

For Sale

CALLALISA

S PENINSULA AVE, NEW SMYRNA BEACH, FL 32169

SILVESTRI
— INVESTMENTS —



OFFERING SUMMARY

Sale Price: Call for Pricing

Lot Size: 3.42 Acres

Price / Acre: Call For Pricing

Market: New Smyrna Beach

PROPERTY OVERVIEW

The subject property is located off of the E 3rd and South Peninsula Ave. This water front property leads into Indian River North and shares the canal West of Bouchelle Island Development.

PROPERTY HIGHLIGHTS

- Water Front Property
- 2 Minute Drive to Beach | 10 minute walk
- Close proximity to Local Bars and Restaurants
- Unrestricted Land

FOR INFORMATION CALL

P:713.785.6272 or Email Frontdesk@silvestriusa.com

Silvestri Investments
1215 Gessner Road,
Houston, Texas 77055
Silvestriusa.com

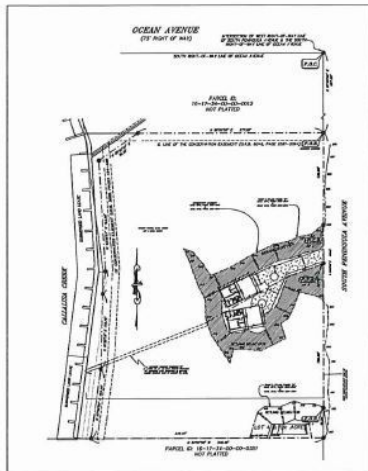
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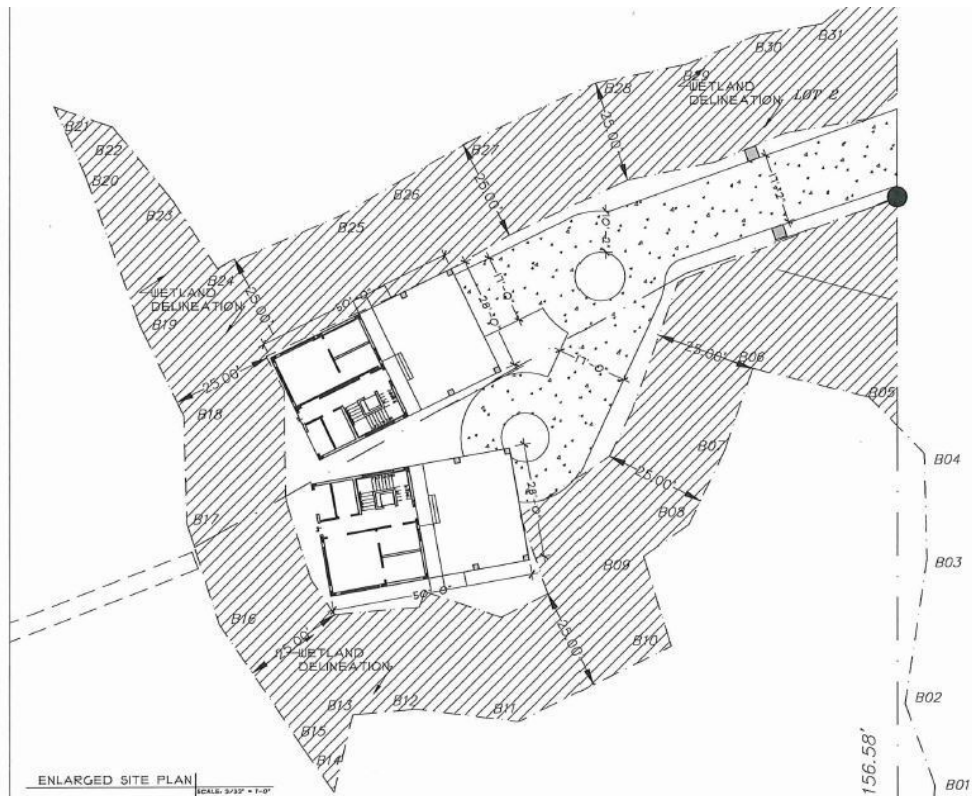
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SITE PLAN
SCALE: 1" = 10'



