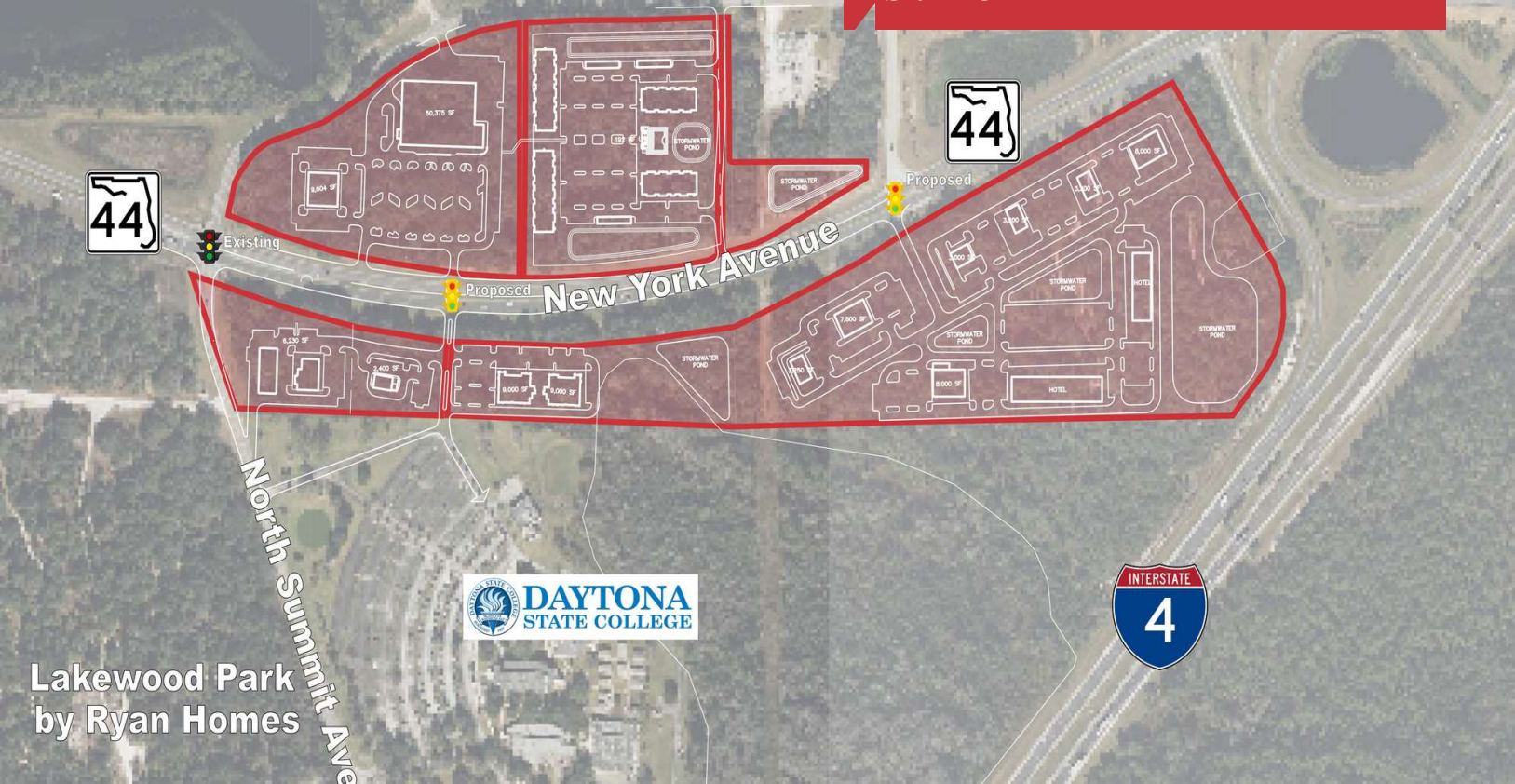


Gateway DeLand Development Site SR 44 & I-4



Gateway DeLand Development Site

SR 44 & I-4, DeLand, Florida 32724

Property Highlights

- I-4 interchange development with approved Mixed Use Planned Development
- Frontage on both I-4 with traffic counts of 78,000 and SR 44 with counts of 21,000
- Located just north of Daytona State College DeLand Campus
- Strong demand for retail, MF residential, hotel, office and interchange commercial
- 1 million population trade area
- Over 3,000 new homes are planned in the immediate trade area
- Final lot sizes and boundaries are subject to final subdivision approval from City of DeLand



