



Sugar Mill Elementary

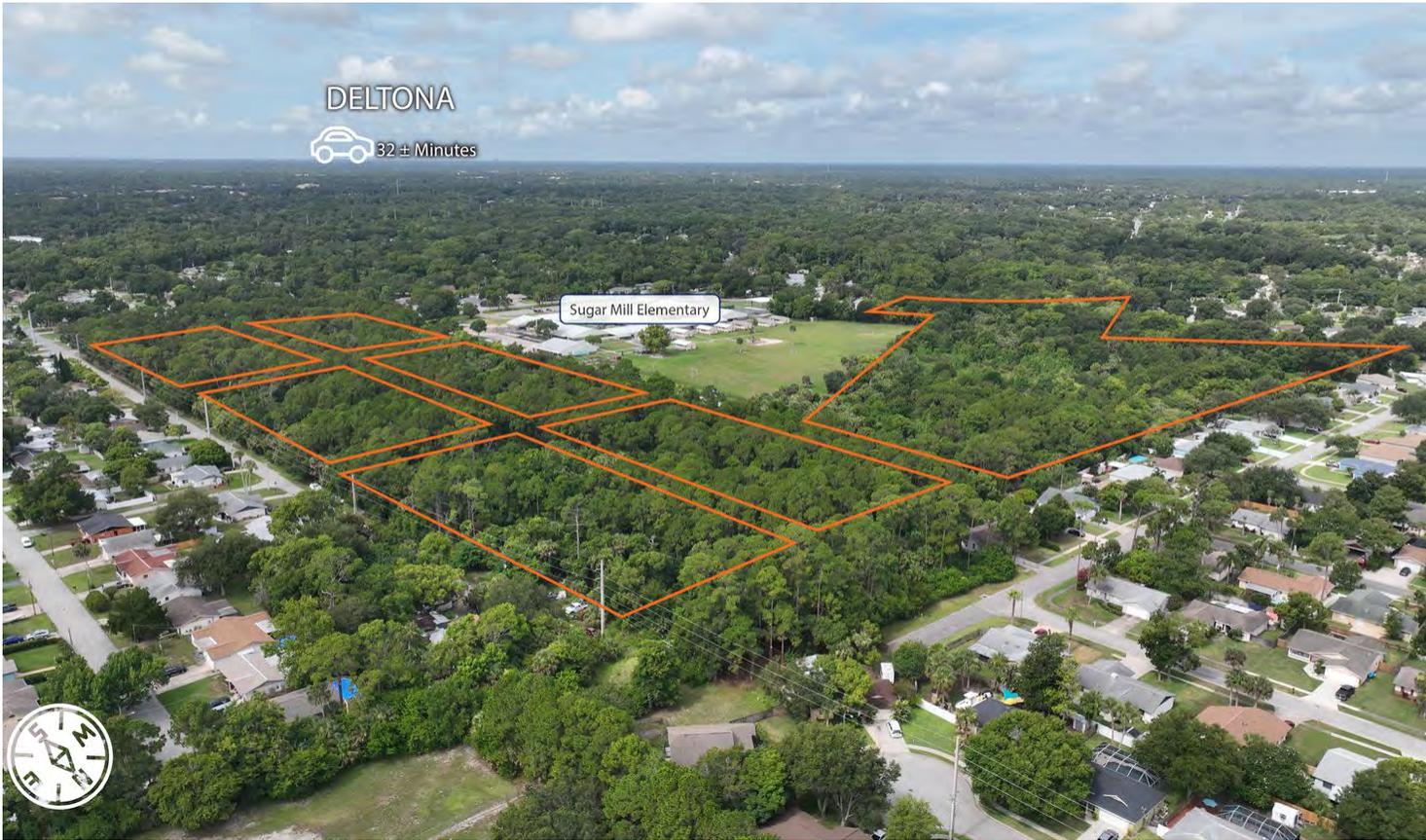
McDonald Rd

# MADELINE COMMONS RESIDENTIAL DEVELOPMENT

*149 ALMOST SHOVEL-READY  
LOTS*

**31 ± Acres • Port Orange, Florida • Volusia  
County**





<b>SALE PRICE</b>	<b>\$6,705,000</b>
-------------------	--------------------

**OFFERING SUMMARY**

<b>ACREAGE:</b>	31 ± Acres
<b>PRICE / LOT:</b>	\$45,000
<b>CITY:</b>	Port Orange
<b>COUNTY:</b>	Volusia
<b>PROPERTY TYPE:</b>	Residential Development

