

# Ormond Beach 40 Luxury Townhome Lots

1309 Tullamore Boulevard, Ormond Beach, Florida 32174

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## PROPERTY OVERVIEW



### Sale Price

\$3,396,000

### Offering Summary

Acreage:	9.39 Acres
Price / Lot:	\$84,900
State:	Florida
City:	Ormond Beach
County:	Volusia
Property Type:	Developed Land
Development Type:	Townhomes
Lot Count:	40
Lot Width:	28.5 Feet

### Property Overview

This exceptional property comprises 40 soon to be finished luxury townhome lots, each offering an unparalleled canvas for residential development within the coveted Ormond Beach area. With the infrastructure in place and in a distinctive community, this offering presents a rare opportunity for investors to bring to life a premier residential enclave in this sought-after location. The allure of 40 finished luxury townhome lots, combined with the strategic positioning within the esteemed Ormond Beach area, makes this property a compelling choice for investors seeking to make their mark in the residential real estate market.

This sought-after location provides residents with access to a wealth of amenities, including a championship golf course, tennis courts, a clubhouse, and a fitness center. The Halifax Plantation community is known for its lush landscapes, upscale living, and a strong sense of community, making it an attractive prospect for land and residential investors seeking a premier coastal lifestyle.



## SPECIFICATIONS & FEATURES

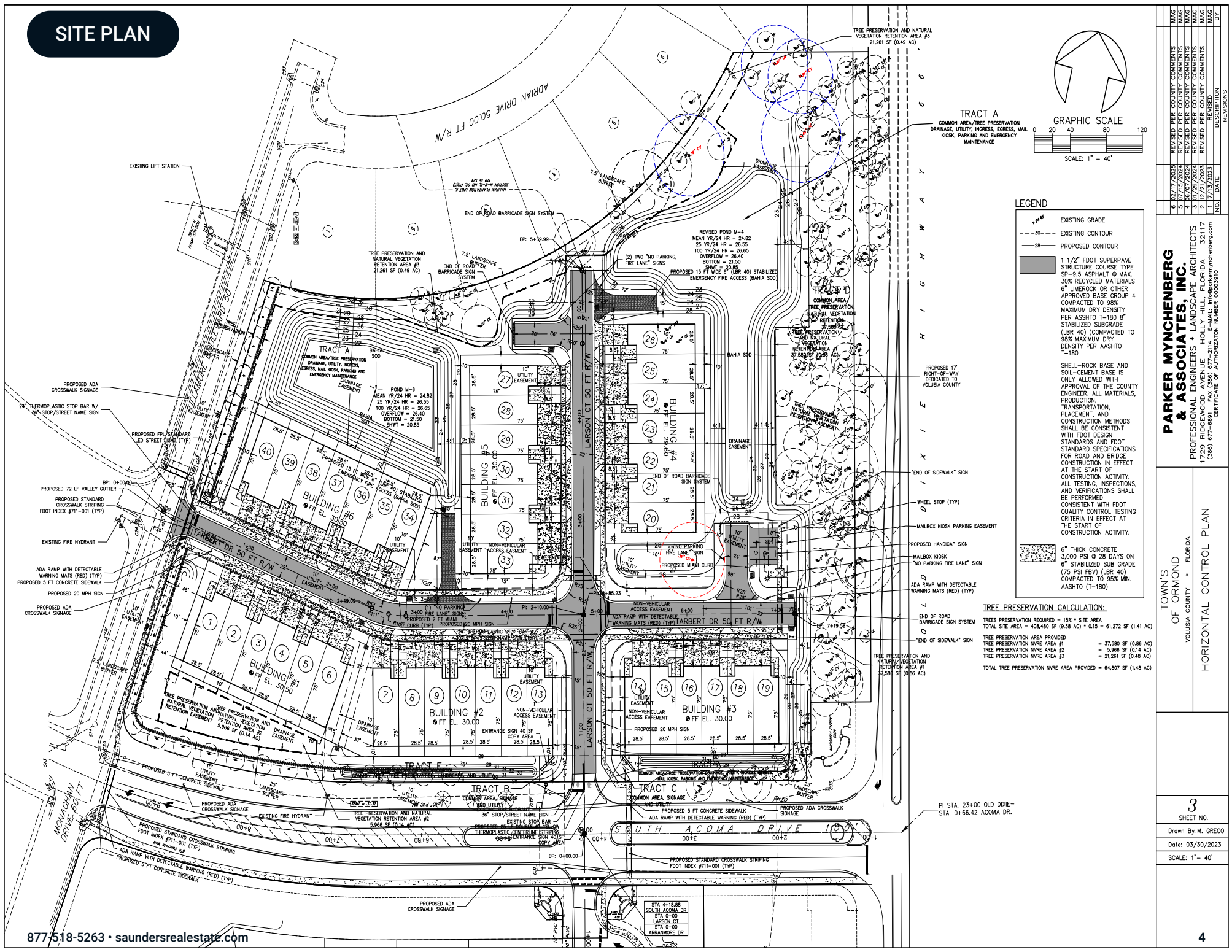


## Specifications & Features

<b>Uplands / Wetlands:</b>	All uplands
<b>Zoning / FLU:</b>	Zoning: PUD FLU: ULI (Urban Low Intensity)
<b>Lake Frontage / Water Features:</b>	N/A
<b>Water Source &amp; Utilities:</b>	Water and sewer are stubbed up at each lot
<b>Road Frontage:</b>	Road frontage on Tulamore Blvd (490Ft ±), Acoma Dr (820 Ft ±), and Old Dixie Highway (620 Ft ±). Entrance to development is off Acoma Drive
<b>Nearest Point of Interest:</b>	Publix: 2 Miles I-95: 2.5 Miles Ace Hardware: 3 Miles Advent Health Palm Coast: 8 miles Super Target: 8.5 Miles Aldi: 8.75 Miles