Sale Price: \$21,000,000

For more information

Steve Costa

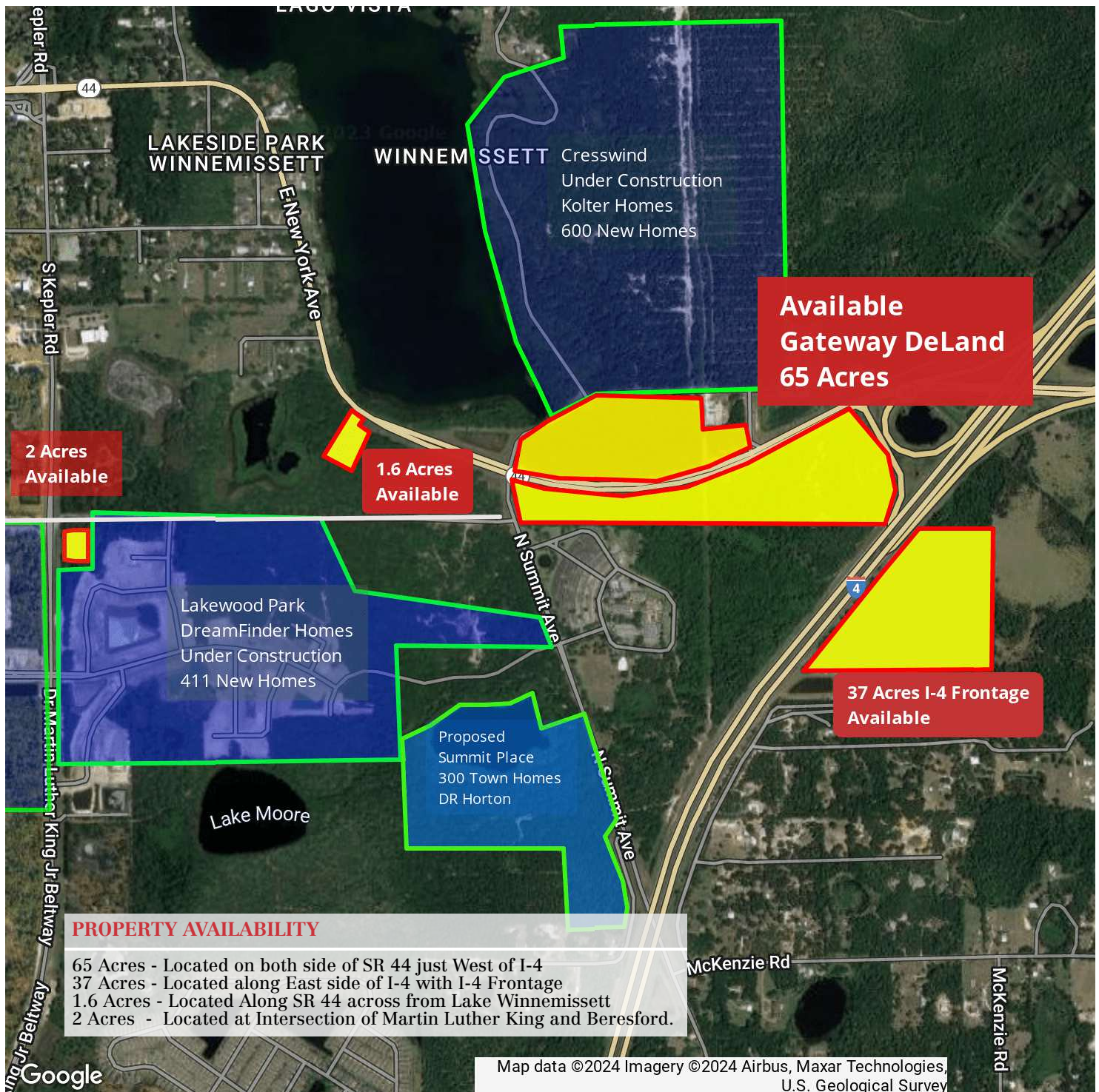
O: 386 238 3600

scosta@realvest.com

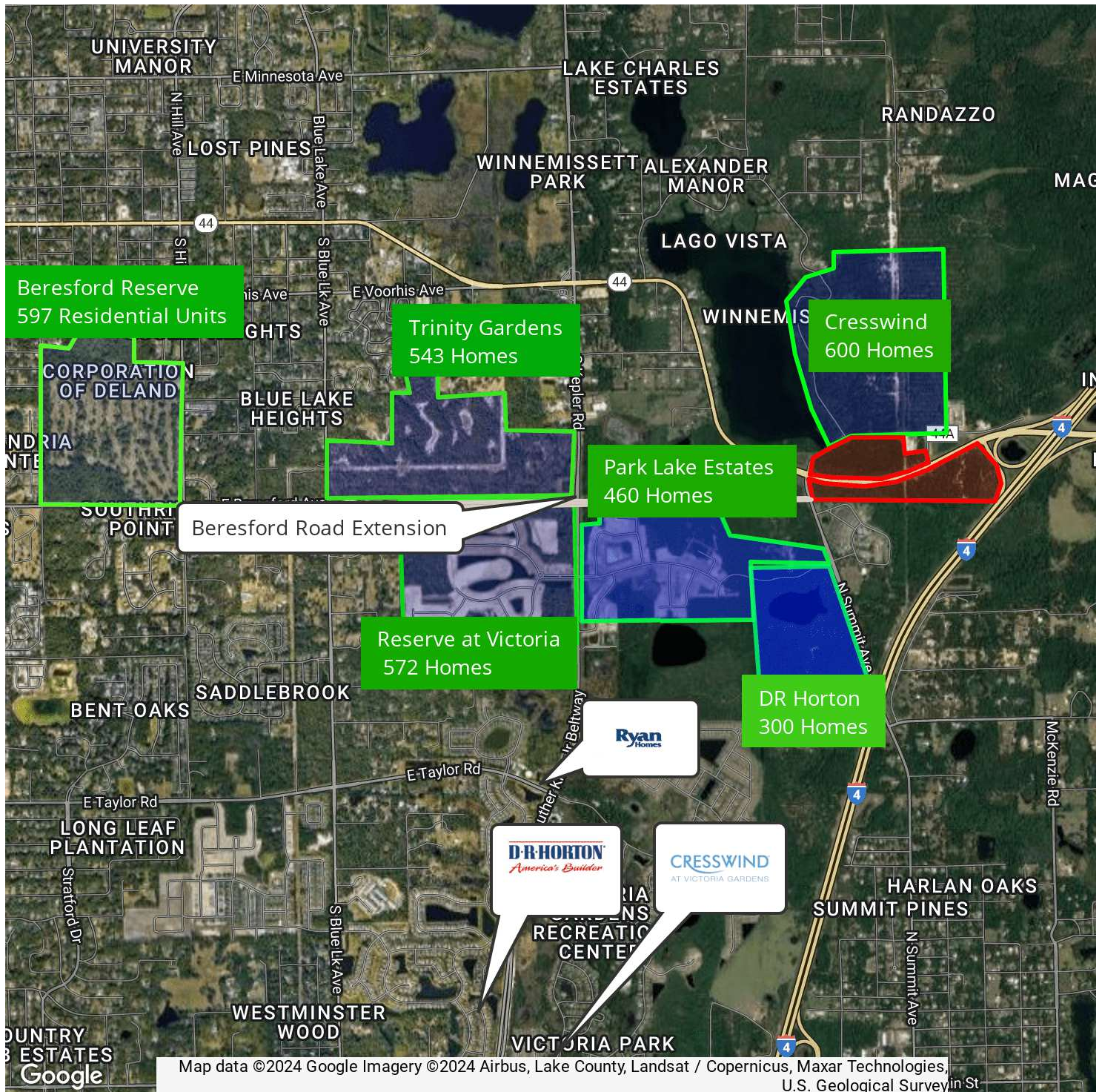
