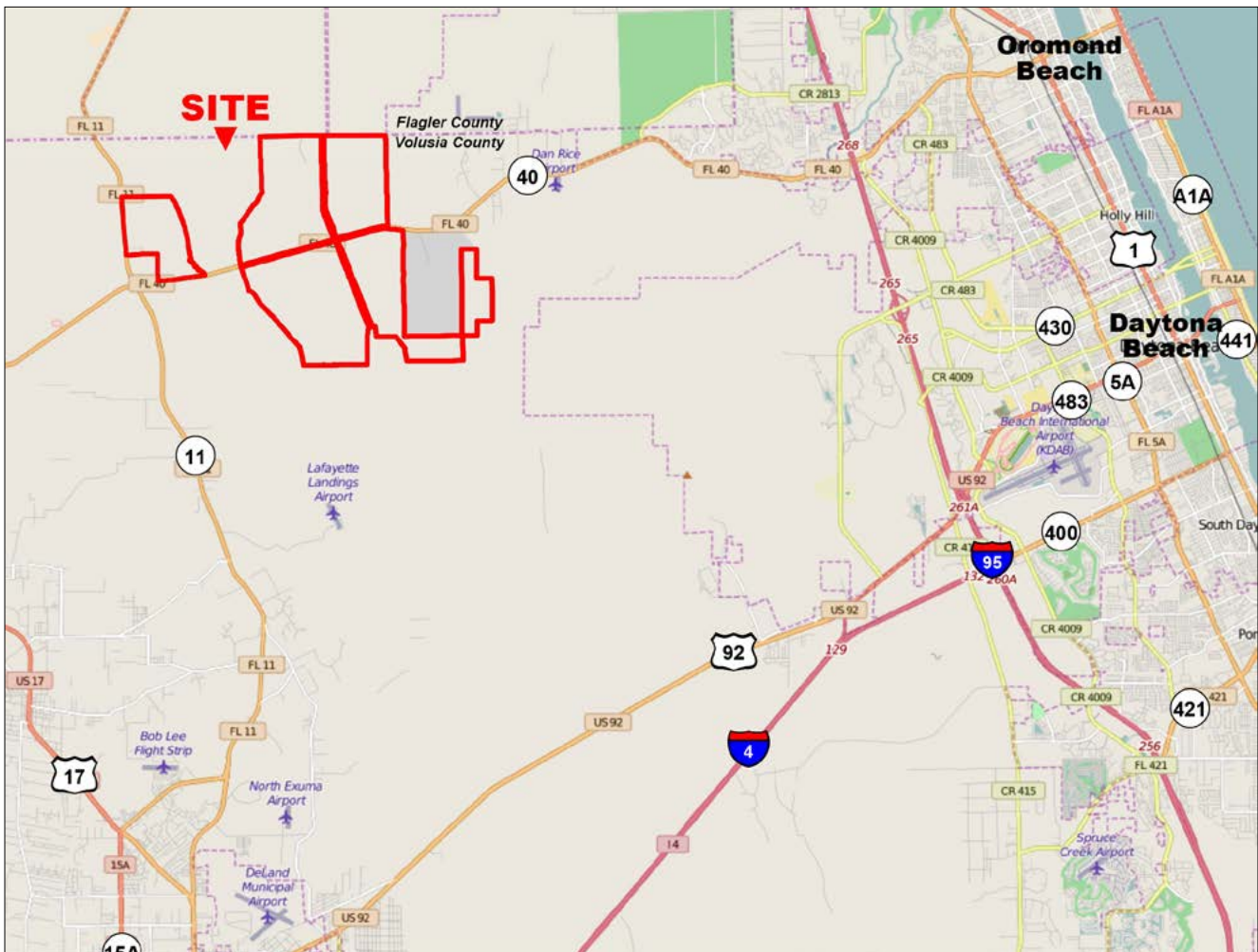


Plantation Pines



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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)

