



Dreggors Commercial Realty Services, Inc.

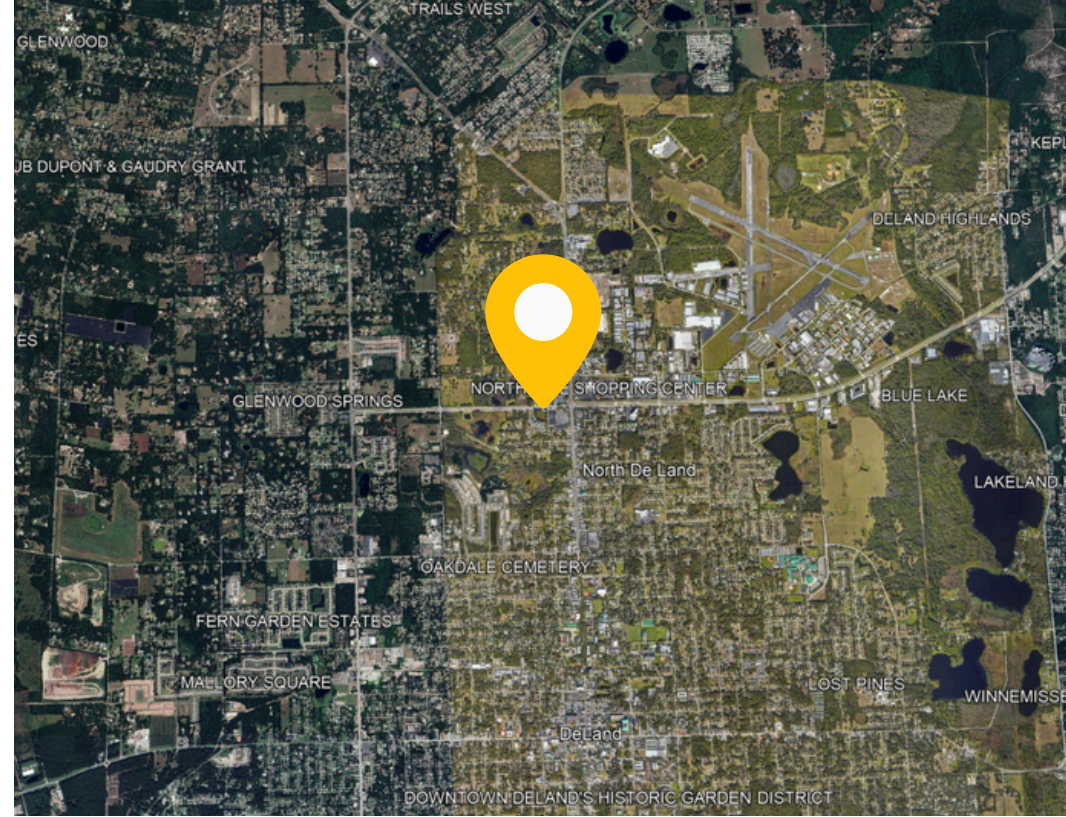
Nordman Lakefront Residential Development Site