**PROPERTY OVERVIEW**

Madeline Commons Residential Development is a unique opportunity to develop a new residential subdivision located just a few miles from Daytona Beach, the "World's Most Famous Beach". This Volusia County in-fill residential development is close to the very best shopping, beaches, restaurants, and attractions on Florida's East Coast.

Located within walking distance of K-12 schools, this 31-acre parcel is adjacent to Sugar Mills Elementary and is about one mile from Silver Sands Middle School and Atlantic High School. Madeline Common Residential Development is minutes from the Halifax River, which offers great recreation. An abundance of thriving businesses provides water enthusiasts plenty of opportunity for fishing, sailing, jet skiing, and paddle boarding. Future residents (and their visiting guests) can enjoy dolphin and manatee tours and riverfront restaurants.

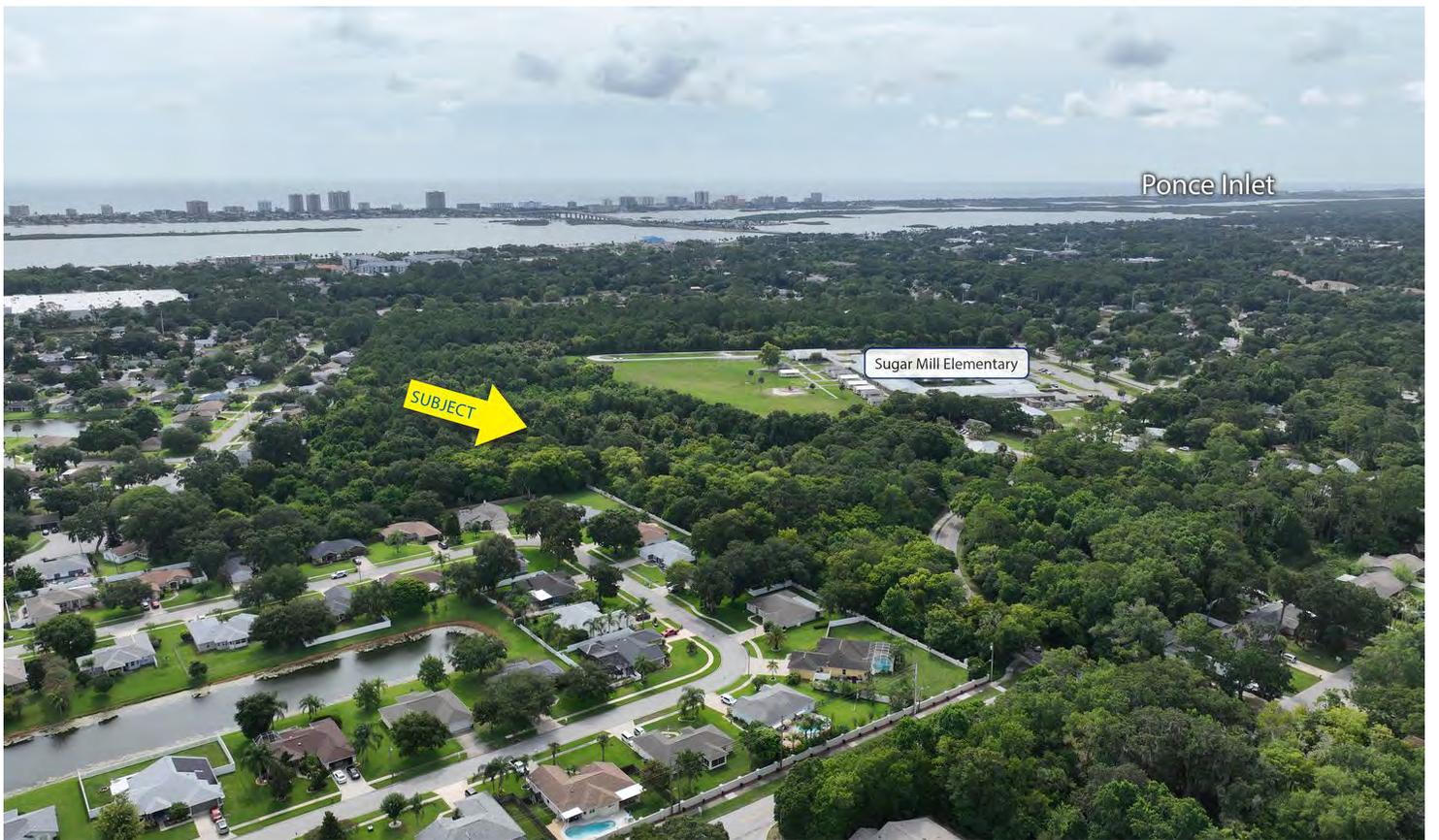
Madeline Commons Residential Development is a Planned Unit Development (PUD) that includes 149 entitled lots that are nearly shovel ready. These include both 40' and 50' lots.

