

For Sale

Orange City Development Site

5 Acres | \$250,000 / Acre



2790 North Leavitt Avenue

Orange City, Florida 32763

Property Highlights

- 5.0 acres in Orange City, Volusia County
- Future Land Use is Commercial
- Zoning is B-3, which allows a wide variety of commercial uses, including retail, restaurants/bars, auto service station, bars, banks, office, church, and medical clinics
- Convenient location on a major commercial corridor between Woodland Blvd and I-4
- South of SR 472 with 26,000 AADT
- 0.5 miles to US Hwy 17 & SR 472 interchange
- 8 minutes to new Halifax Health/UF ER



Sale Price: \$1,250,000

For more information

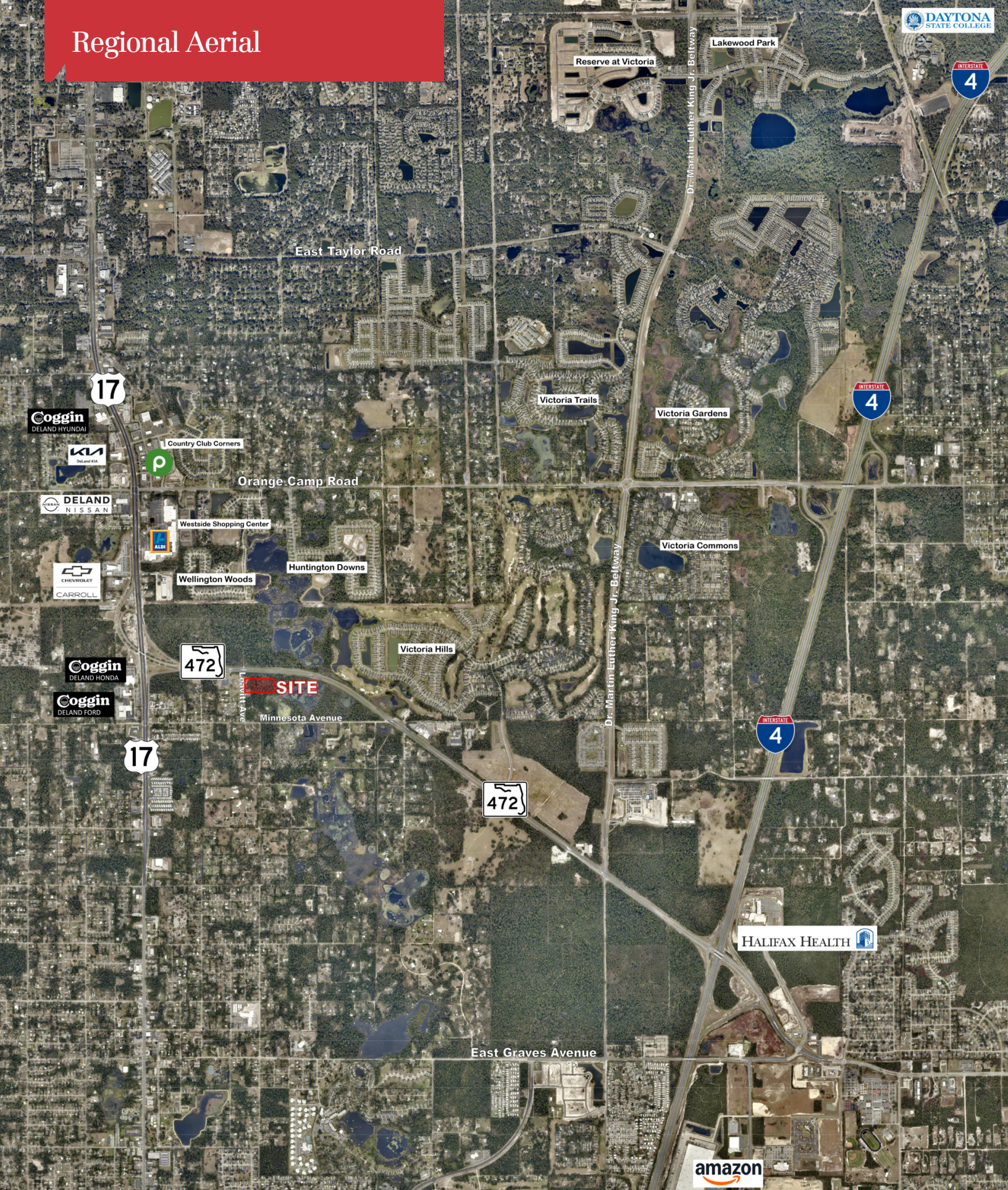
Jon D. Walls, RLA, MiCP

O: 407 949 0745

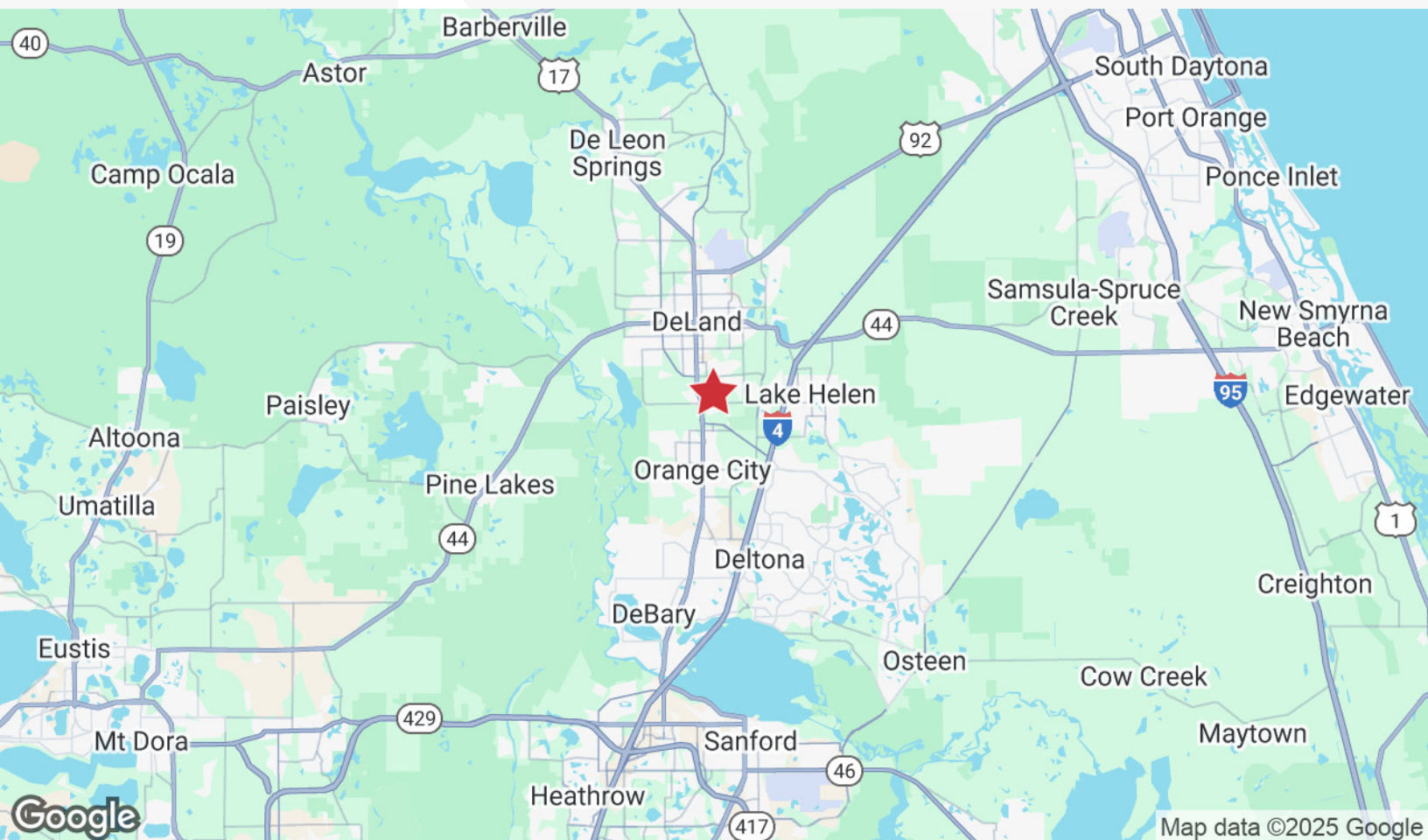
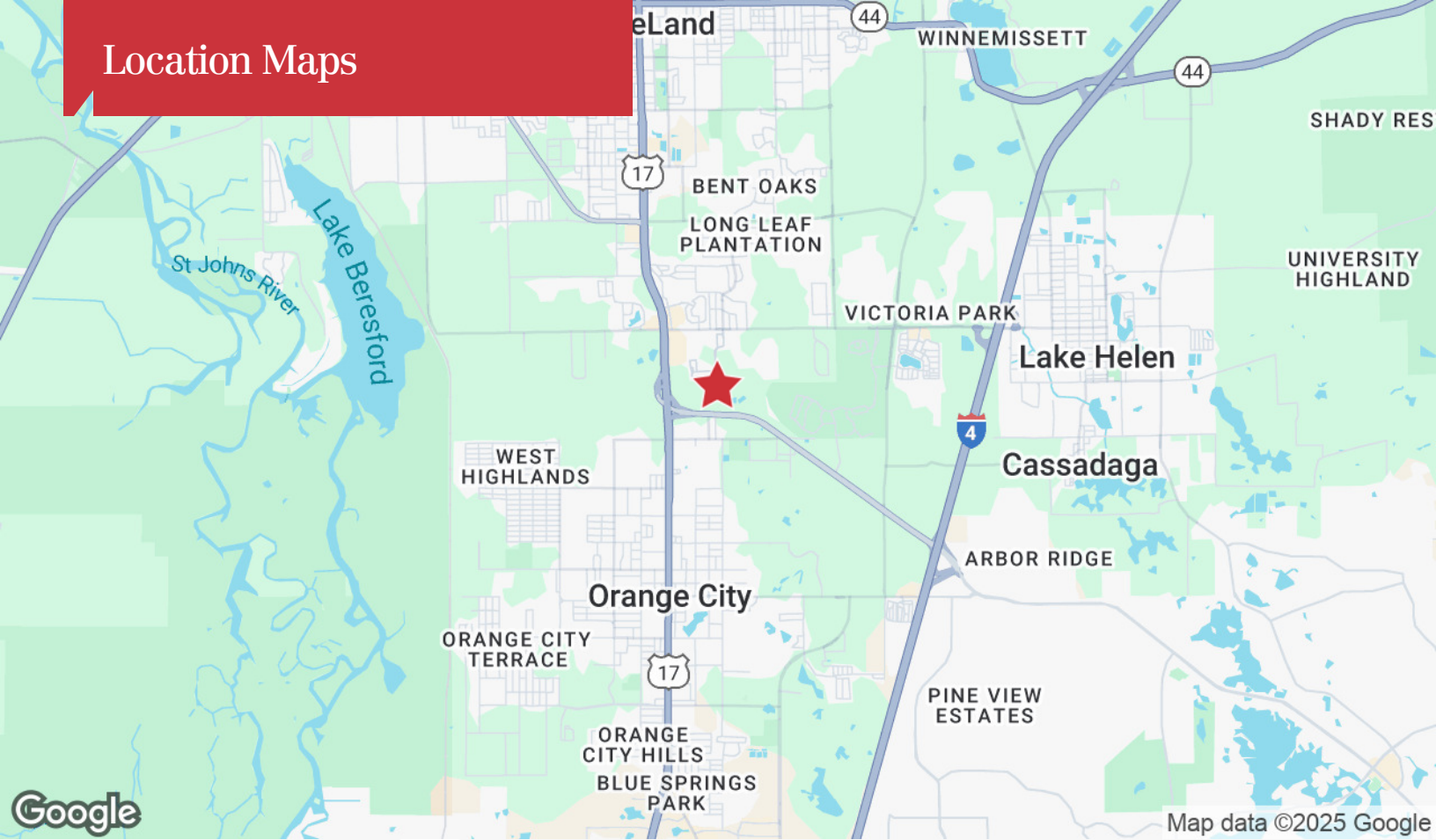
jwalls@realvest.com



