

Gateway DeLand - I-4 Frontage

Lake Helen, Florida 32744

Property Highlights

- 37± acre site
- 1,480 feet of frontage on I-4 with traffic counts of 74,500
- Located just west of Volusia County Fairgrounds
- Just south of DeLand Crossings Industrial Park
- Daytona State College DeLand Campus is just to the east, on the other side of I-4
- 1 million population trade area
- Over 3,000 new homes planned or under construction in the immediate area



Sale Price: \$3,500,000

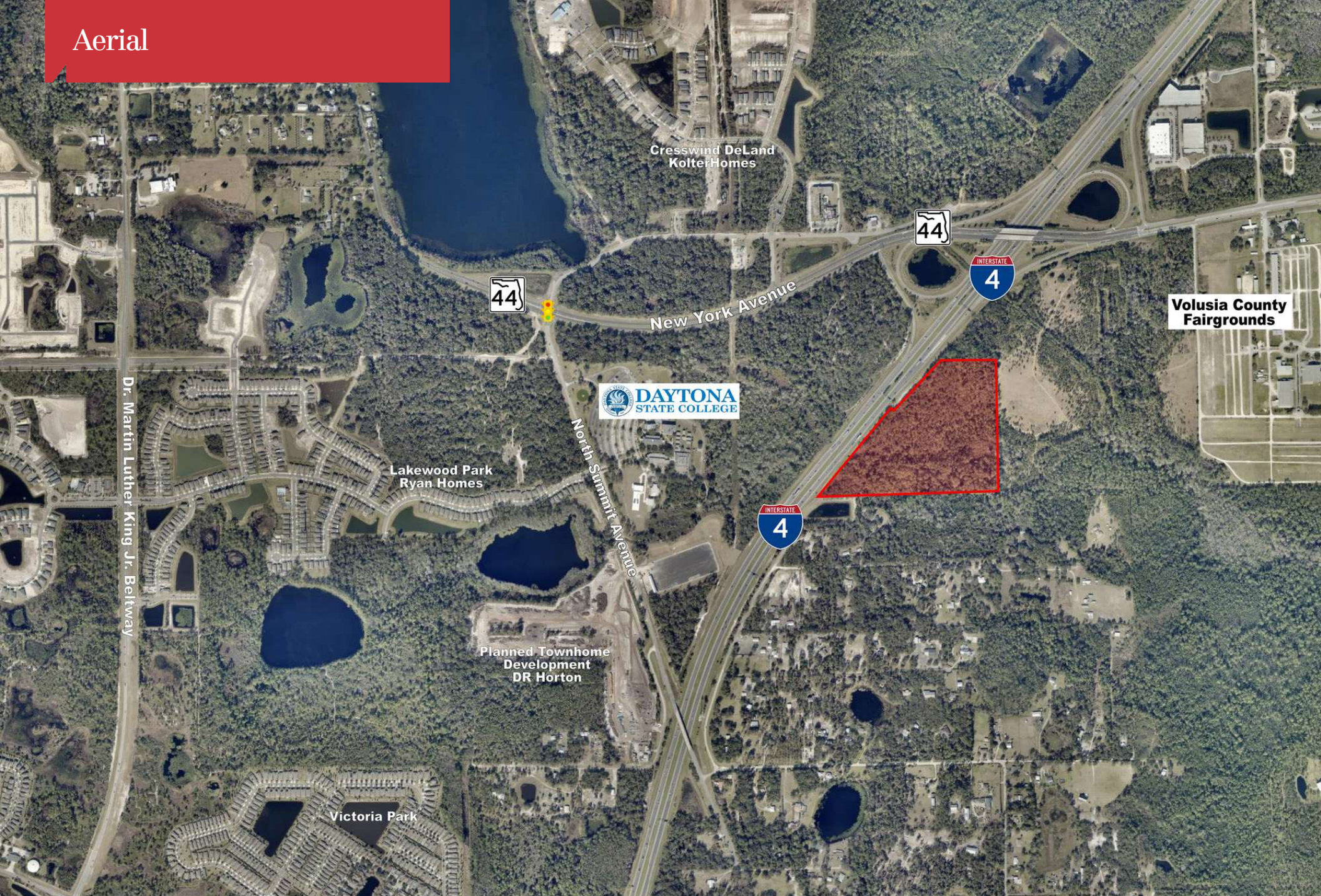
For more information

Steve Costa

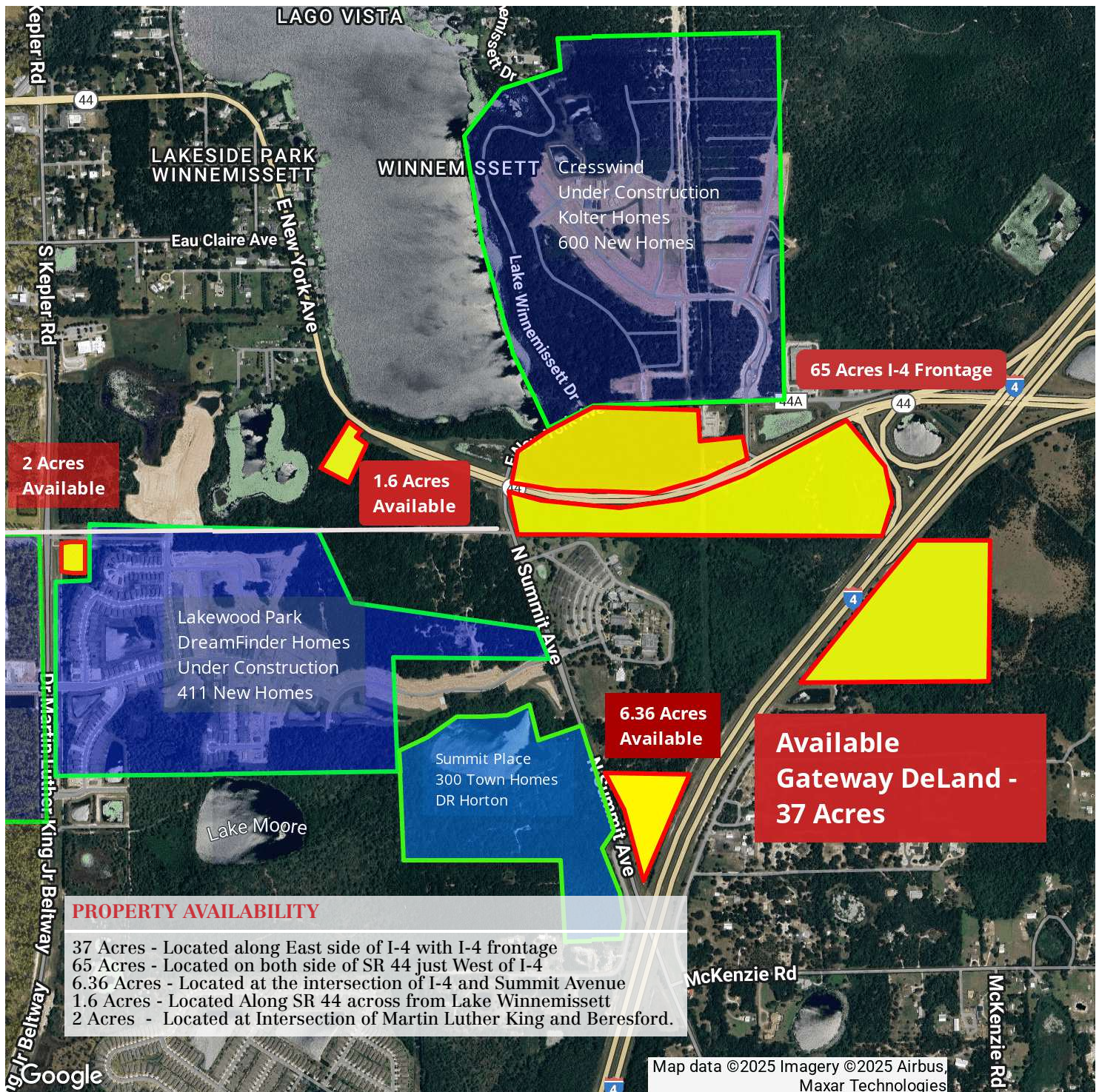
O: 386 238 3600