Aerial Photos



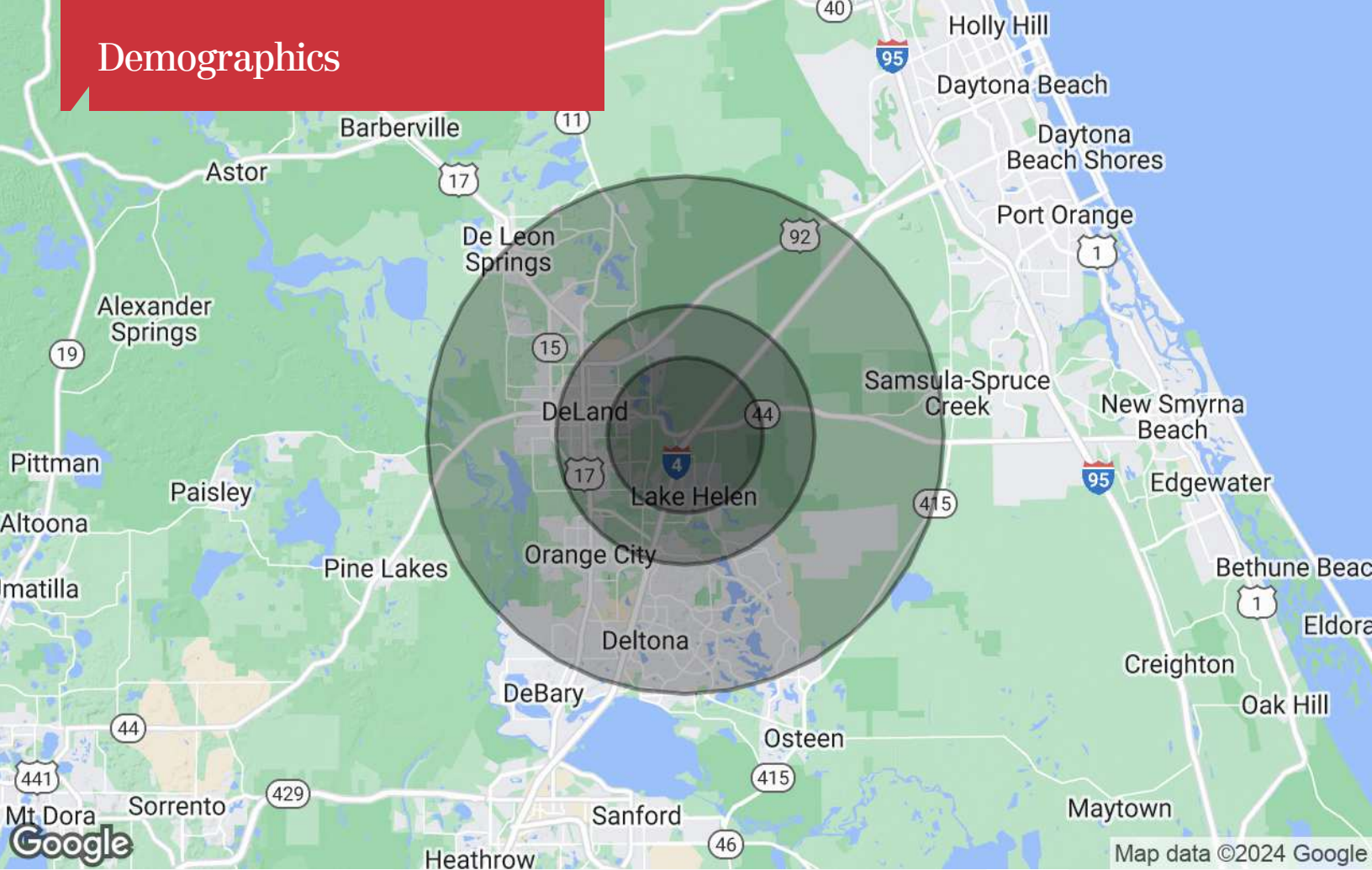
Additional Portfolio Properties



DeLand Residential Growth 3,000 + New Homes



Demographics



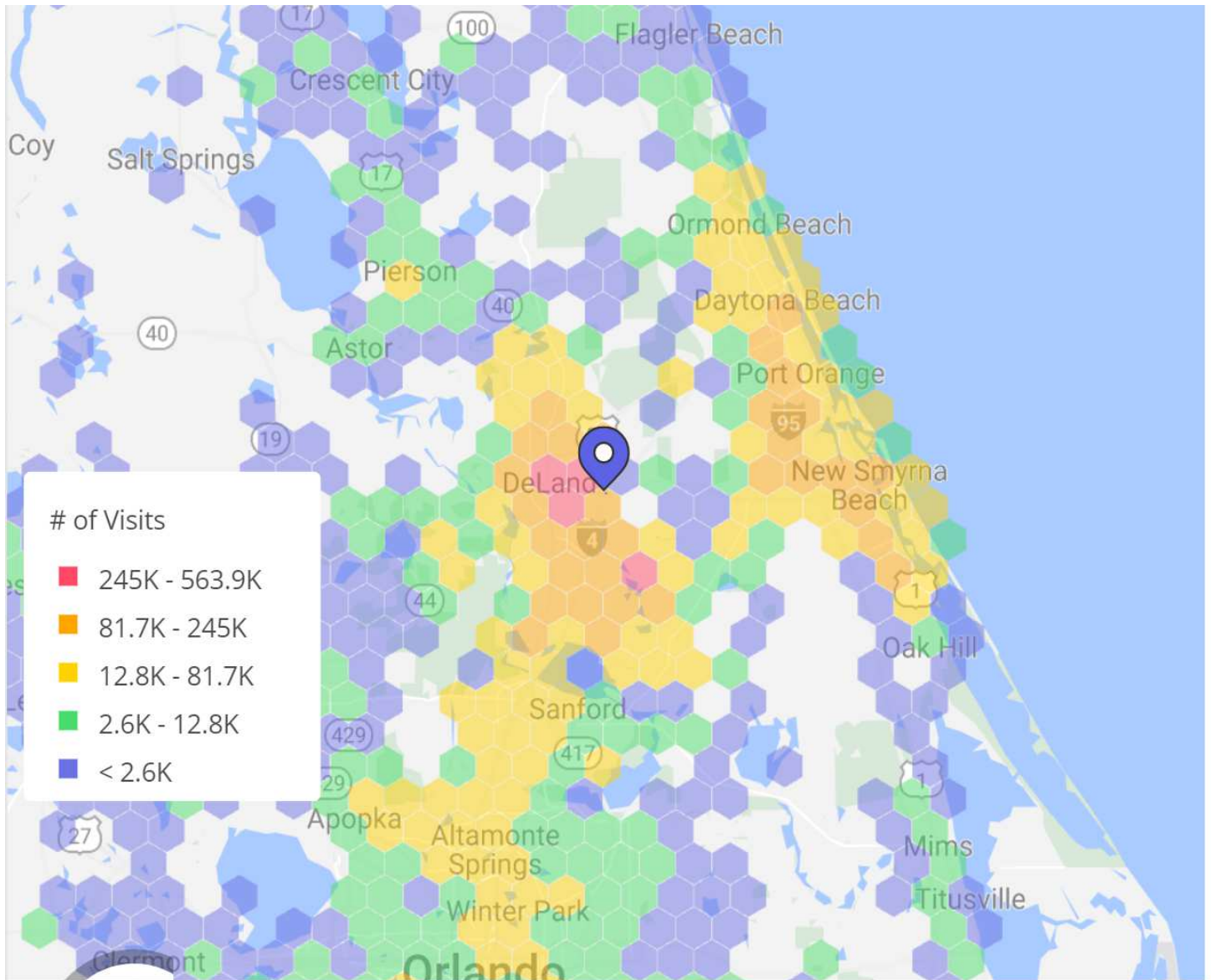
Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	12,917	46,286	191,055
MEDIAN AGE	43.0	40.4	40.5
MEDIAN AGE (MALE)	42.1	38.4	39.2
MEDIAN AGE (FEMALE)	43.4	42.1	41.7

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	4,940	17,499	71,442
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$68,274	\$58,927	\$57,410
AVERAGE HOUSE VALUE	\$232,938	\$216,515	\$203,712

