

For Sale

Commercial Property

3.76 Acres | \$66,489 / Acre



NEC S. Sparkman Ave & W. Rhode Island Ave

Orange City, Florida 32763

Property Highlights

- 3.76± acre development site
- Walking distance to both Manatee Cove Elementary and River Springs Middle
- Across the street from University High School
- Adjacent to Compass Landing by Park Square Homes (125+ homes)
- 1/2 mile from South Volusia Avenue (US Hwy 17-92)
- Midway between two I-4 interchanges - 5 minutes to both 111 (Saxon Blvd) and 114 (SR 472)
- 5 miles to new Deltona industrial development (Amazon, 150,000 SF I-4 Logistics Park) and new Halifax/UF Health Center
- Zoned R-1 (low density residential)



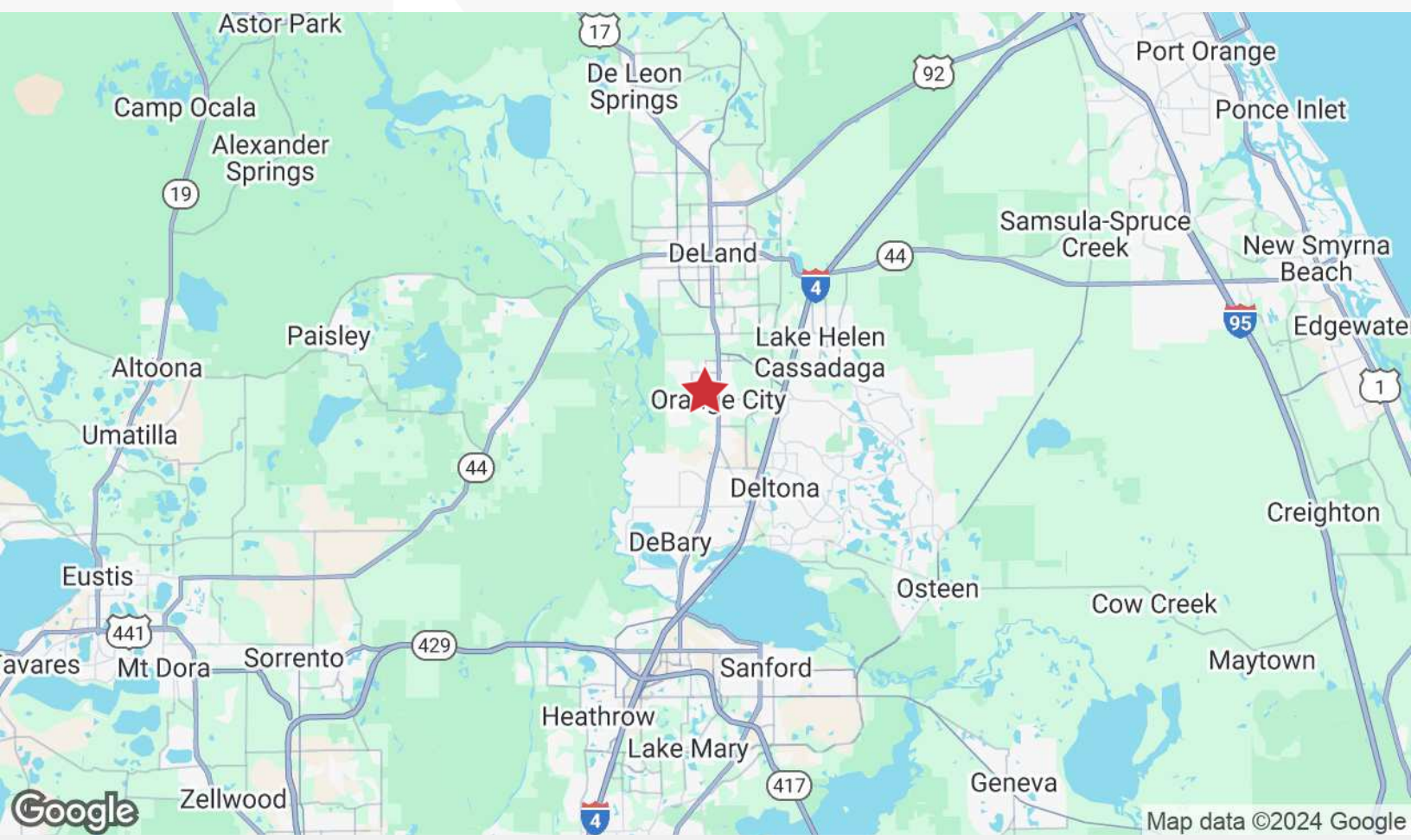
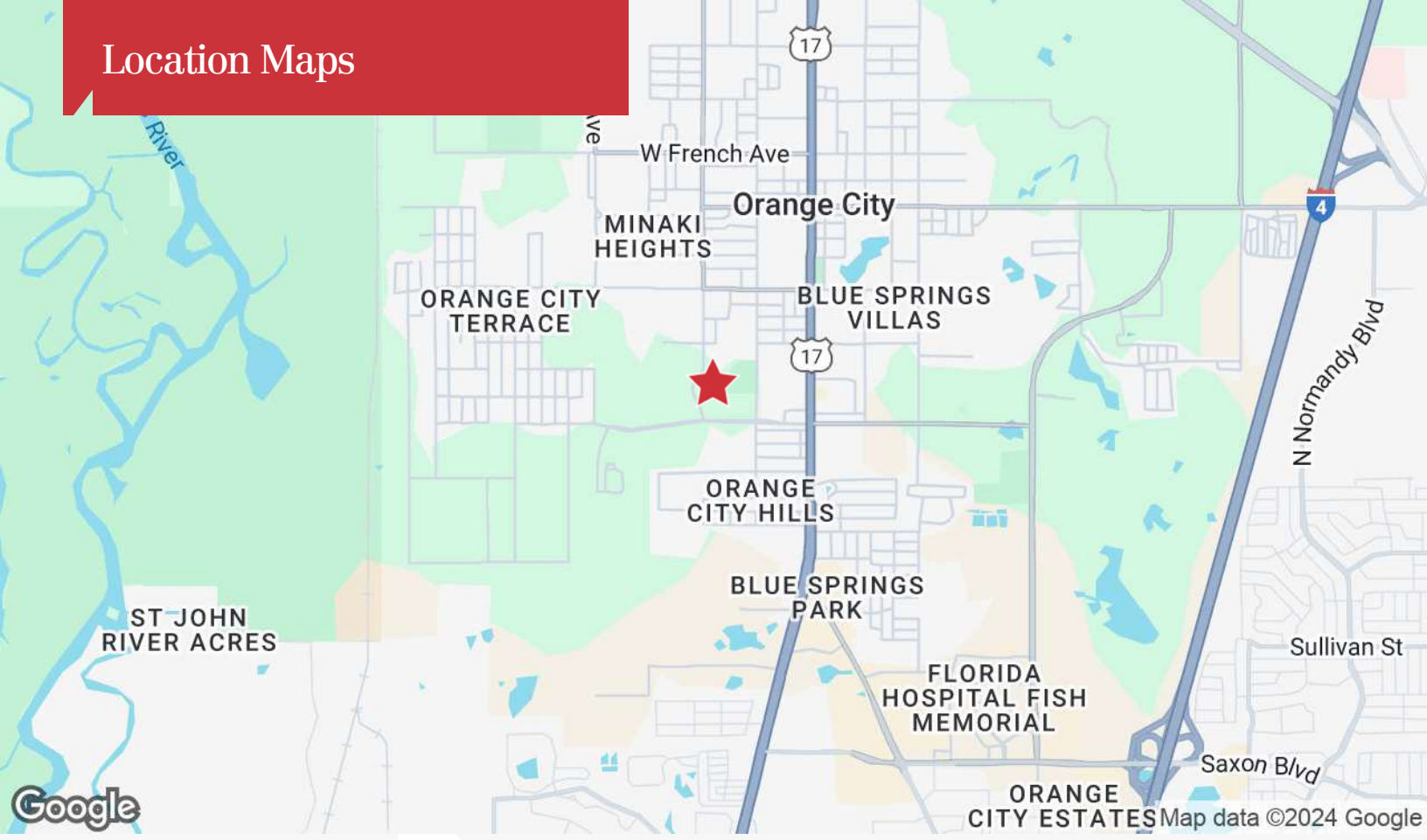
Sale Price: \$250,000

