

NORTHWOOD VILLAGE

DESCRIPTION OF THE SITE

The location of a multifamily property can have a substantial negative or positive impact upon the performance, safety and appeal of the project. The site description discusses the physical features of the site, as well as the layout, access issues and traffic flow.



Source: Google Earth, 5/2019.

Size:	According to the Volusia County Real Estate Assessment Division, the Subject encompasses one parcel that is a total 9.46 acres, or 412,078 square feet.
Shape:	The overall site is rectangular in shape.
Frontage:	The Subject has frontage on 9th Street and Vine Street. The Subject also has interior streets that include Bishop Butts Circle, Dufferin Harris Circle, Nathaniel Jenkins Circle, and Bernard West Smith Senior Circle.
Topography and Existing Improvements:	The Subject site is generally level.
Utilities:	All utilities are available to the site.

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Source: Google Earth, 5/2019.

Size:

The Subject consists of four total parcels, located within a neighborhood located to the northwest of the downtown in Daytona Beach, Volusia County, Florida. According to the Volusia County Real Estate Assessment Division, the Subject sites encompass a total of 3.9543 acres, or 172,247 square feet.

Shape:

The sites are rectangular or irregular in shape.

Frontage:

The Subject sites have frontage along Walnut Street, Oak Street, Doctor M.L.K. Boulevard, and North Helme Place.

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Source: Google Earth, 5/2019.

Size:	According to the Volusia County Real Estate Assessment Division, the Subject encompasses one parcel that is a total 2.0 acres, or 87,120 square feet.
Shape:	The site is irregular in shape.
Frontage:	The Subject has frontage on 9 th Street.
Topography and Existing Improvements:	The Subject site is generally level.
Utilities:	All utilities are available to the site.