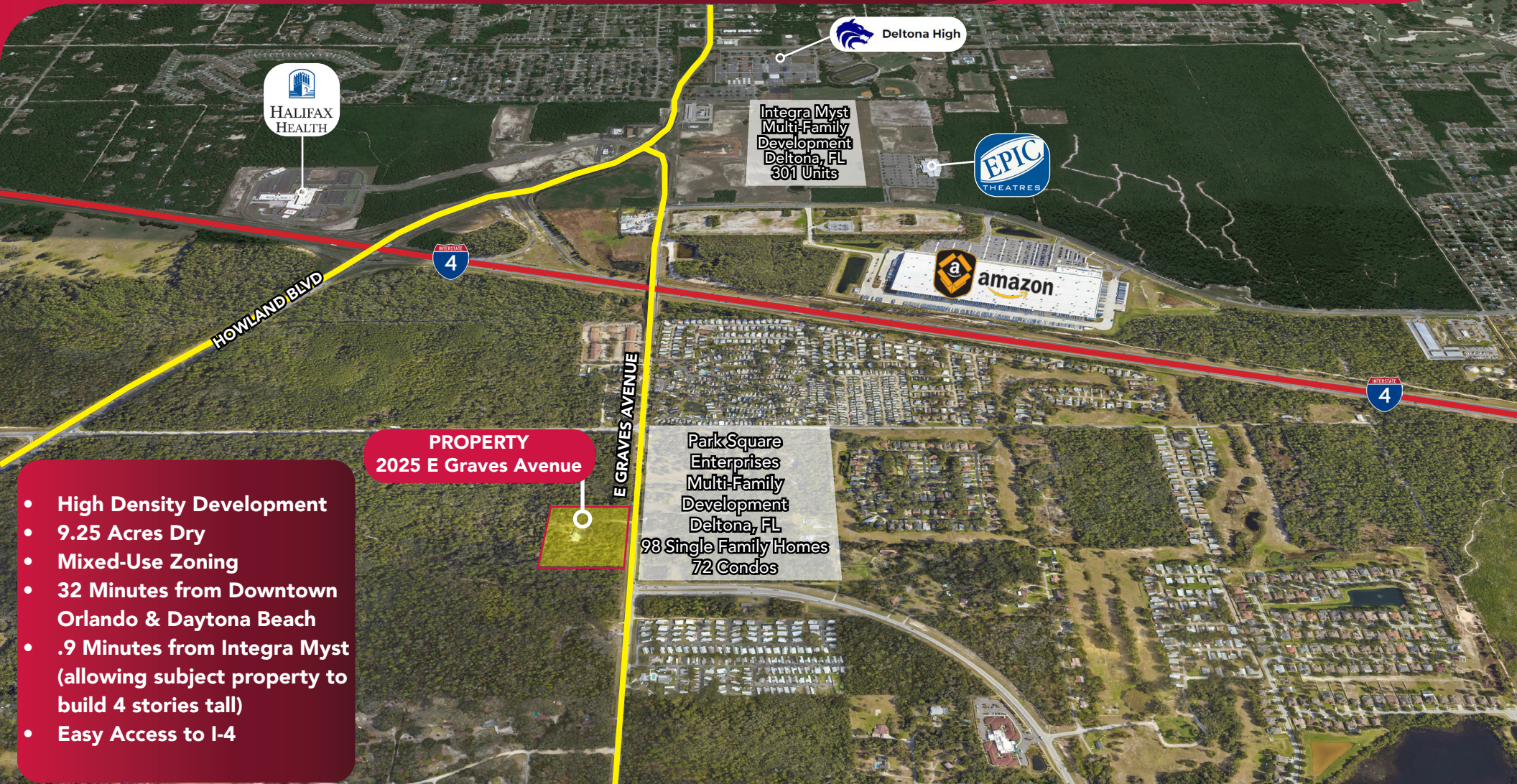


# FOR SALE | HIGH DENSITY MULTI-FAMILY SITE

## 2025 EAST GRAVES AVENUE

ORANGE CITY, FL 32763



**Integra Myst  
Multi-Family  
Development  
Deltona, FL  
301 Units**



**PROPERTY  
2025 E Graves Avenue**

**E GRAVES AVENUE**

**ParkSquare  
Enterprises  
Multi-Family  
Development  
Deltona, FL  
93 Single Family Homes  
72 Condos**

- High Density Development
- 9.25 Acres Dry
- Mixed-Use Zoning
- 32 Minutes from Downtown Orlando & Daytona Beach
- .9 Minutes from Integra Myst (allowing subject property to build 4 stories tall)
- Easy Access to I-4

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# 2025 E GRAVES AVENUE

ORANGE CITY, FL 32763



## PROPERTY SUMMARY

The subject property is located in a hotbed of retail, industrial, and multi-family development in one of Volusia County's quickest growing areas. Located just 32 minutes from Downtown Orlando and Daytona Beach the site allows for a significant draw of renters outside of its immediate market. The Property is zoned for mixed used already which allows for an expedited timeline for development and is symmetrical/completely dry allowing for development efficiencies. With the new legislation passed (Live Local Act - [Senate Bill 102](#)) and with the property's favorable attributes, this site is primed for Multi-Family Development.

## DEMOGRAPHICS

1 Mile

3,399  
Population

63.0  
Median Age

2.0  
Avg Household Size

\$53,427  
Median Household Income

3 Mile

42,667  
Population

46.9  
Median Age

2.5  
Avg Household Size

\$62,648  
Median Household Income

5 Mile

117,252  
Population

44.4  
Median Age

2.6  
Avg Household Size

\$61,331  
Median Household Income

## PROPERTY OVERVIEW

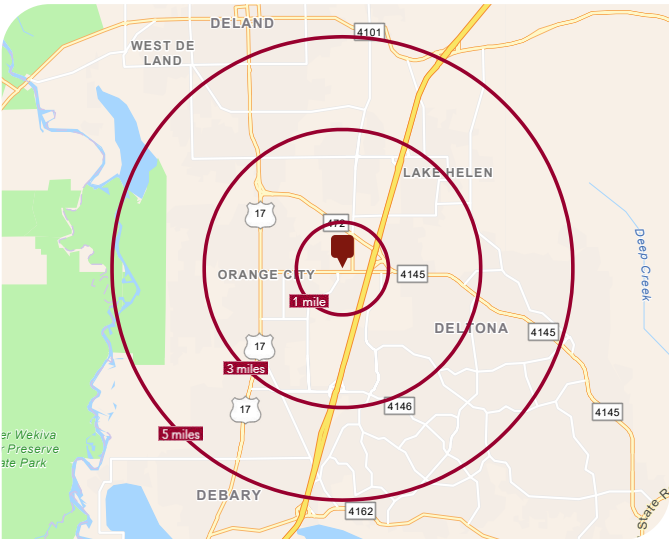
SIZE: 9.25 Acres

PRICE: \$3,000,000

BEST & HIGHEST USE: Multi-Family

NUMBER OF UNITS: 157±

CURRENT ZONING: (Mixed Use)



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