* Demographic data derived from 2020 ACS - US Census



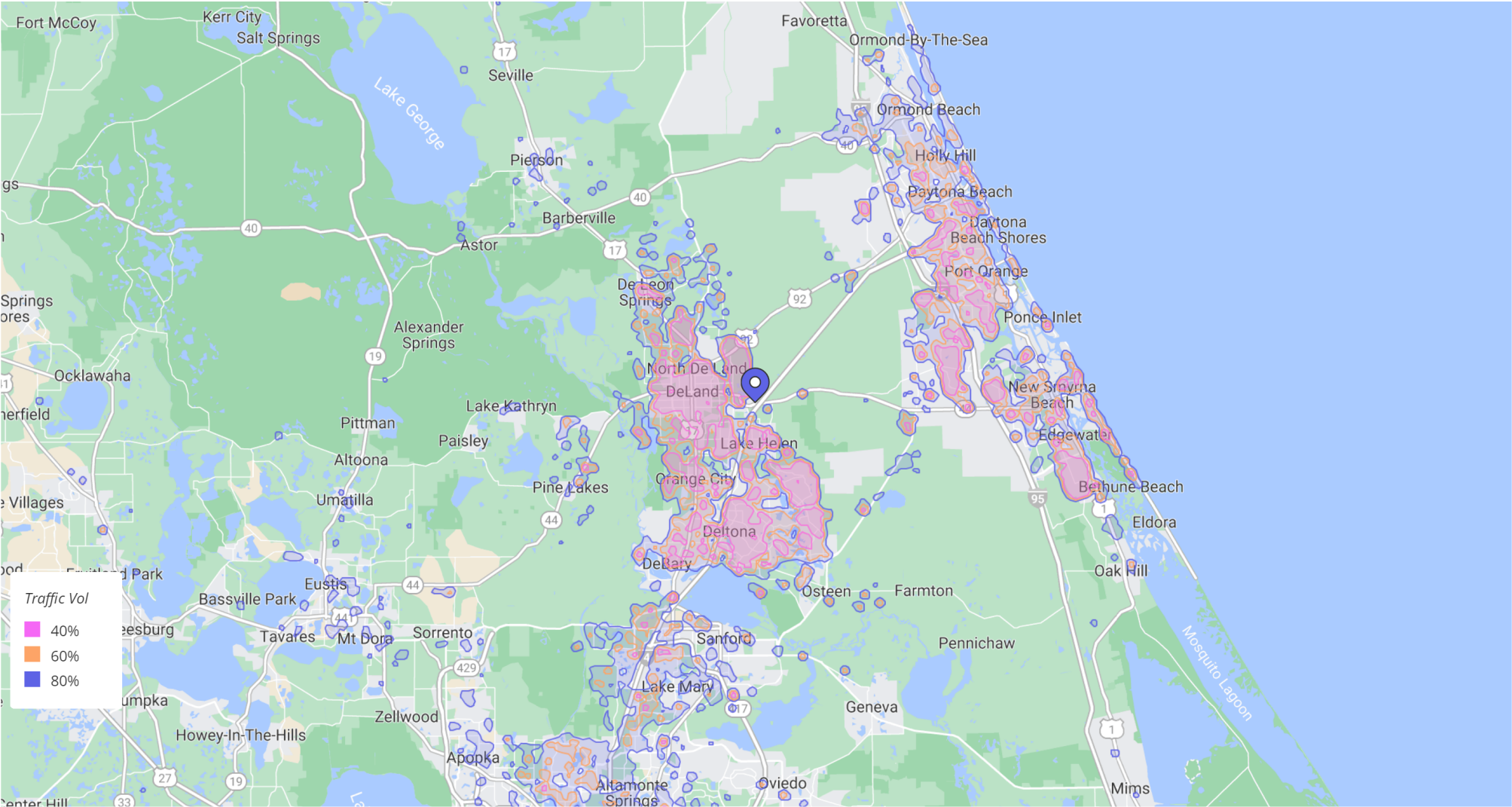
E New York & I-4 westbound, DeLand / FL 44, FL, United States | Based on visitor Home Location, by Visits | Jun 1st 2021 to May 31st 2022 | The locations shown are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Data provided by Placer Labs Inc. (www.placer.ai)

Gateway DeLand Development Site

Jun 1, 2021 - May 31, 2022

E New York & I-4 westbound, DeLand / FL 44, FL 32744



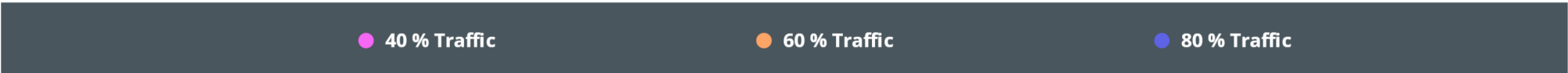
Gateway DeLand Development Site

Jun 1, 2021 - May 31, 2022

E New York & I-4 westbound, DeLand

FL 44, FL 32744

Benchmark: Nationwide



Overview

Population	179,727	428,571	1M
Pop density (per sq mile)	1,323	1,215	1,512
Area (based on blockgroups) sq mi	135.83	352.75	675.7

Households

Households	68,281	167,463	401,716
Family Households	44,468 (65.1%) <div><div>99</div></div>	105,717 (63.1%) <div><div>96</div></div>	247,081 (61.5%) <div><div>94</div></div>
Non-Family Households	23,813 (34.9%) <div><div>101</div></div>	61,746 (36.9%) <div><div>107</div></div>	154,635 (38.5%) <div><div>112</div></div>
Persons per Household	2.63 <div><div>98</div></div>	2.56 <div><div>95</div></div>	2.54 <div><div>95</div></div>

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)