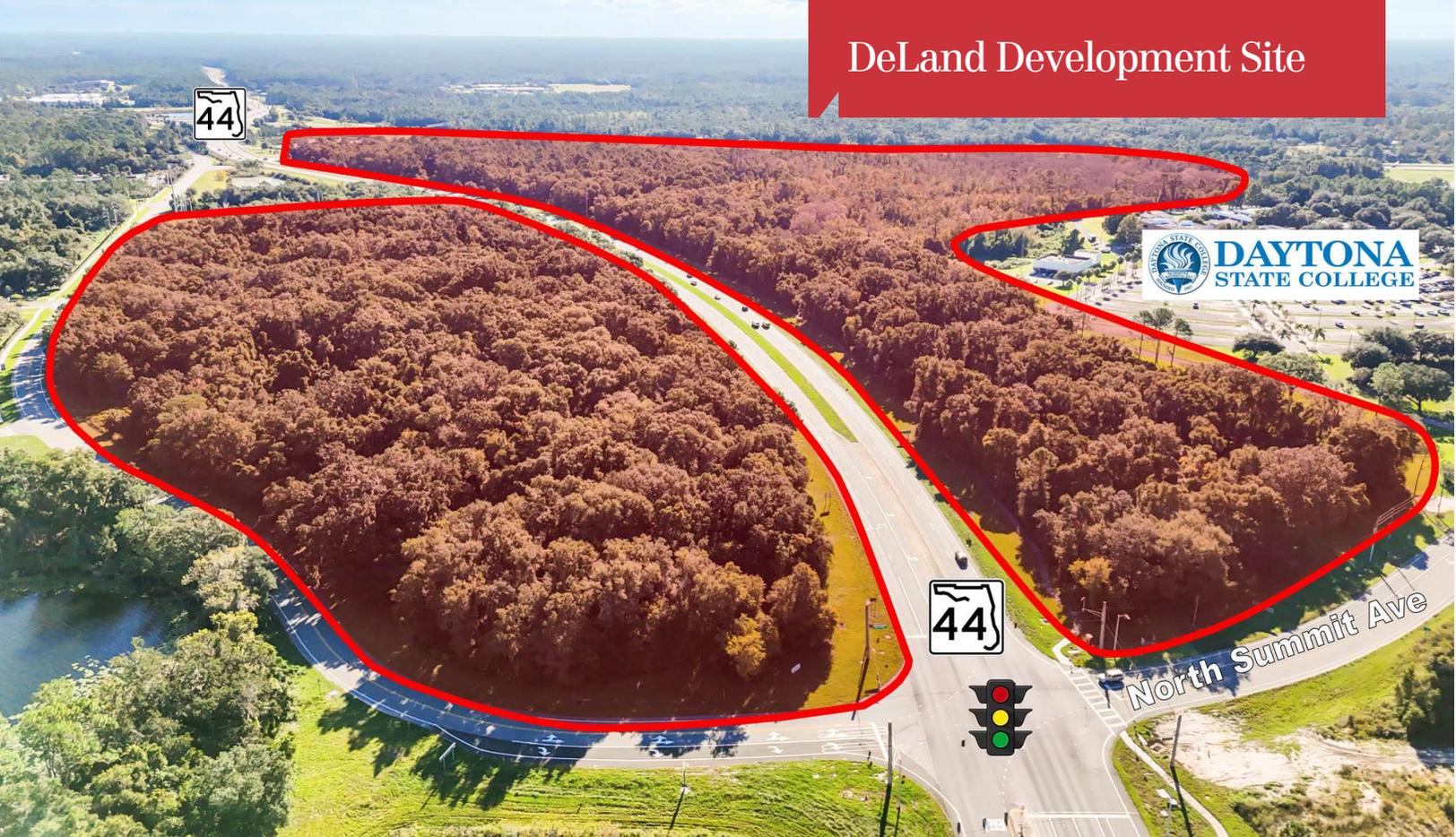


DeLand Development Site

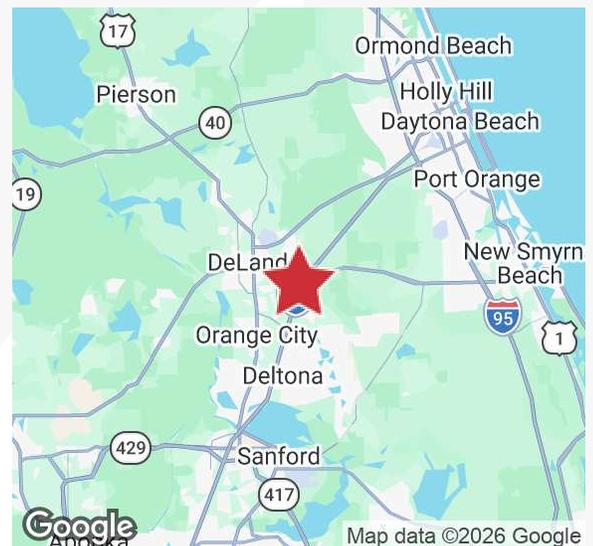


Gateway DeLand Development Site

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 74,500 and SR 44 with counts of 24,000
- Located just north of Daytona State College DeLand Campus - within walking distance
- Strong demand for retail, MF residential, hotel, office and interchange commercial
- 1 million population trade area
- Over 3,000 new homes planned or under construction in the immediate area
- Parcels available from 1 - 65 acres
- Final lot sizes and boundaries are subject to final approval from the City of DeLand