International Speedway Boulevard, DeLand, FL 32720

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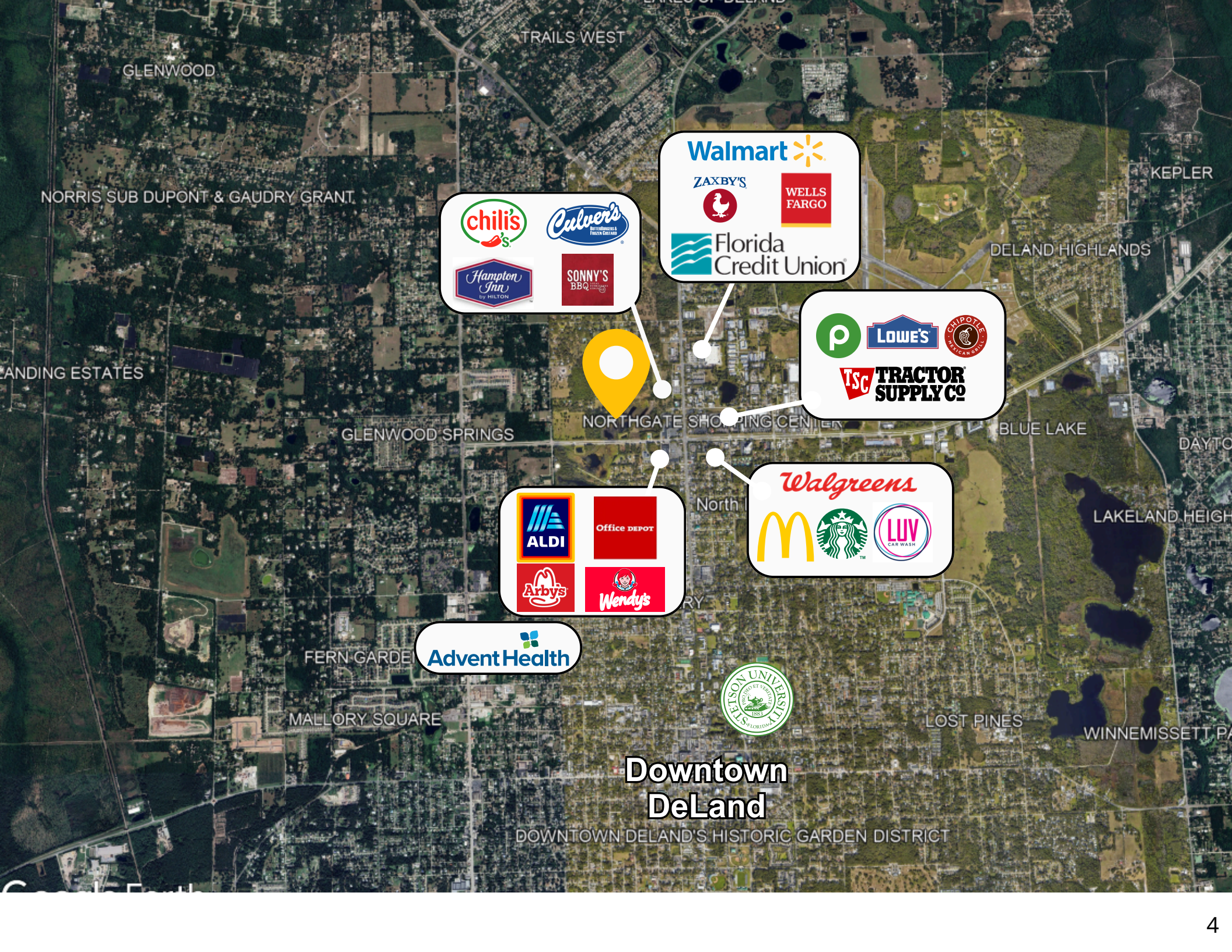


Offering Summary

Sale Price:	\$4,200,000
Lot Size:	± 28.44
FLU:	Urban Low Intensity
Zoning Type:	Transitional Agriculture
Property Type:	Residential Development

Property Overview

- Discover an exceptional lakefront development opportunity on this expansive residential tract near historic DeLand, Florida. This rare and unique property offers an exceptional opportunity for multifamily development, making it a prime canvas for builders, developers, and investors seeking to capitalize on the strong growth of west Volusia County's real estate market.
- 640' of frontage on W International Speedway Blvd.
- Excellent access with full median opening on W International Speedway Blvd.
- Close proximity to Stetson University.
- Less than 1 mile to Publix, Wal-Mart, Lowes, Aldi, and more.
- Higher density multifamily development may be possible with City approvals.
- Utilities are available upon annexation into City.