Madeline Commons Residential Development is within the city limits of Port Orange, Florida which has a population of over 63,500 people and is the third largest city in Volusia County. There are over 26,000 households in the city. Port Orange has a residential density of over 2,400 people per square mile, which is the highest in Volusia County. Madeline Commons Residential Development is a unique and rare opportunity to create a much needed in-fill development.



## SPECIFICATIONS & FEATURES

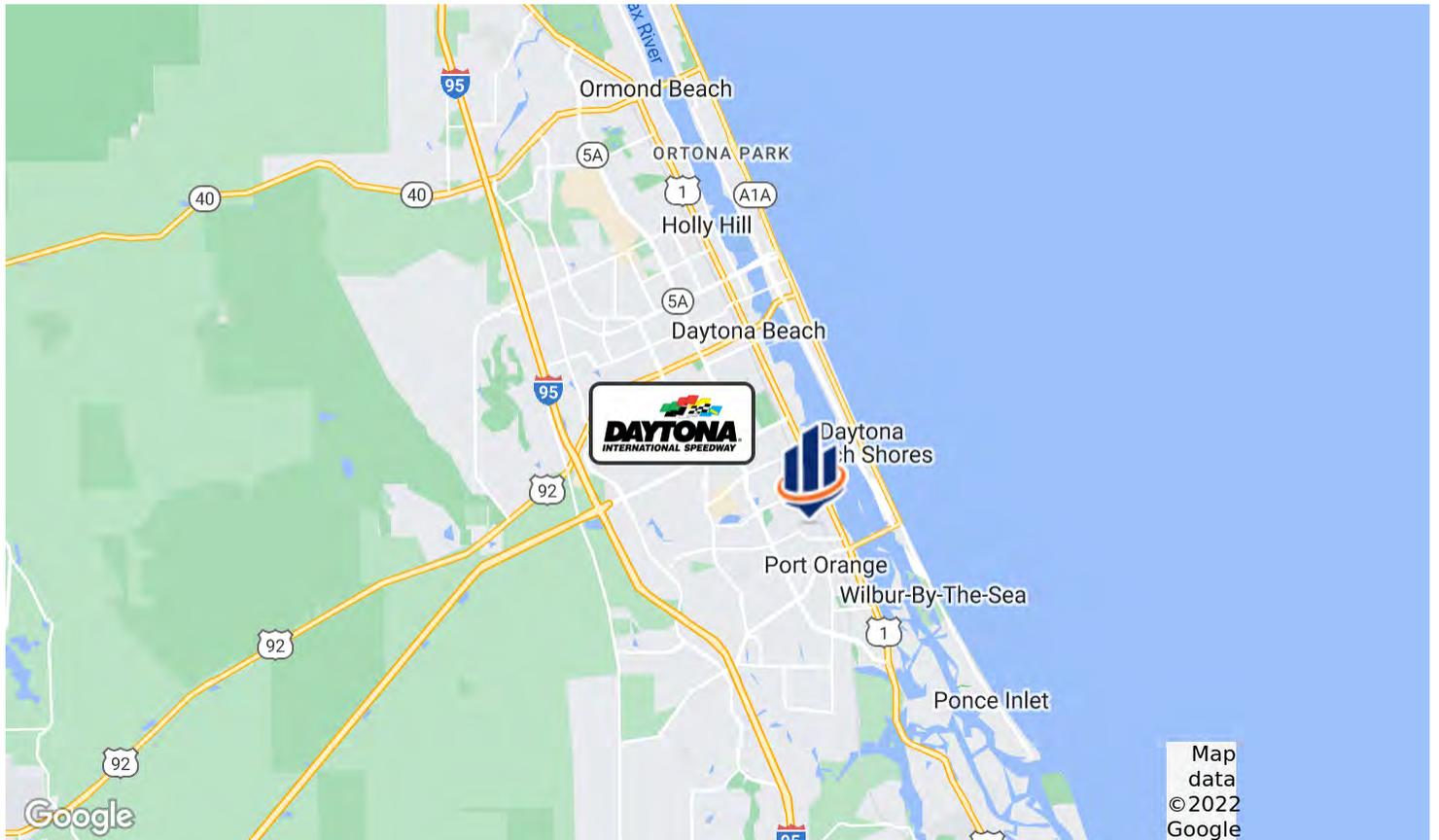
<b>LAND TYPES:</b>	Residential Development
<b>UPLANDS / WETLANDS:</b>	24.6 acres of Uplands/ 6.0 acres of Wetlands
<b>SOIL TYPES:</b>	Myakka fine sand Immokalee Sand
<b>TAXES &amp; TAX YEAR:</b>	\$6,233/2021
<b>ZONING / FLU:</b>	Planned Unit Development
<b>ROAD FRONTAGE:</b>	600' on McDonald St./ 430' on 5th St./ 450' On Charles St
<b>NEAREST POINT OF INTEREST:</b>	Halifax River/Atlantic Ocean/Daytona Speedway
<b>FENCING:</b>	None
<b>UTILITIES &amp; WATER SOURCE:</b>	Water & Sewer adjacent to the property and furnished by the town of Port Orange.
<b>PERMITTED LOTS:</b>	149 permitted/entitled Lots
<b>PRICE PER LOT:</b>	\$45,000
<b>AVERAGE LOT SIZE:</b>	4,400 SF
<b>PLATS OR ENGINEERING INFORMATION:</b>	Preliminary Site Plan Available