<b>Current Use:</b>	Currently semi developed Town Home lots. These will be delivered as finished lots.  These 40 lots are currently being developed. Curbing and asphalt are the only things left to be completed.
<b>Structures &amp; Year Built:</b>	Lots are estimated to be completed in April of 2026. Each Lot is 28.5 ft wide.



# SITE PLAN



**LEGEND**

- EXISTING GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 1 1/2" FOOT SUPERPAVE STRUCTURE COURSE TYPE SP-9.5 ASPHALT @ MAX. 30% RECYCLED MATERIALS
- 6" LIME ROCK OR OTHER APPROVED BASE GROUP 4 COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180
- 8" STABILIZED SUBGRADE (LBR 40) (COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180)
- SHELL-ROCK BASE AND SOIL-CEMENT BASE IS ONLY ALLOWED WITH APPROVAL OF THE COUNTY ENGINEER. ALL MATERIALS, PRODUCTION, TRANSPORTATION, PLACEMENT, AND CONSTRUCTION METHODS SHALL BE CONSISTENT WITH FOOT DESIGN STANDARDS AND FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN EFFECT AT THE START OF CONSTRUCTION ACTIVITY. ALL TESTING, INSPECTIONS, AND VERIFICATIONS SHALL BE PERFORMED CONSISTENT WITH FOOT QUALITY CONTROL TESTING CRITERIA IN EFFECT AT THE START OF CONSTRUCTION ACTIVITY.
- 6" THICK CONCRETE, 3,000 PSI @ 28 DAYS ON 6" STABILIZED SUB GRADE (75 PSI FBV) (LBR 40) COMPACTED TO 95% MIN. AASHTO (T-180)

**TREE PRESERVATION CALCULATION:**

TREES PRESERVATION REQUIRED = 15% * SITE AREA	
TOTAL SITE AREA = 408,480 SF (9.38 AC) * 0.15 = 61,272 SF (1.41 AC)	
TREE PRESERVATION AREA PROVIDED	
TREE PRESERVATION NVRE AREA #1	= 37,580 SF (0.86 AC)
TREE PRESERVATION NVRE AREA #2	= 5,966 SF (0.14 AC)
TREE PRESERVATION NVRE AREA #3	= 21,281 SF (0.48 AC)
TOTAL TREE PRESERVATION NVRE AREA PROVIDED =	64,827 SF (1.48 AC)

6/27/2024	REVISED PER COUNTY COMMENTS	MAG
5/17/2024	REVISED PER COUNTY COMMENTS	MAG
3/17/2024	REVISED PER COUNTY COMMENTS	MAG
3/17/2024	REVISED PER COUNTY COMMENTS	MAG
2/12/2023	REVISED PER COUNTY COMMENTS	MAG
1/7/2023	REVISED PER COUNTY COMMENTS	MAG
NS	DATE	DESCRIPTION
		REVISIONS

**PARKER MYNCHENBERG & ASSOCIATES, INC.**  
 PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS  
 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117  
 (386) 877-6881 FAX (386) 877-2114 E-MAIL: info@parkermychenberg.com  
 CERTIFICATE OF AUTHORIZATION NUMBER 00003910