GLENWOOD

TRAILS WEST

NORRIS SUB DUPONT & GAUDRY GRANT

KEPLER

DELAND HIGHLANDS

LANDING ESTATES

GLENWOOD SPRINGS

NORTHGATE SHOPPING CENTER

BLUE LAKE

DAYTON

North

LAKELAND HEIGHTS

FERN GARDE

Advent Health



MALLORY SQUARE

LOST PINES

WINNEMISSETT PARK

Downtown DeLand

DOWNTOWN DELAND'S HISTORIC GARDEN DISTRICT



Deland/Deltona Multi-Family Submarket ▾

Daytona Beach - FL USA ☆☆☆☆☆

5,502 ↑
Inventory Units

0 ↓
Under Constr Units

433 ↓
12 Mo Absorp Units

9.7% ↓
Vacancy Rate

\$1,551 ↓
Market Asking Rent/Unit

\$176K ↑
Market Sale Price/Unit

6.4% ↓
Market Cap Rate

[Summary](#) [Vacancy](#) [Rent](#) [Construction](#) [Sales](#) [CMBS](#) [Players](#) [Properties](#) [Data](#)



Summary

Deland/Deltona stands out as one of the most active and high-performing submarkets in the broader Daytona Beach region. Representing nearly 20% of the metro's total apartment inventory, it ranks second only to Daytona Beach in renter demand, with approximately 430 units absorbed over the past 12 months.

Development activity has been robust, with 30% of the area's inventory built in the last five years and 440 units delivered in the past year alone. Despite this influx of new supply, vacancy has declined by -0.7% in the past year to 9.8%, driven by strong absorption that outpaced completions. Demand has been concentrated in higher-quality 4 & 5 Star properties, which accounted for 460 units of absorption—more than the submarket's total—while demand in

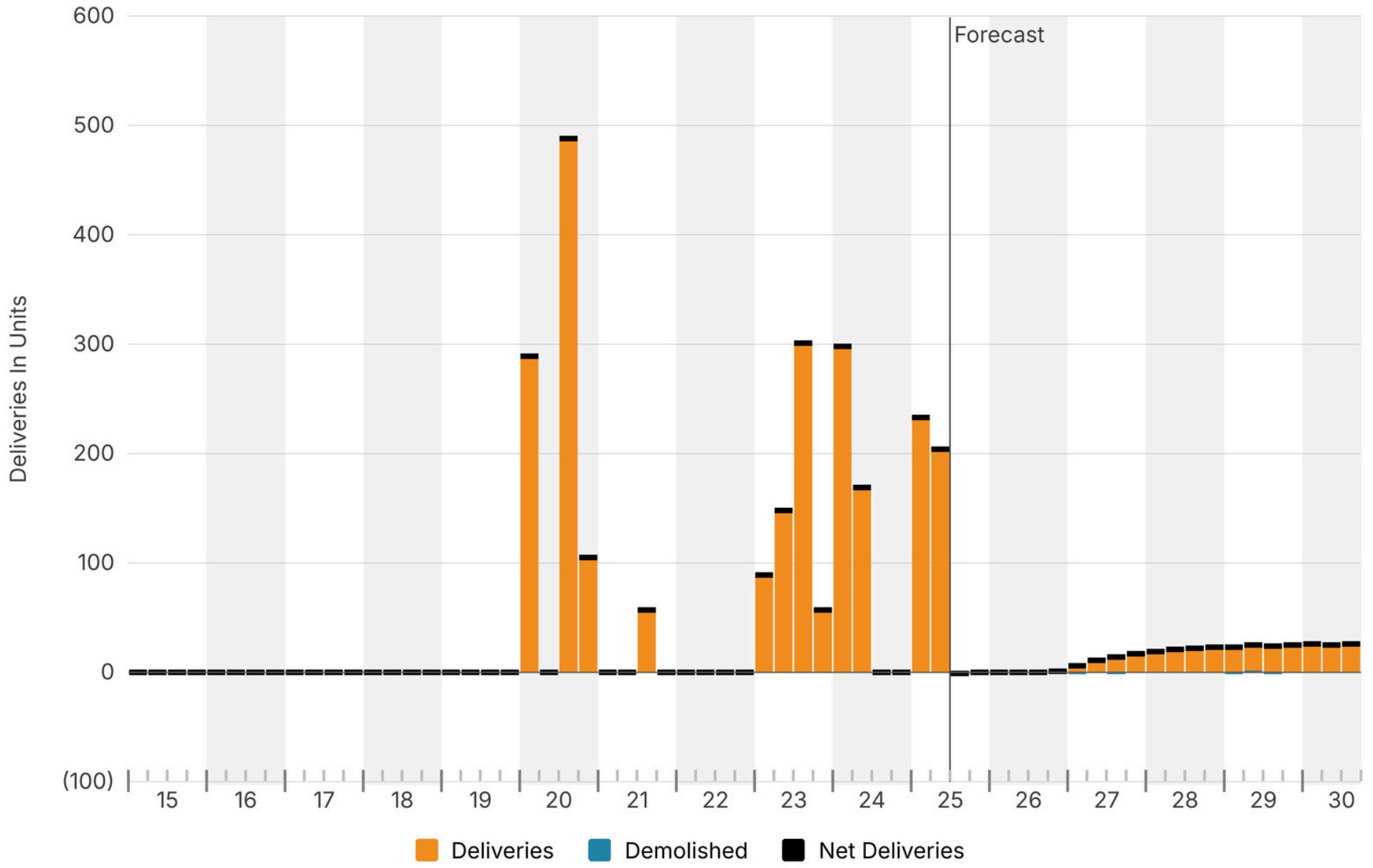
lower-tier and 3 Star assets remained flat or negative. As a result, vacancy in top-tier properties fell sharply by -4.2% to 15.5% as of the third quarter.