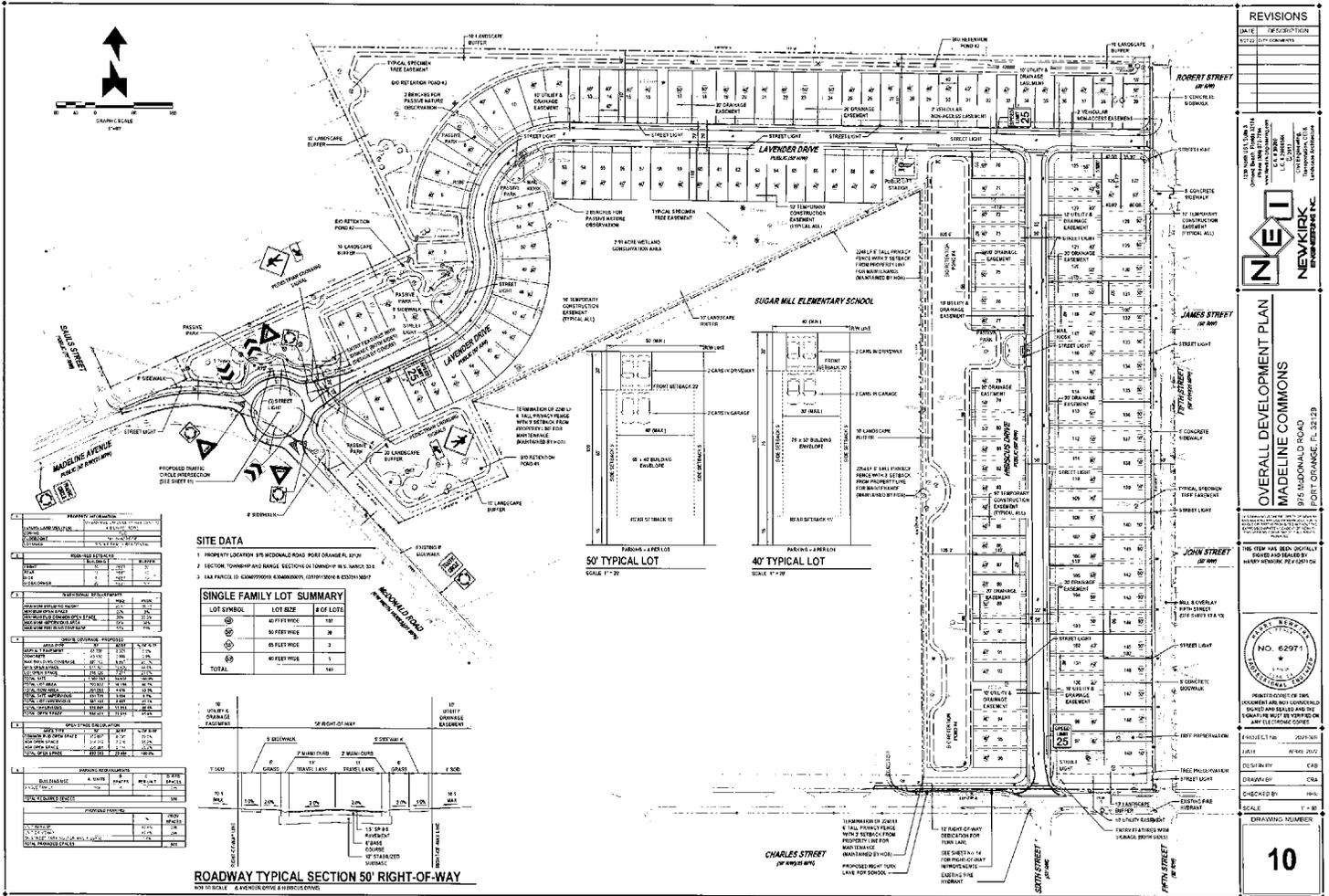
## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	630400000021 630402220010 633701130010 & 633701130017
<b>GPS:</b>	29.1495966, -81.0003106
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• From US 1 in Port Orange take Charles St west .6 miles</li> <li>• The property will be on the right.</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	Call Listing Agents





# SITE PLAN - 149 RESIDENTIAL LOTS



**PROPERTY RECORDING**

PLAT NUMBER	149
BOOK	149
PAGE	1
DATE	11/11/2021
RECORDING OFFICE	CLERK OF CIRCUIT COURT, PORT ORANGE, FL

**PERMITS & APPROVALS**

DATE	DESCRIPTION
11/11/2021	FINAL APPROVAL
11/11/2021	FINAL APPROVAL
11/11/2021	FINAL APPROVAL

**PERMITS & APPROVALS**

DATE	DESCRIPTION
11/11/2021	FINAL APPROVAL
11/11/2021	FINAL APPROVAL
11/11/2021	FINAL APPROVAL

**SITE DATA**

- PROPERTY LOCATION: 875 MADONALD ROAD, PORT ORANGE, FL 32129
- SECTION: TOWNSHIP AND RANGE SECTION 04 TOWNSHIP 30 S RANGE 02 E
- 1/4 SECTION 04, QUINCY COUNTY, FLORIDA