ENLARGED SITE PLAN
SCALE: 1" = 10'

GERARD J. PENDE
220 CANAL STREET, SUITE 200
NEW SMYRNA BEACH, FLORIDA 32169
COTTAGES ON CALLALISA
NEW SMYRNA BEACH, FL 32169
DATE: AUGUST 14, 2018
REVISION: 1
A.O.I. SURVEY

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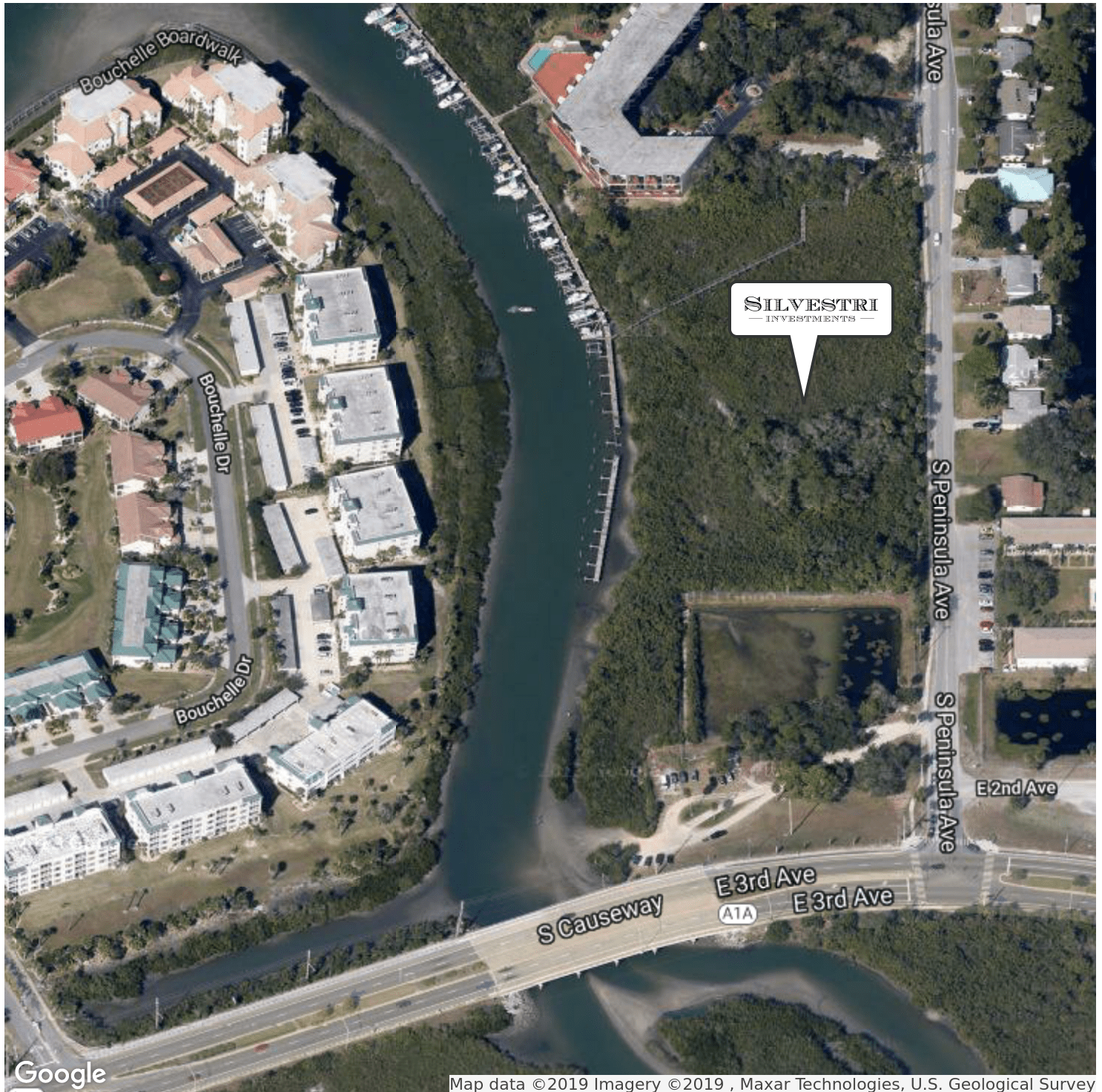
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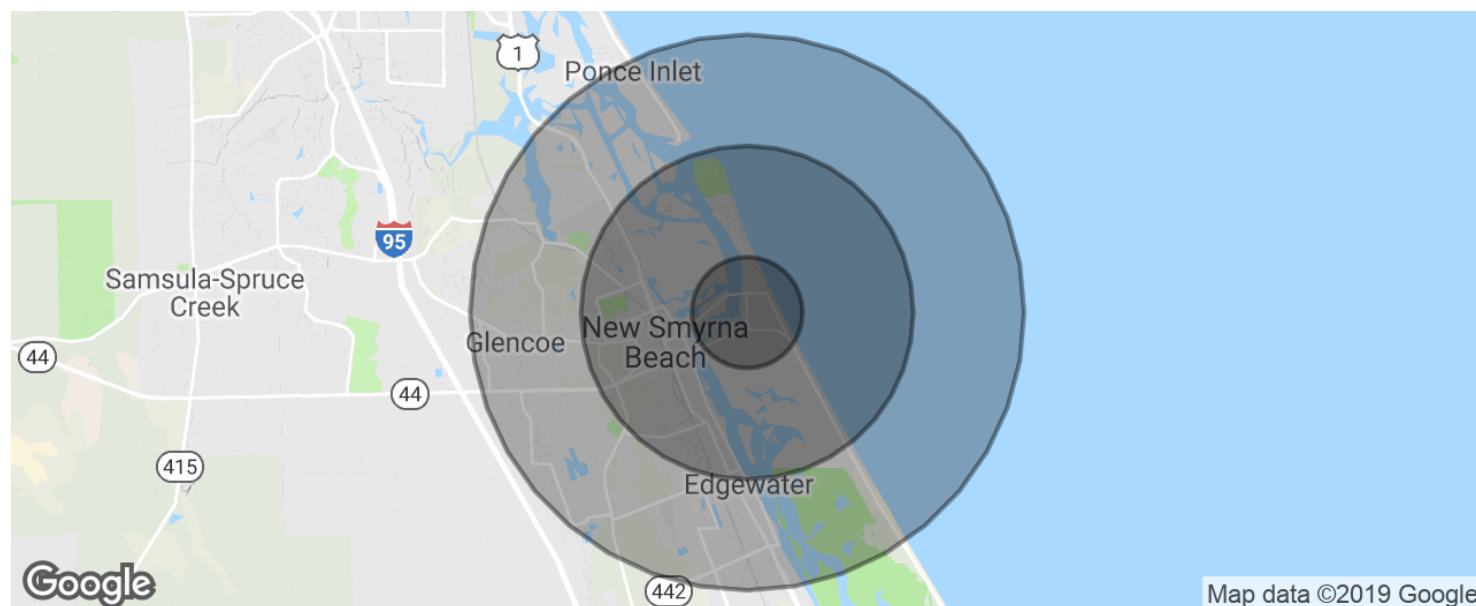
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,797	13,482	32,924
Median age	57.3	53.5	50.6
Median age (Male)	56.1	51.6	49.8
Median age (Female)	58.0	54.3	50.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,332	6,341	14,879
# of persons per HH	2.1	2.1	2.2
Average HH income	\$70,255	\$62,489	\$59,458
Average house value	\$361,320	\$348,511	\$314,492

* Demographic data derived from 2010 US Census

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