With the current development pipeline fully delivered, vacancy is expected to continue trending downward, likely reaching below 8% by year-end and declining another 150 basis points in 2026.

Rent performance in Deland/Deltona has also outpaced the broader market. While annual rent growth measured -0.9% over the past year, it compares favorably to -2.1% across Daytona Beach. The submarket's average asking rent is \$1,550/month, compared to a market average of \$1,540/month. Over the past five years, rents have increased by 19.3% cumulatively, outperforming the metro's 17.3%.

West Volusia Apartment Market

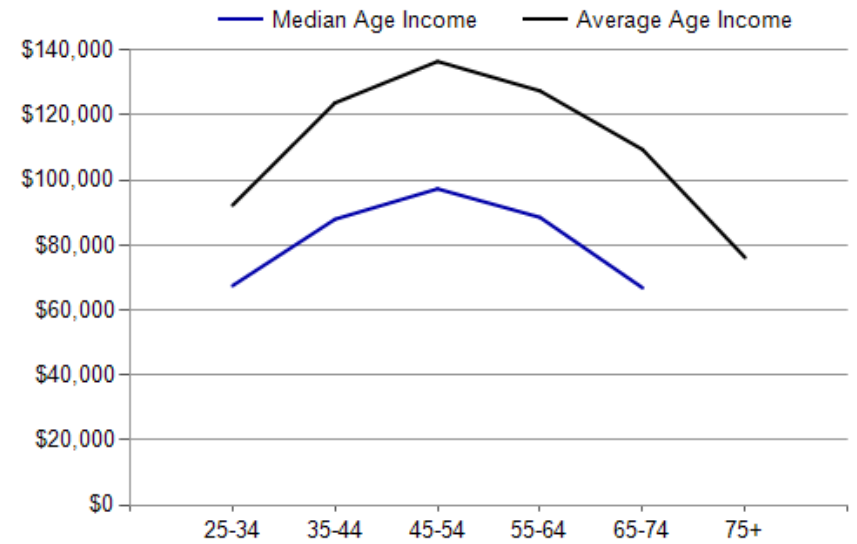
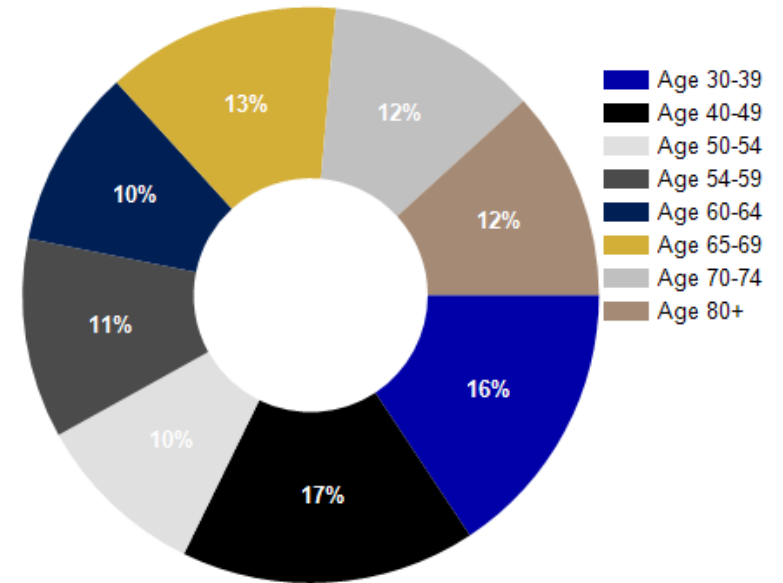
Deliveries & Demolitions



