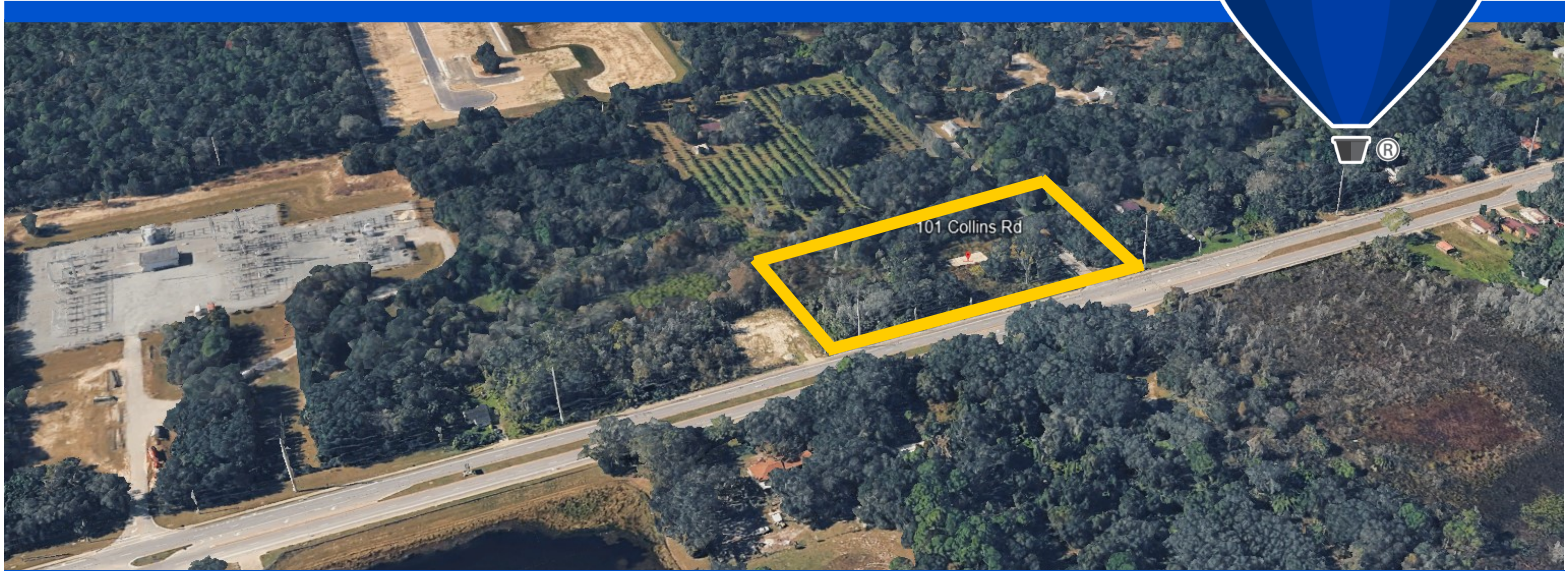


4.58 ACRES VACANT LAND FOR SALE

560ft of SR 415 FRONTAGE



Asking Price: **\$895,000**

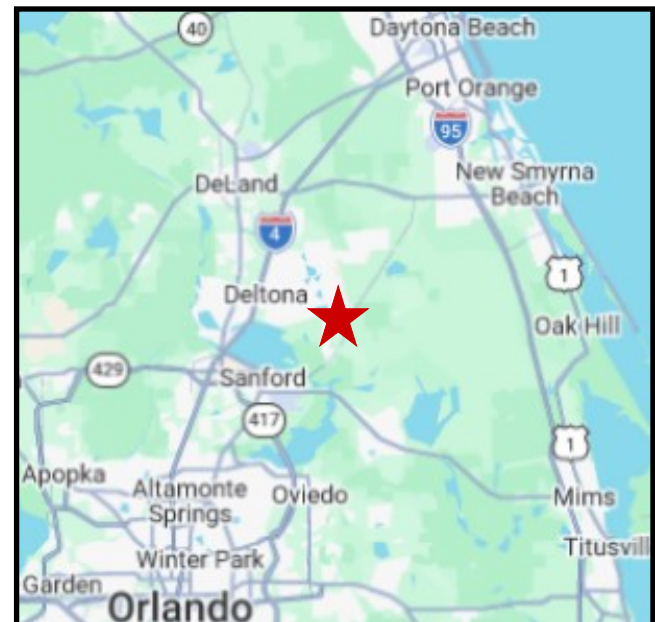
101 COLLINS RD, OSTEEN FL 32764

LOCATION OVERVIEW:

- 4.58 acres of VACANT LAND for sale in Osteen, FL. Portion of site is enclosed with a chain link fence and double gate for entry. 1,800sf of paved pad located within fenced portion. Power is already available at the site. Sewer access along SR-415. Site is positioned within the Osteen Local Plan and with a Tech Center Future Land Use designation. Municipality has expressed interest in a variety of land uses at this location.
- Nearby businesses and services include Walmart Supercenter, 3 national service stations, Dollar General, Volusia County Fire, Skip's Boots & Western Wear. Access to I-4: 15 minutes & I-95: 25 minutes.