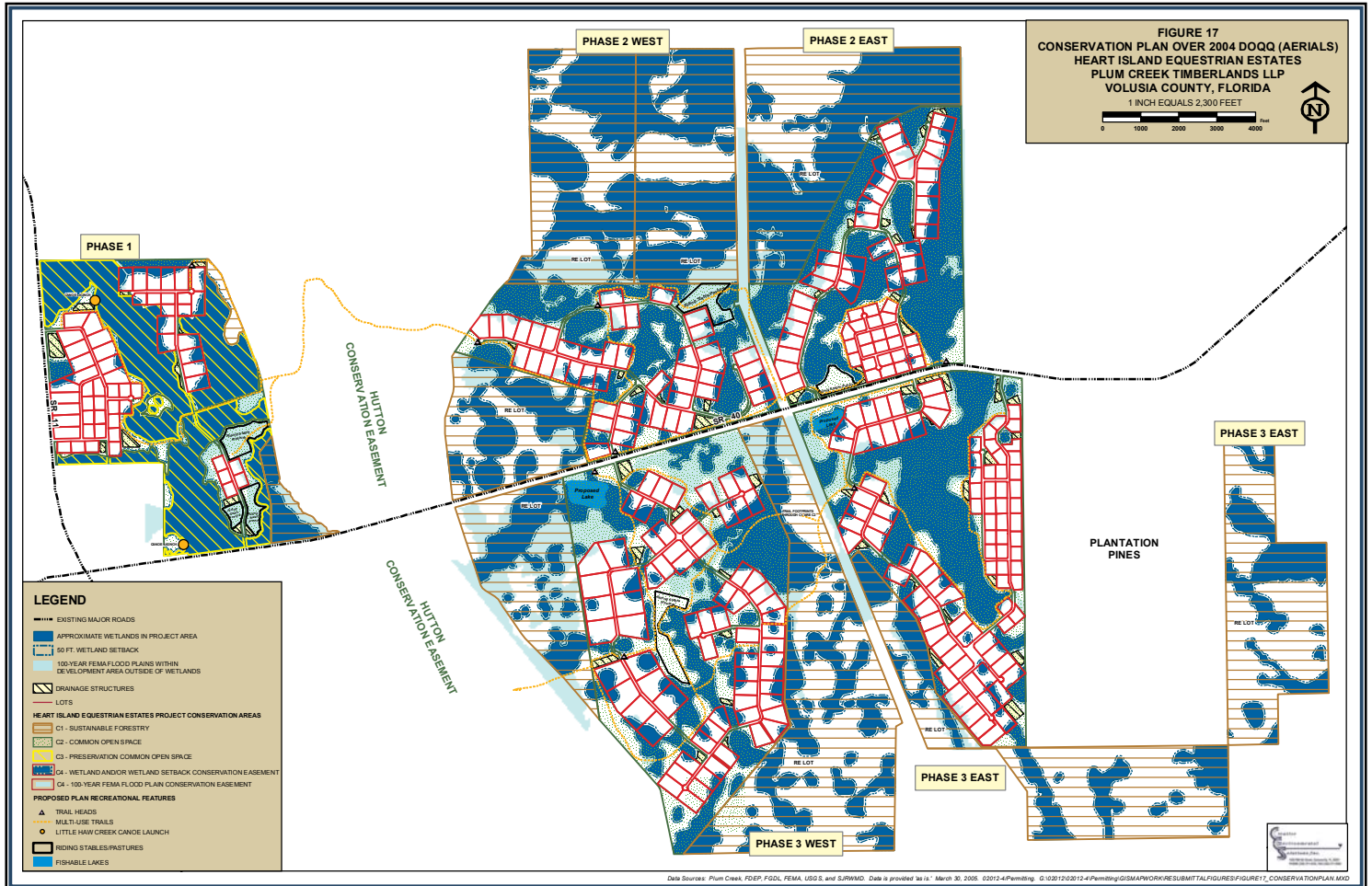
Traffic count on SR 40 near the subject property is 5,600 ADT.



Ormond Beach, Florida • Volusia County

7,086 +/- Acres

Approved Planned Unit Development



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Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.