2025 POPULATION BY AGE	1 MILE	5 MILE	10 MILE
2025 Population Age 30-34	248	4,012	7,326
2025 Population Age 35-39	194	3,911	7,361
2025 Population Age 40-44	250	3,901	7,402
2025 Population Age 45-49	216	3,546	6,946
2025 Population Age 50-54	273	3,963	7,589
2025 Population Age 55-59	316	4,064	7,912
2025 Population Age 60-64	284	4,733	9,136
2025 Population Age 65-69	370	4,901	9,303
2025 Population Age 70-74	333	4,470	8,339
2025 Population Age 75-79	332	3,888	7,278
2025 Population Age 80-84	208	2,479	4,689
2025 Population Age 85+	152	2,339	4,372
2025 Population Age 18+	3,750	57,121	105,553
2025 Median Age 2030	49	44	46
Median Age	51	45	47

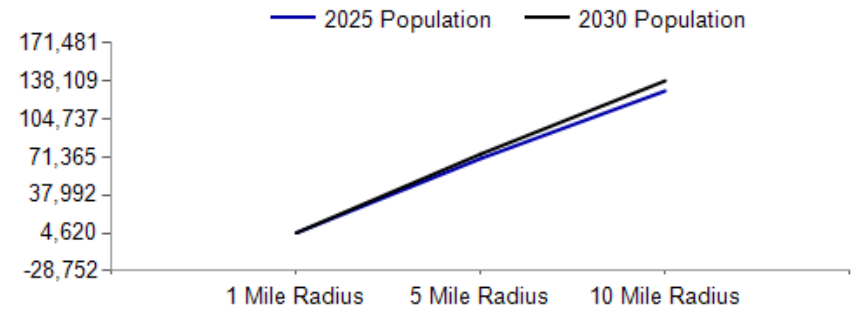
2025 INCOME BY AGE	1 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$67,505	\$70,447	\$75,308
Average Household Income 25-34	\$92,305	\$88,523	\$93,409
Median Household Income 35-44	\$87,982	\$87,621	\$95,310
Average Household Income 35-44	\$123,794	\$115,876	\$118,014
Median Household Income 45-54	\$97,324	\$90,224	\$94,663
Average Household Income 45-54	\$136,550	\$116,547	\$116,162
Median Household Income 55-64	\$88,551	\$79,681	\$83,241
Average Household Income 55-64	\$127,485	\$108,199	\$108,057
Median Household Income 65-74	\$66,868	\$62,231	\$63,627
Average Household Income 65-74	\$109,460	\$87,895	\$87,702
Average Household Income 75+	\$76,192	\$66,387	\$65,674