**SINGLE FAMILY LOT SUMMARY**

LOT SYMBOL	LOT SIZE	# OF LOTS
⊙	65 FEET WIDE	149
⊙	50 FEET WIDE	38
⊙	65 FEET WIDE	3
⊙	60 FEET WIDE	1
<b>TOTAL</b>		<b>191</b>

**ROADWAY TYPICAL SECTION 50' RIGHT-OF-WAY**

NOTE: SCALE: 1/4" = 10' (SEE DRIVE & H PROFILES)

**REVISIONS**

DATE	DESCRIPTION

**NET**  
NEWKIRK ENGINEERING INC.

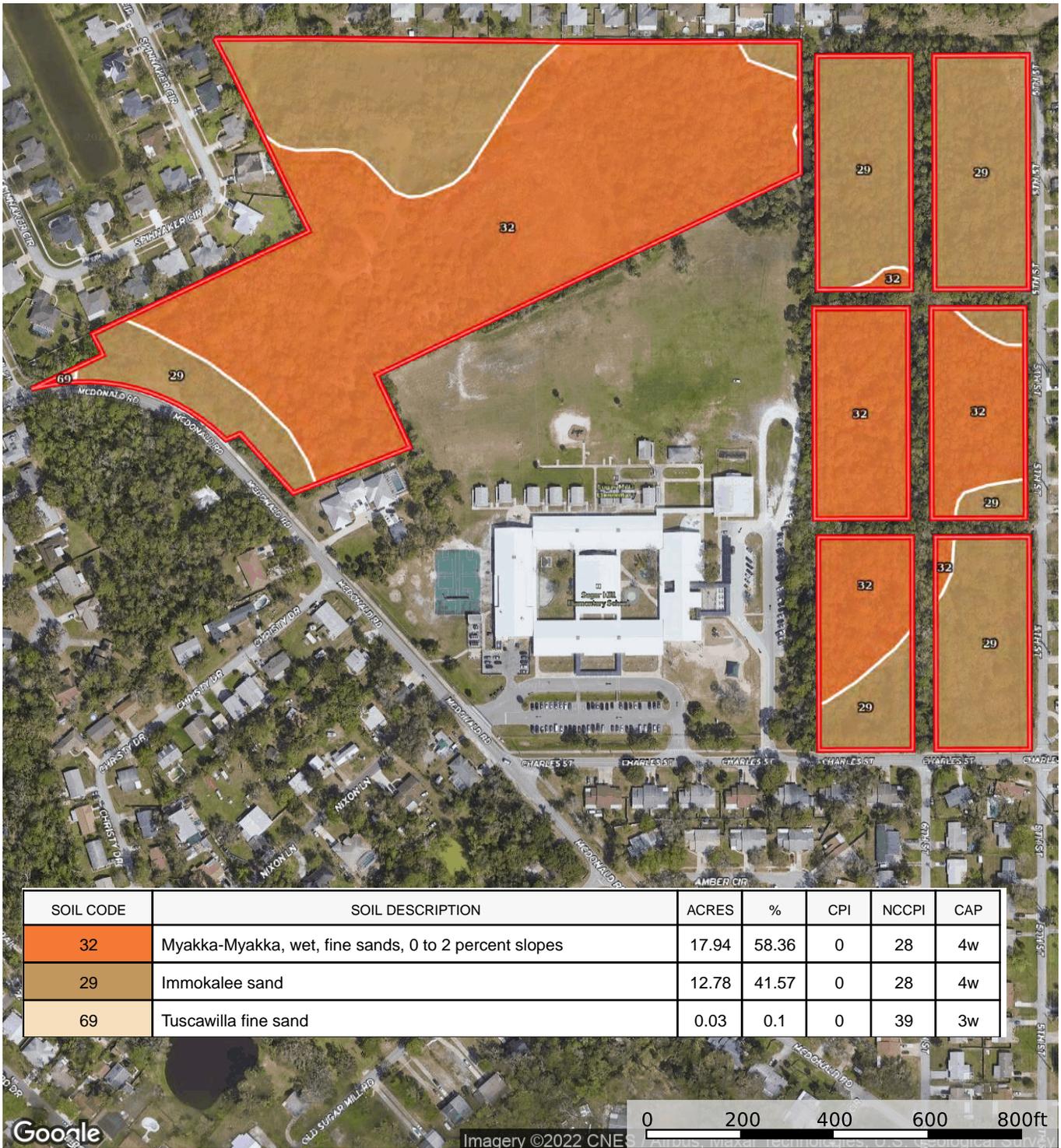
**OVERALL DEVELOPMENT PLAN**  
MADLINE COMMONS  
875 MADONALD ROAD  
PORT ORANGE, FL 32129