**TOWN'S OF ORMOND**  
 VOLUSIA COUNTY • FLORIDA

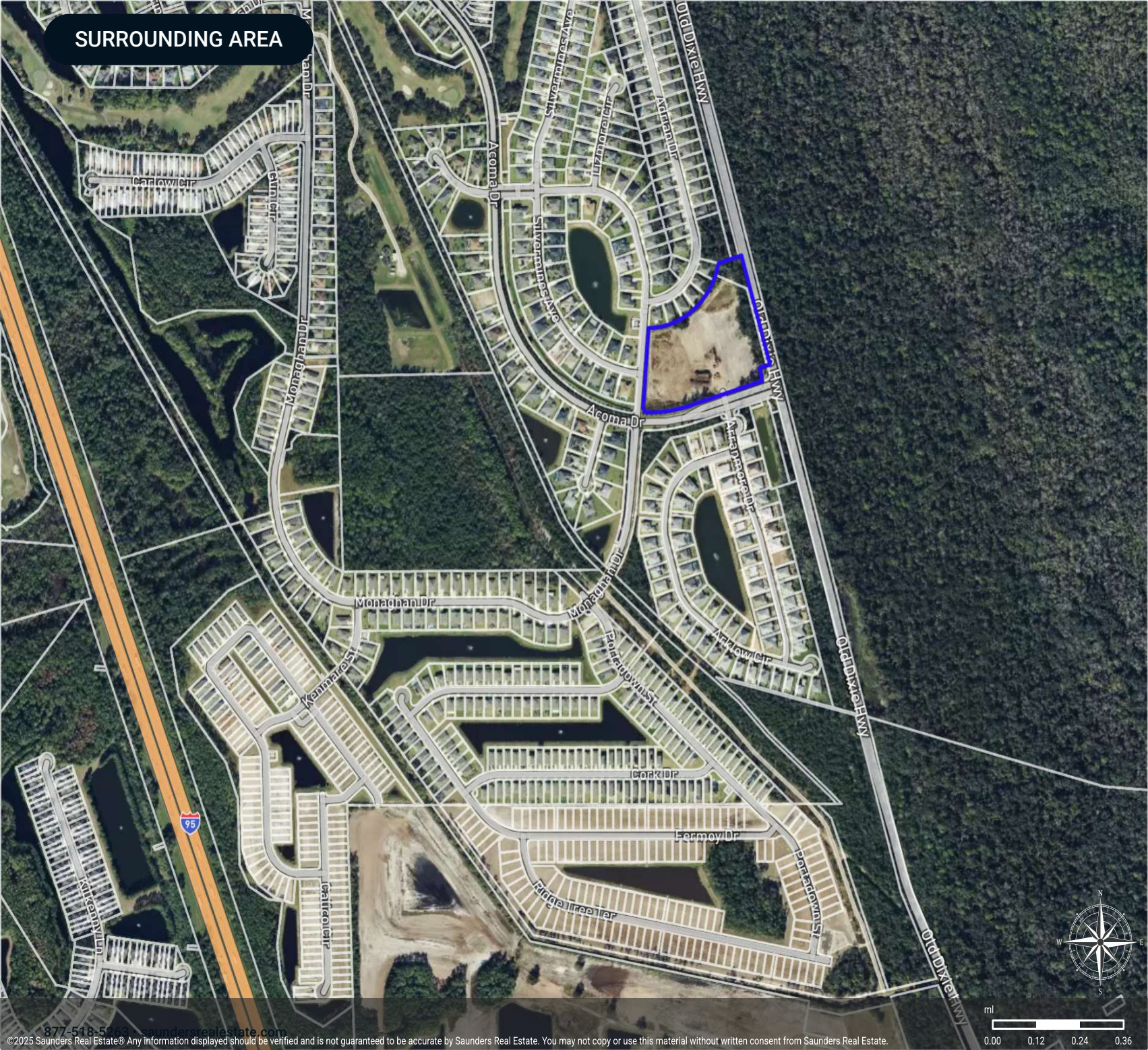
**HORIZONTAL CONTROL PLAN**

**3**  
 SHEET NO.  
 Drawn By: M. GRECO  
 Date: 03/30/2023  
 SCALE: 1" = 40'

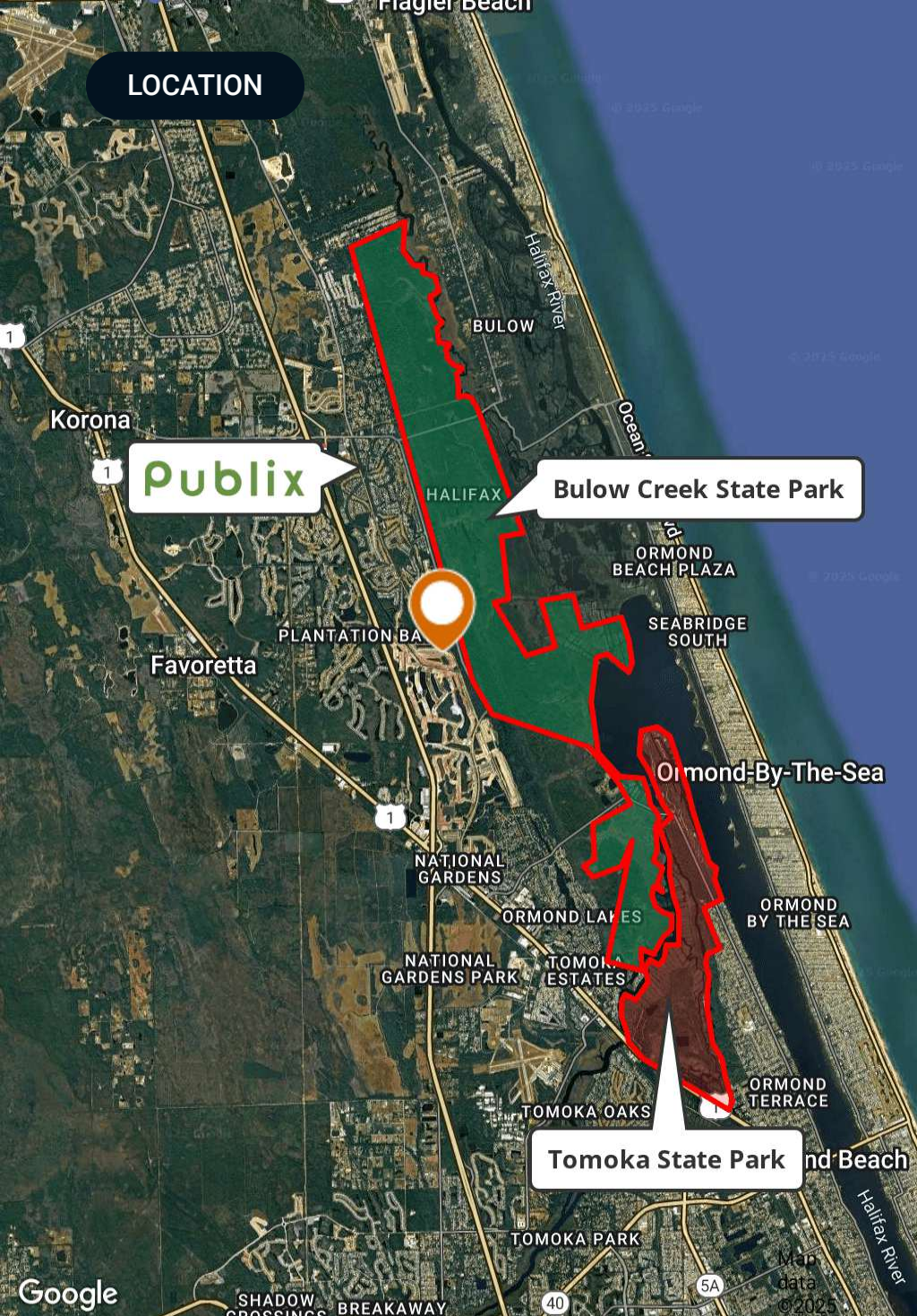


Ormond Beach 40 TH lots

- Polygon
- Parcel







## LOCATION

## Location & Driving Directions

Parcel:	313701090070, 313701090071
GPS:	29.375414, -81.1295279
Driving Directions:	Contact Agent
Showing Instructions:	Contact Agent

## Location Overview

Located within a well-established Ormond Beach community, this property offers convenient access to daily essentials and nearby amenities, including a Publix-anchored shopping center and a variety of neighborhood restaurants just minutes away. The community is uniquely positioned near the Bulow Creek State Park, a 5,000 acre state park and Tomoka State Park, a 2,000 acre state park providing a natural buffer and scenic surroundings. The Atlantic Ocean is less than a ten-minute drive, offering a picturesque route to the beach while maintaining a quiet, residential setting.



ADDITIONAL PHOTOS





## HALIFAX PLANTATION AMENITIES







**SAUNDERS**  
REAL ESTATE



**SAUNDERS**  
LAND



**SAUNDERS**  
COMMERCIAL

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