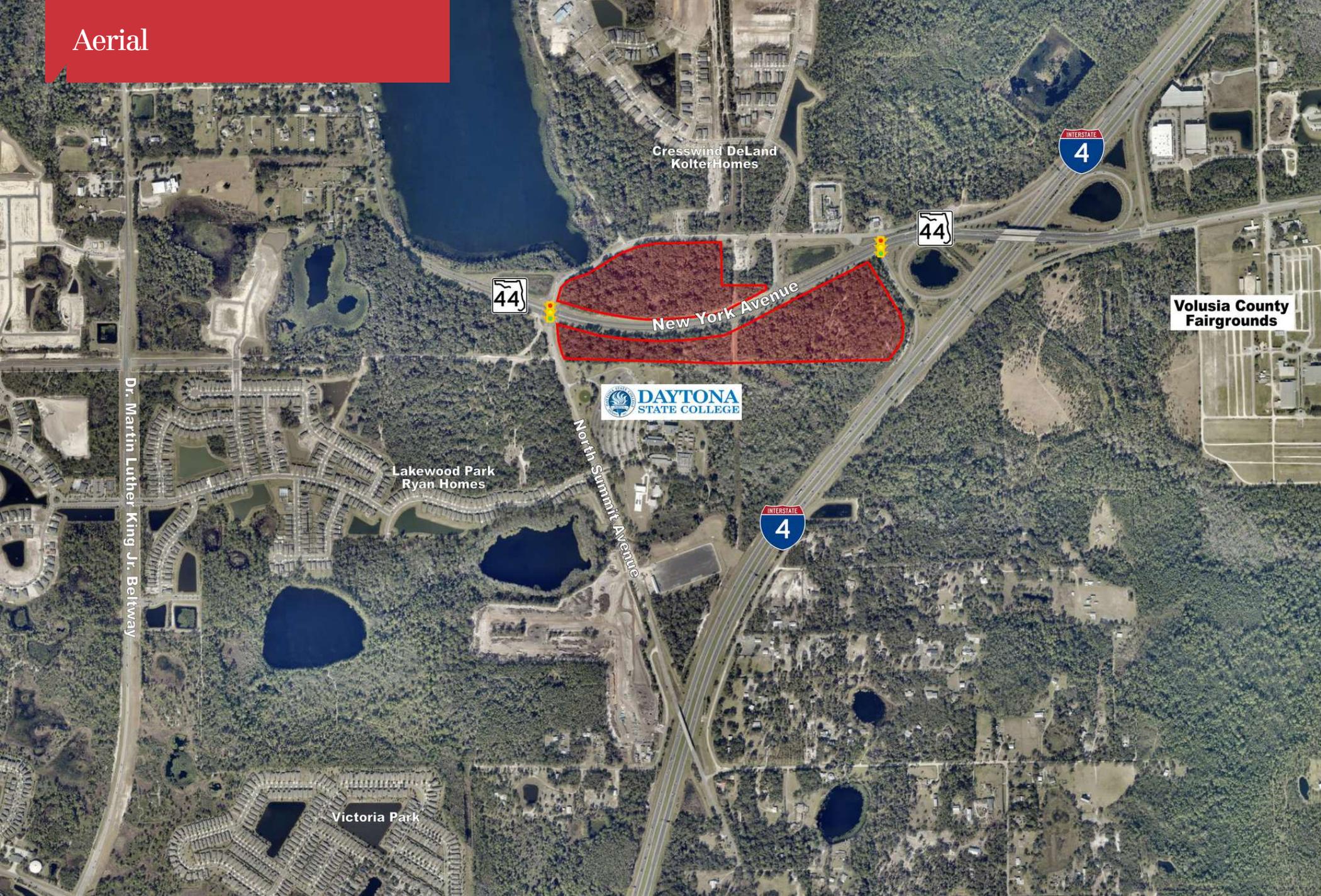
Sale Price: \$19,500,000

For more information

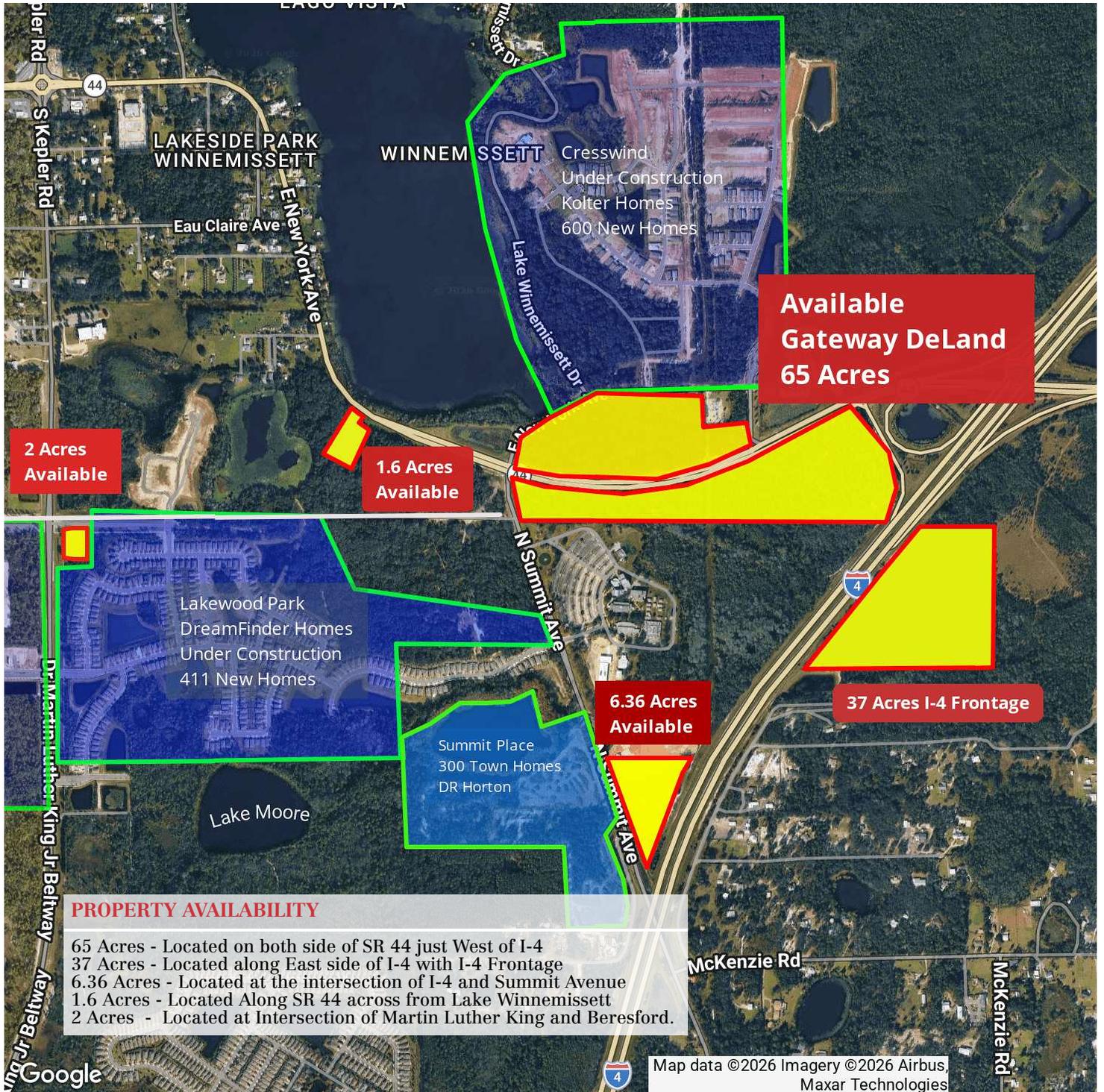
Steve Costa

O: 386 238 3600 | C: 386 804 7259