Population By Age

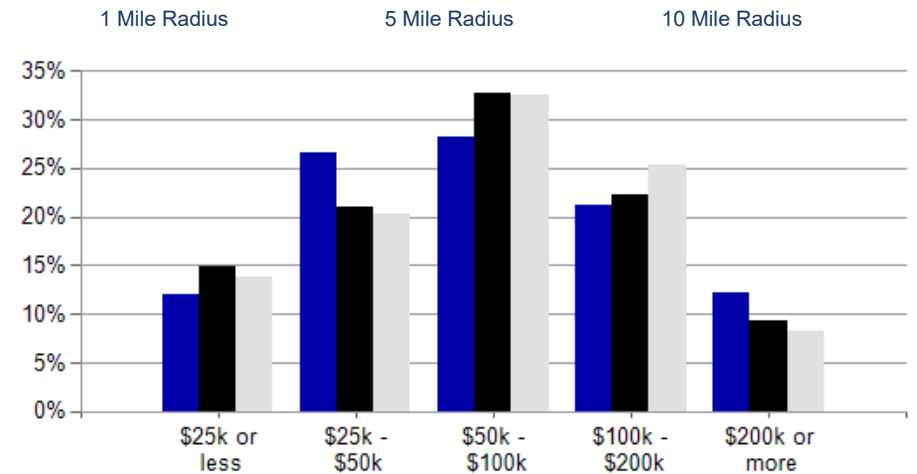


POPULATION				1 MILE	5 MILE	10 MILE
2000 Population	2010 Population			2,115	50,352	85,335
2025 Population	2030 Population			3,279	56,823	102,754
2025 African American	2025 Asian	2025 Hispanic	2025 Other Race	4,620	69,988	129,260
2025 White	2025 Multiracial	2025-2030: Population: Growth Rate		19	312	566
				165	1,241	2,254
				922	14,541	28,426
				303	5,221	9,625
				3,153	47,110	88,517
				554	8,791	16,911
				3.55%	5.50%	6.65%

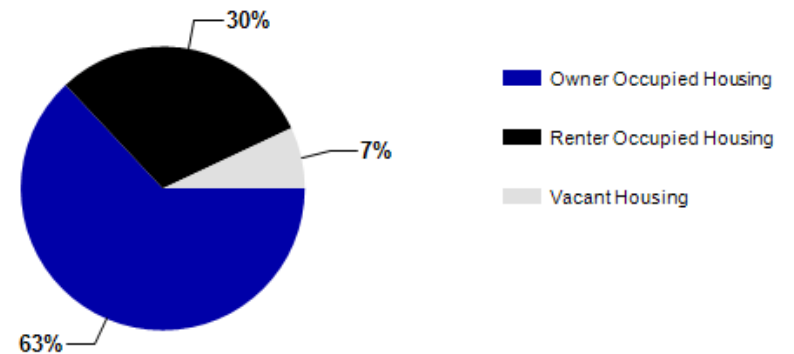
2025 HOUSEHOLD INCOME				1 MILE	5 MILE	10 MILE
less than \$15,000				93	2,279	3,909
\$15,000-\$24,999				118	1,842	3,228
\$25,000-\$34,999				227	1,719	3,303
\$35,000-\$49,999				241	4,151	7,221
\$50,000-\$74,999				207	4,967	9,190
\$75,000-\$99,999				292	4,113	7,766
\$100,000-\$149,999				261	4,607	9,244
\$150,000-\$199,999				114	1,598	3,948
\$200,000 or greater				214	2,574	4,250
Median HH Income				\$74,594	\$69,051	\$72,324
Average HH Income				\$108,338	\$94,612	\$95,623



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



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