

For Sale

MYRTLE I

507 S MYRTLE AVE, NEW SMYRNA BEACH, FL 32168

SILVESTRI
— INVESTMENTS —



OFFERING SUMMARY

Sale Price: Call For Pricing

Lot Size: 8 Acres

Market: New Smyrna Beach

PROPERTY OVERVIEW

This subject property is located West of the Causeway, located at the corner of St Rd 44 and Myrtle in New Smyrna Beach. It is centered in a high development growth area with close access to the areas surrounding retailers.

PROPERTY HIGHLIGHTS

- Located near a prime 4 Way Traffic Intersection
- Commercial or Multi-Family Use
- Close to I-95
- Opportunities to purchase more land in surrounding area

FOR INFORMATION CALL

P:713.785.6272 or Email Frontdesk@silvestriusa.com

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

The information was obtained from sources deemed reliable; however, Silvestri Investments Inc. has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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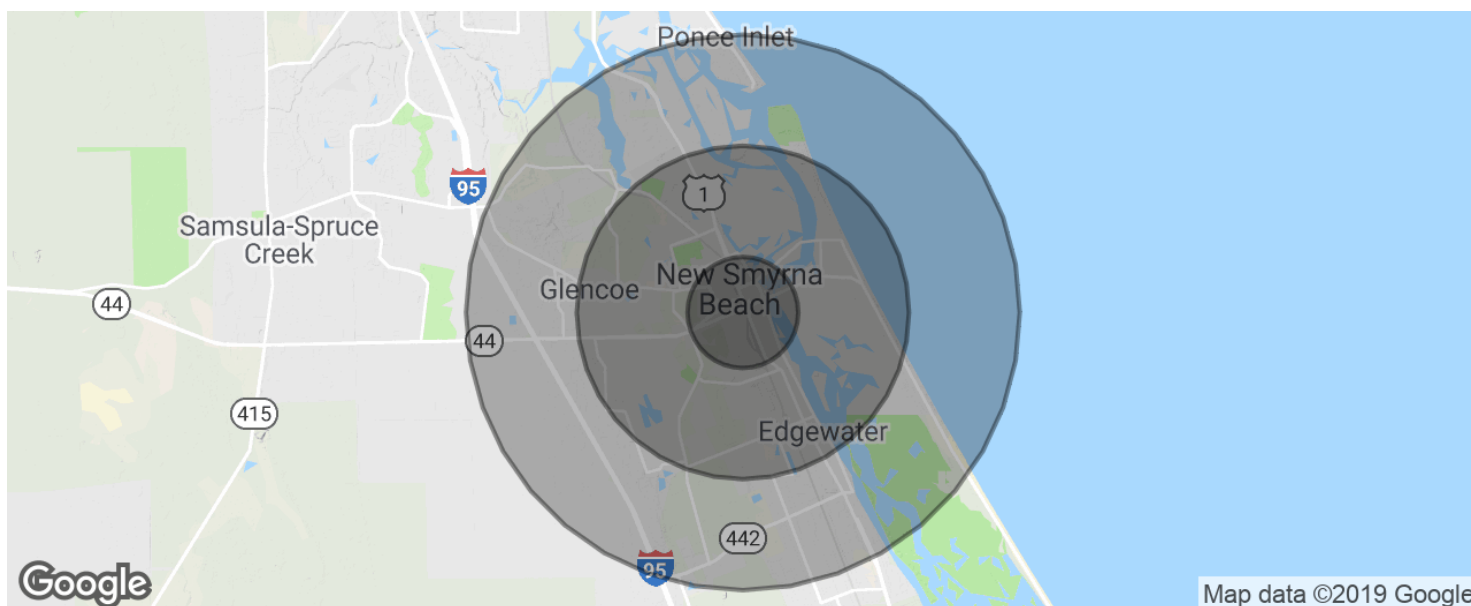
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,275	20,463	45,125
Median age	49.3	51.0	49.2
Median age (Male)	48.9	50.1	48.4
Median age (Female)	48.7	51.1	49.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,061	9,414	20,009
# of persons per HH	2.1	2.2	2.3
Average HH income	\$53,573	\$57,408	\$57,289
Average house value	\$214,833	\$298,056	\$264,586

* Demographic data derived from 2010 US Census

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