NO. 62971

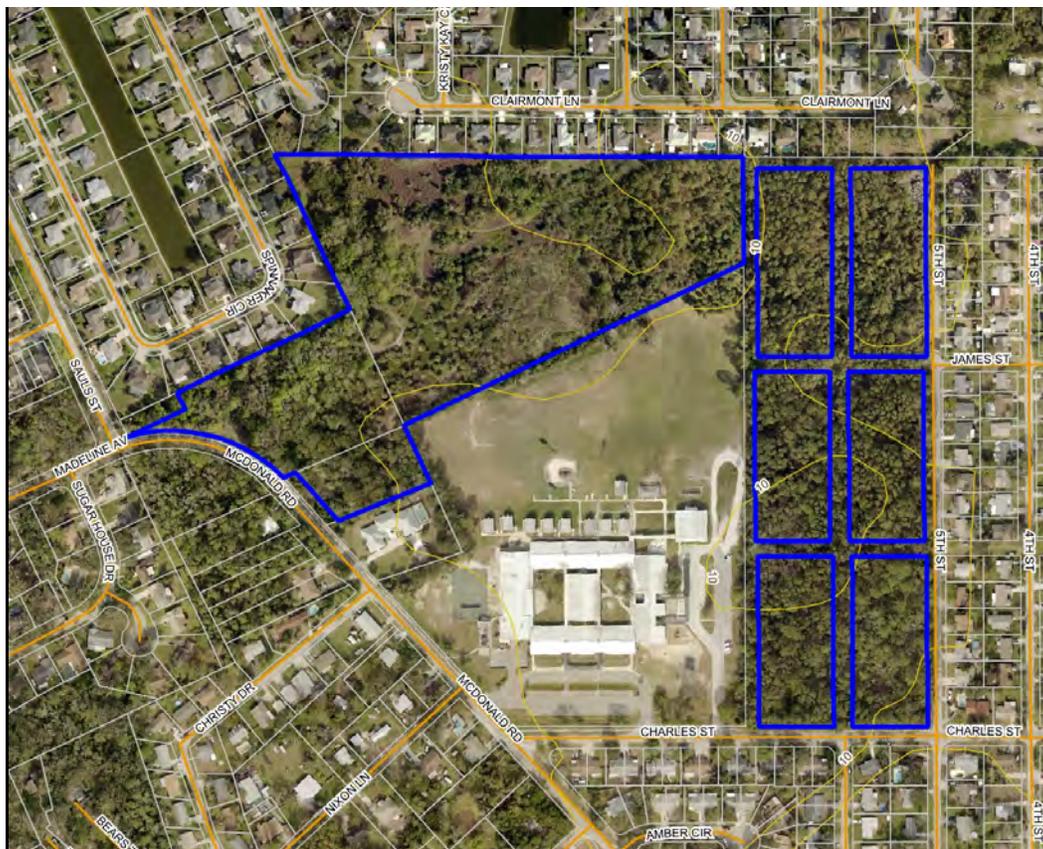