For more information

Brad Gifford

O: 386 506 0037
bgifford@realvest.com

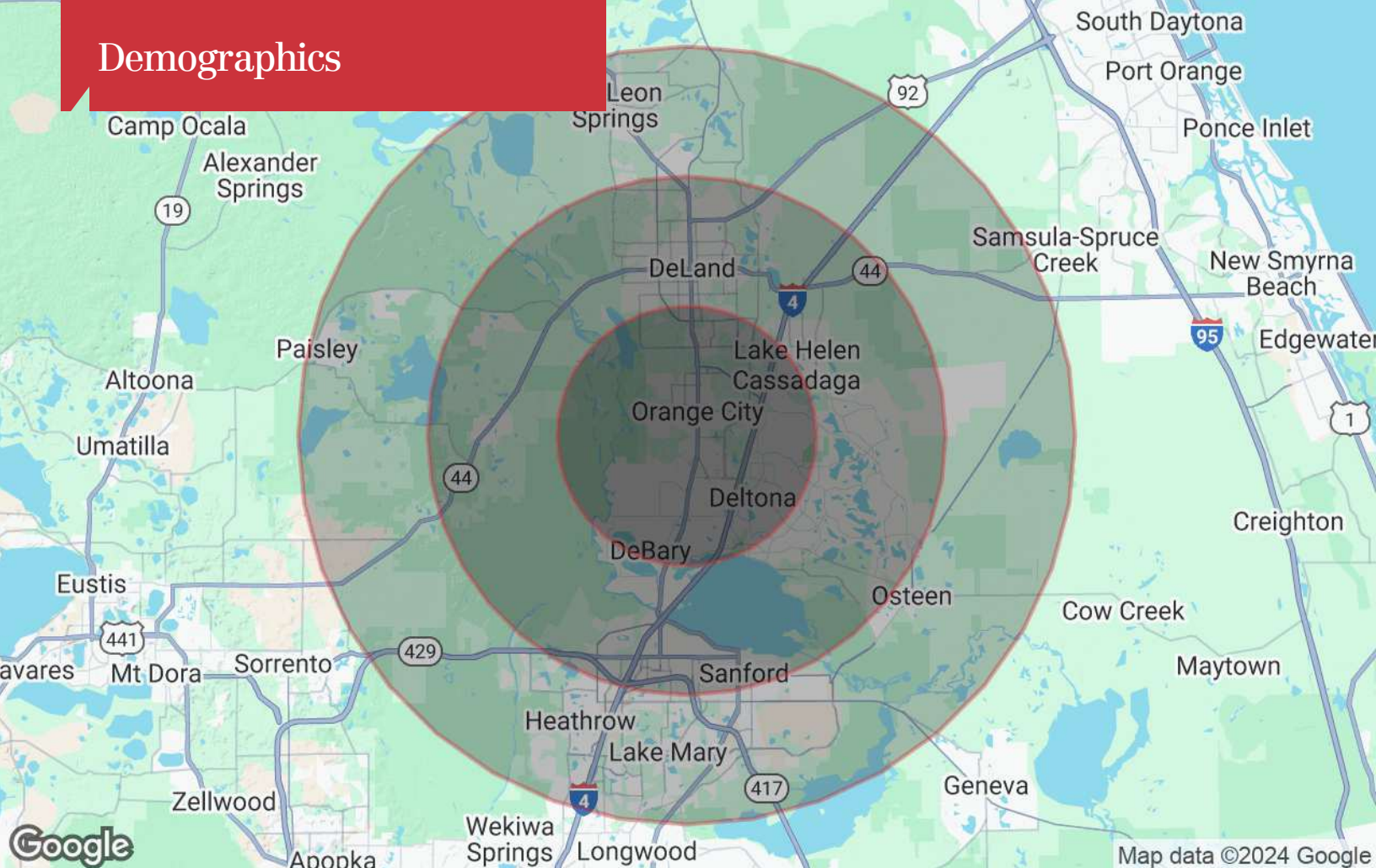
Location Maps



Retailer Map



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	102,090	284,197	391,344
MEDIAN AGE	45	43	42
MEDIAN AGE (MALE)	43	41	41
MEDIAN AGE (FEMALE)	46	44	44

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	40,101	108,694	149,151
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$89,237	\$89,786	\$97,044
AVERAGE HOUSE VALUE	\$305,825	\$321,652	\$350,034

* Demographic data derived from 2020 ACS - US Census