scosta@realvest.com

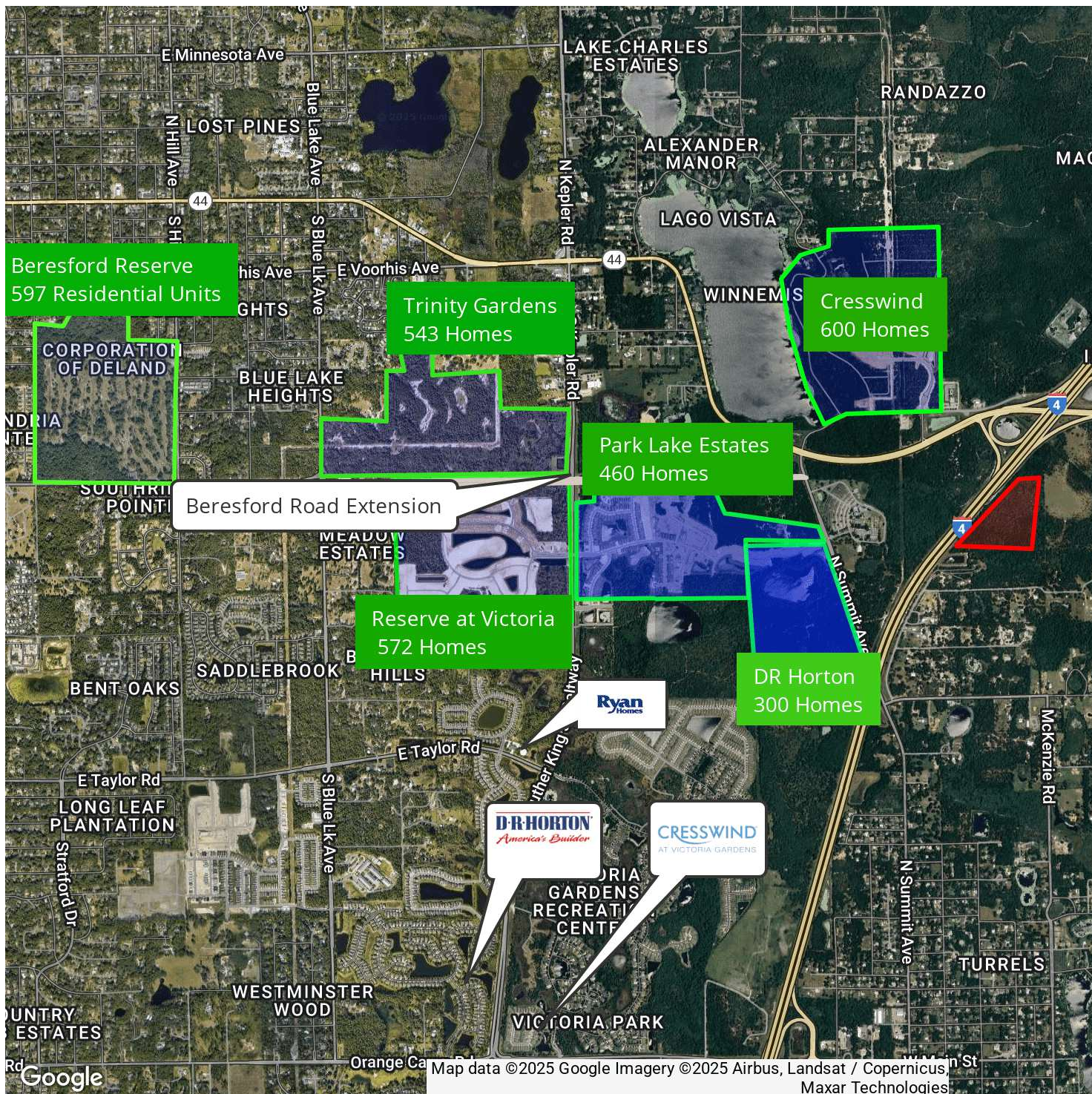
Aerial



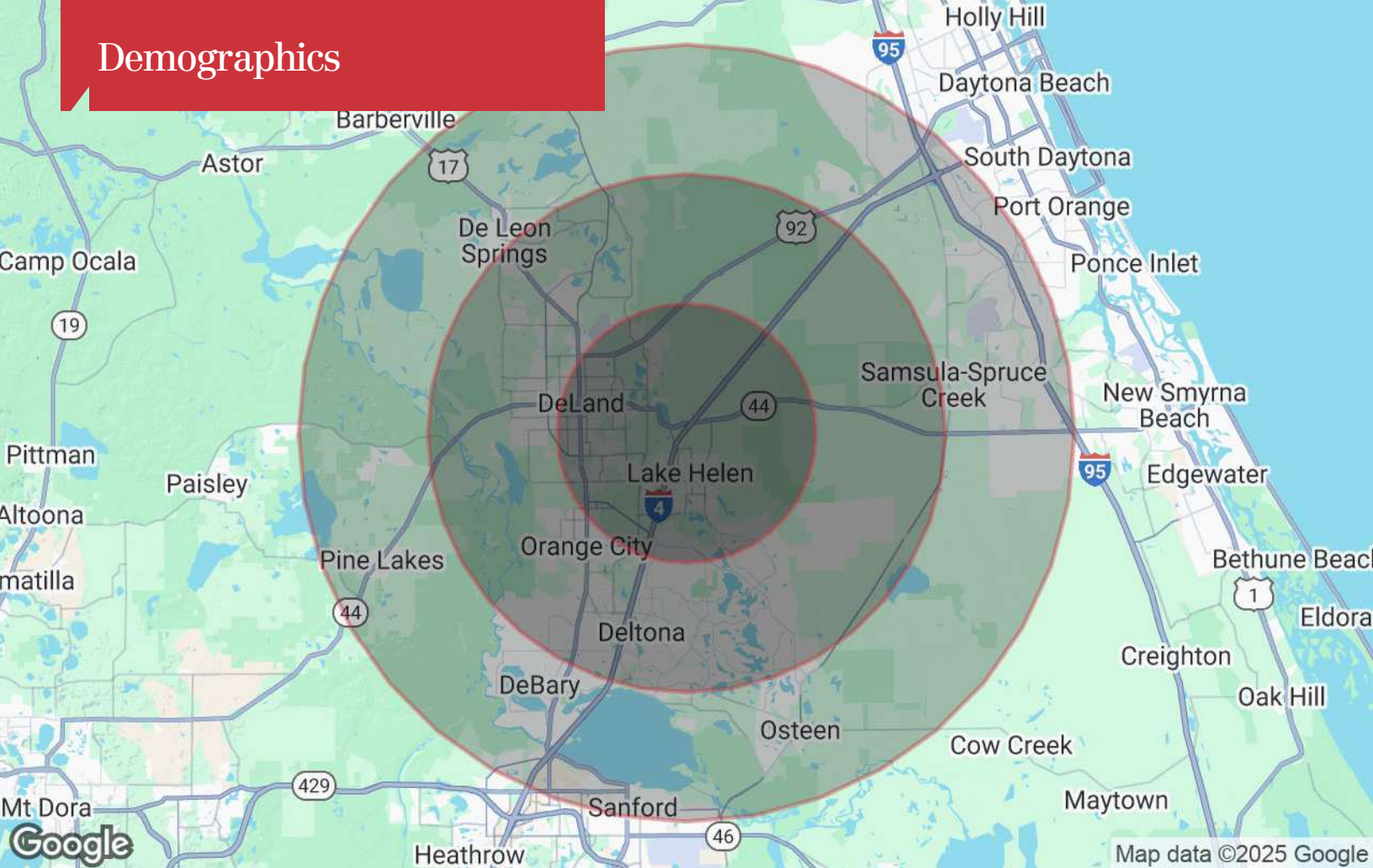
Additional Portfolio Properties



DeLand Residential Growth 3,000 + New Homes



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	60,727	203,329	390,808
MEDIAN AGE	44	44	44
MEDIAN AGE (MALE)	43	42	43
MEDIAN AGE (FEMALE)	45	45	45

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	23,331	77,694	153,572
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$84,965	\$86,100	\$89,239
AVERAGE HOUSE VALUE	\$322,835	\$301,285	\$328,198

* Demographic data derived from 2020 ACS - US Census