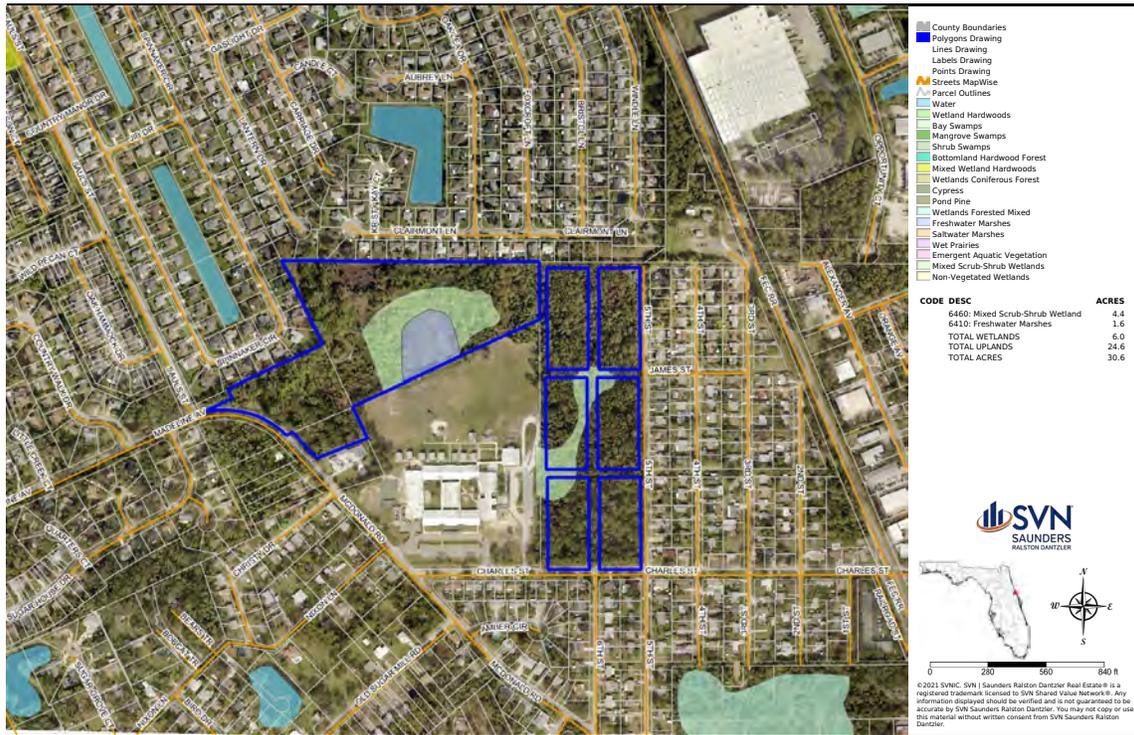
SCALE: 1" = 30'