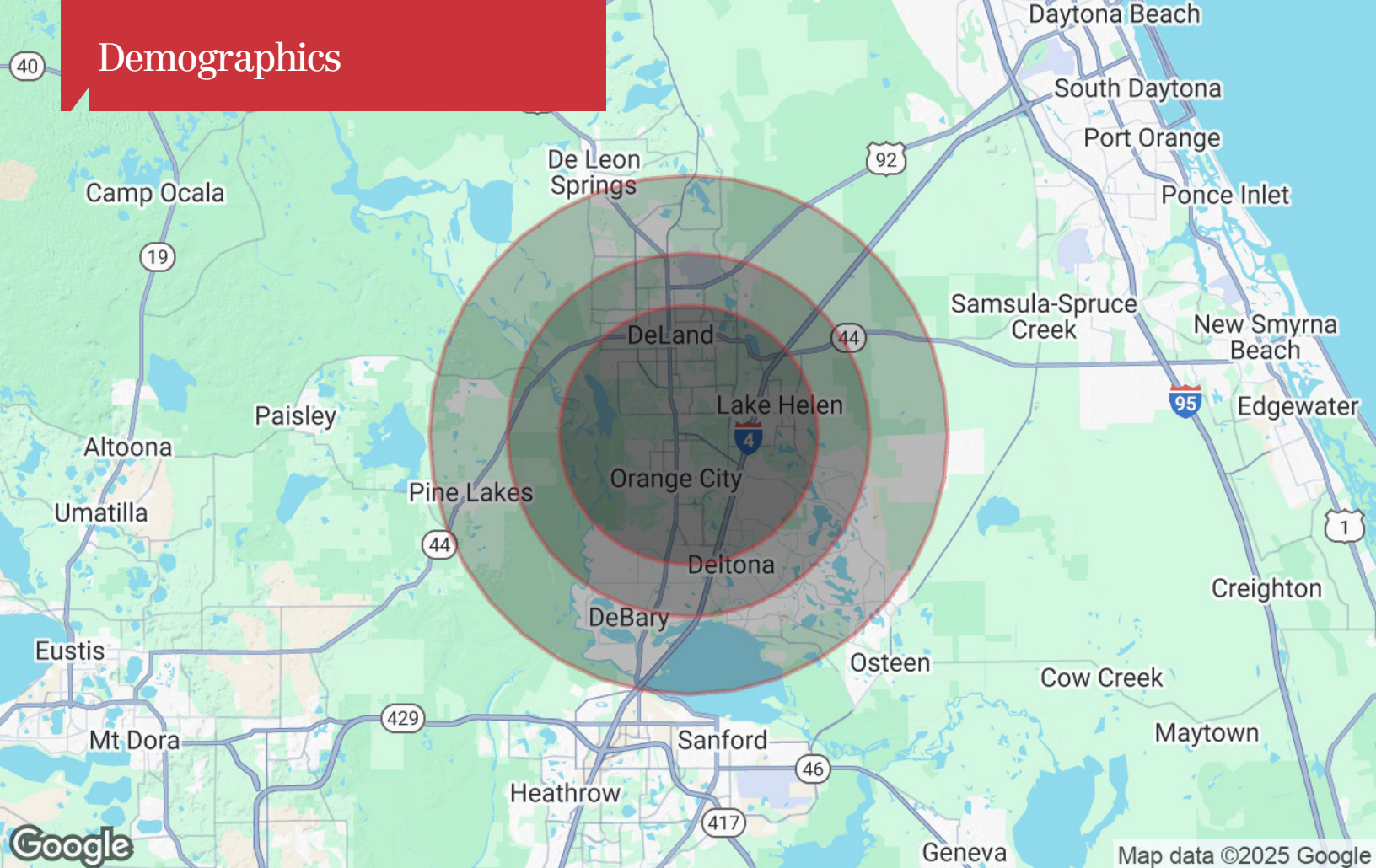
Regional Aerial



Location Maps



Demographics



Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	96,102	178,966	226,770
MEDIAN AGE	45	44	44
MEDIAN AGE (MALE)	43	42	42
MEDIAN AGE (FEMALE)	46	45	45

Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	38,047	68,663	86,626
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$86,174	\$85,663	\$86,428
AVERAGE HOUSE VALUE	\$305,828	\$300,586	\$299,494

* Demographic data derived from 2020 ACS - US Census