scosta@realvest.com

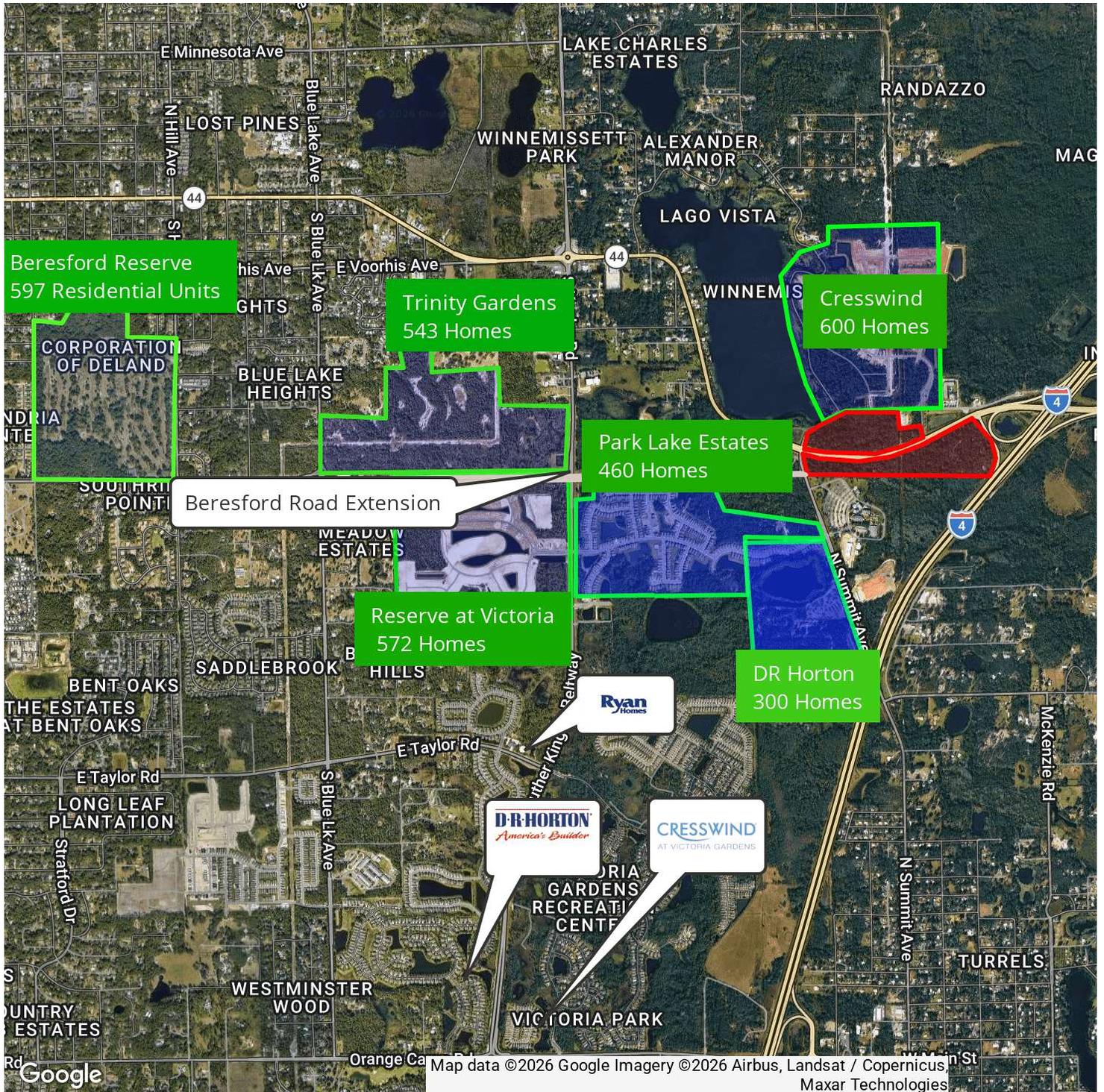
Aerial



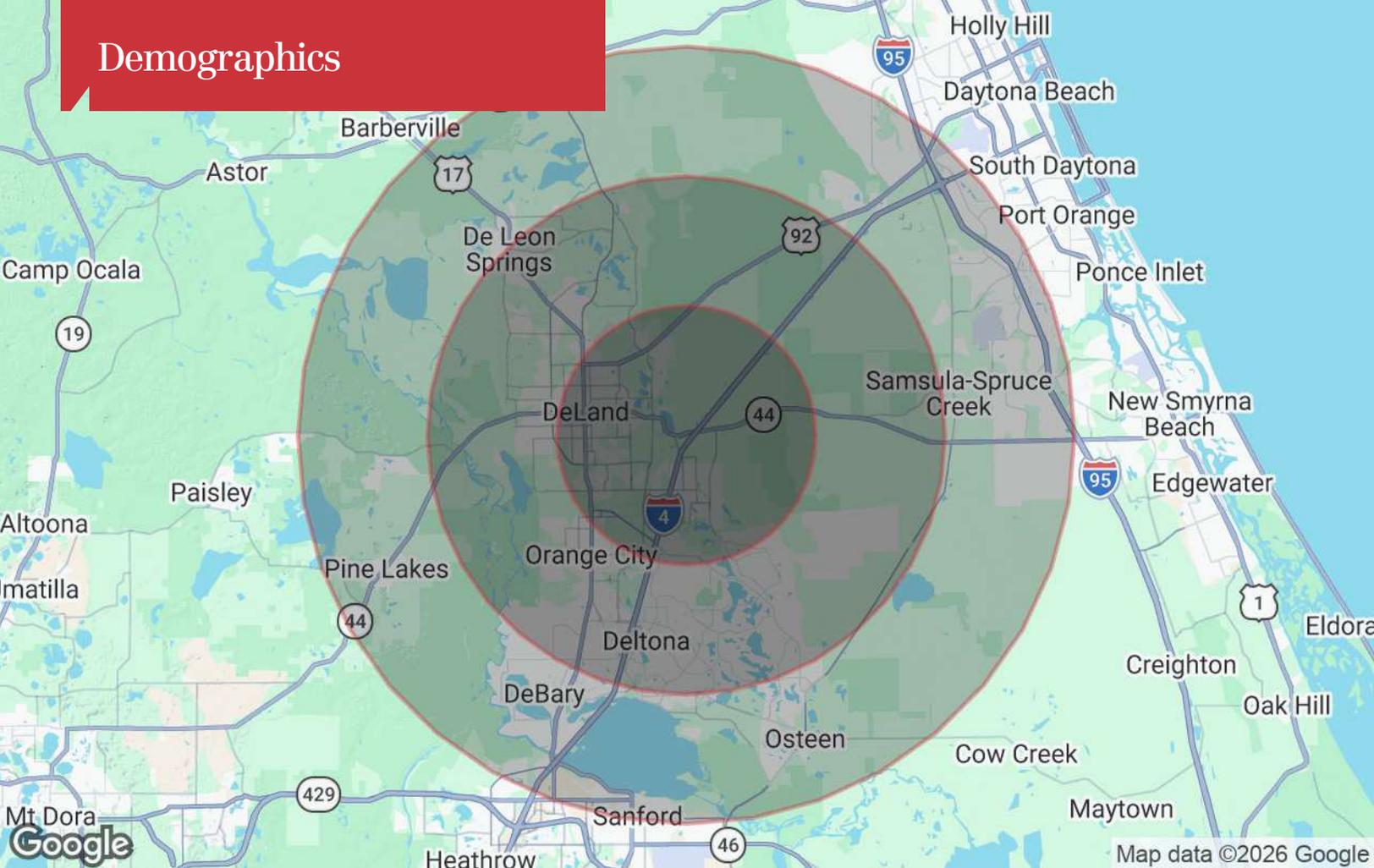
Additional Portfolio Properties



DeLand Residential Growth 3,000 + New Homes



Demographics



Population	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	58,265	203,329	368,803
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	22,579	77,694	144,802
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$84,555	\$86,100	\$87,267
AVERAGE HOUSE VALUE	\$322,896	\$301,285	\$318,995

* Demographic data derived from 2020 ACS - US Census