**10**

# SOILS REPORT



# WETLANDS & CONTOURS MAPS





## David Hitchcock ALC, CCIM

Senior Advisor  
SVN | Saunders Ralston Dantzler

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in

Phone: 863.272.7155  
Cell: 863.557.0082  
david.hitchcock@svn.com  
1723 Bartow Rd  
Lakeland, FL 33801



## Clay Taylor, ALC

Senior Advisor  
SVN | Saunders Ralston Dantzler

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRE for 15 years now. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships and the "mythical" National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor's Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors®), the NAR (National

Phone: 863.774.3532  
Cell: 863.224.0835  
clay.taylor@svn.com  
1723 Bartow Rd  
Lakeland, FL 33801

# ONE OF AMERICA'S BEST BROKERAGES



**One of America's Best Brokerages**



**APEX 2020 Top National Producer**



**Ranked 210 on Inc. 5000 Regional List**



**Most Influential Business Leaders**



**Largest Commercial Real Estate Brokers in Tampa Bay**



1723 Bartow Rd  
Lakeland, Florida 33801  
863.272.7155

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

[www.SVNsauanders.com](http://www.SVNsauanders.com)

All SVN® Offices Independently Owned & Operated | 2023 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit [SVNsauanders.com](http://SVNsauanders.com).