SITE FEATURES

SITE SIZE	199,505 SQ FEET / 4.58 ACRES
ZONING	VACANT COMMERCIAL
FUTURE LAND USE	OSTEEN LOCAL PLAN - TECH CENTER
FRONTAGE	560+ FEET ON SR 415
ACCESS	LEFT-IN / LEFT-OUT



For more information, please contact:

BILL MILLER

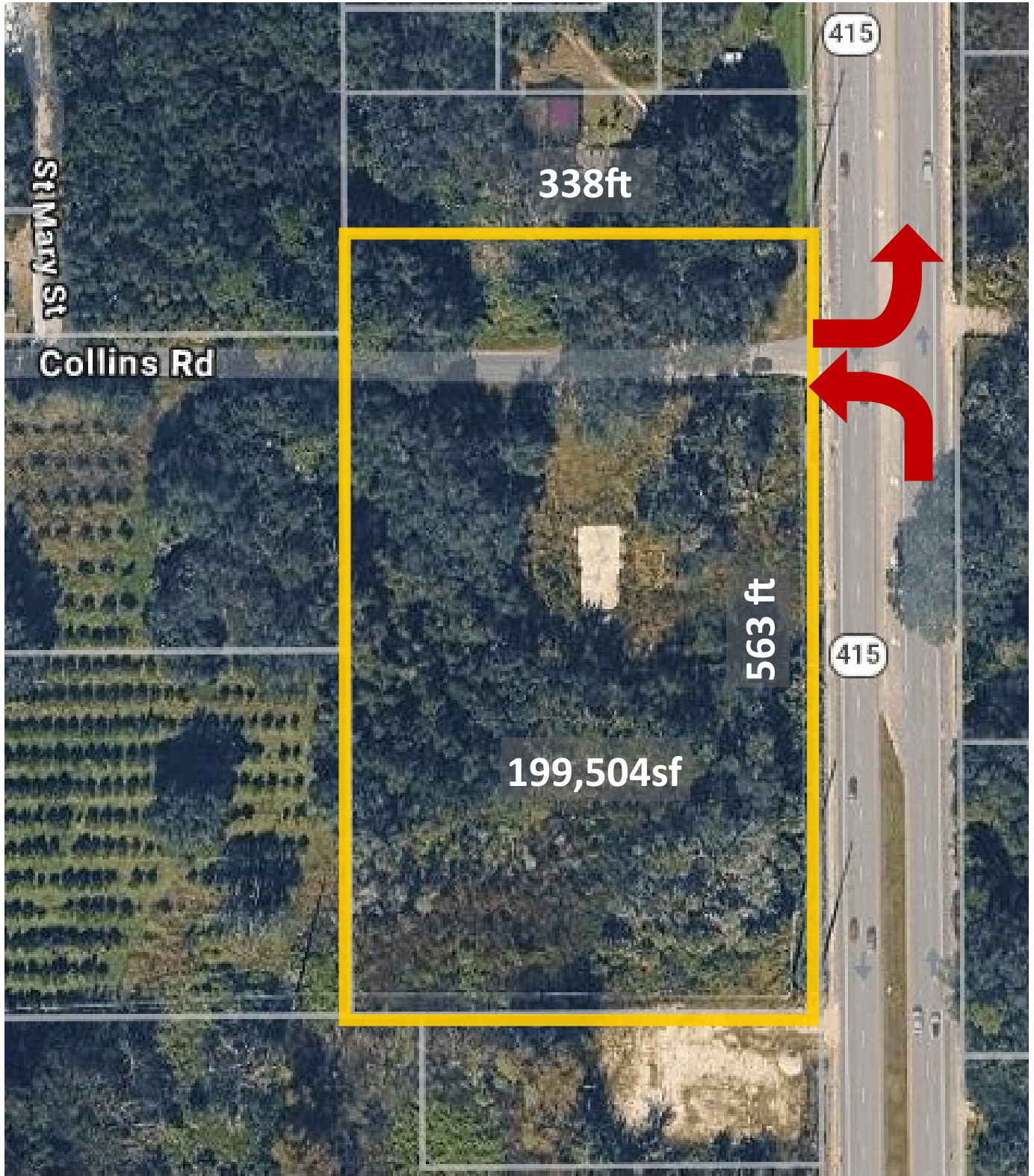
RE/MAX Central Realty
(407) 415-2263
bmiller@mycflre.com

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300 Primera Blvd Suite 100
Lake Mary, FL 32746

4.58 ACRES VACANT LAND FOR SALE

AERIAL MAP OVERVIEW:



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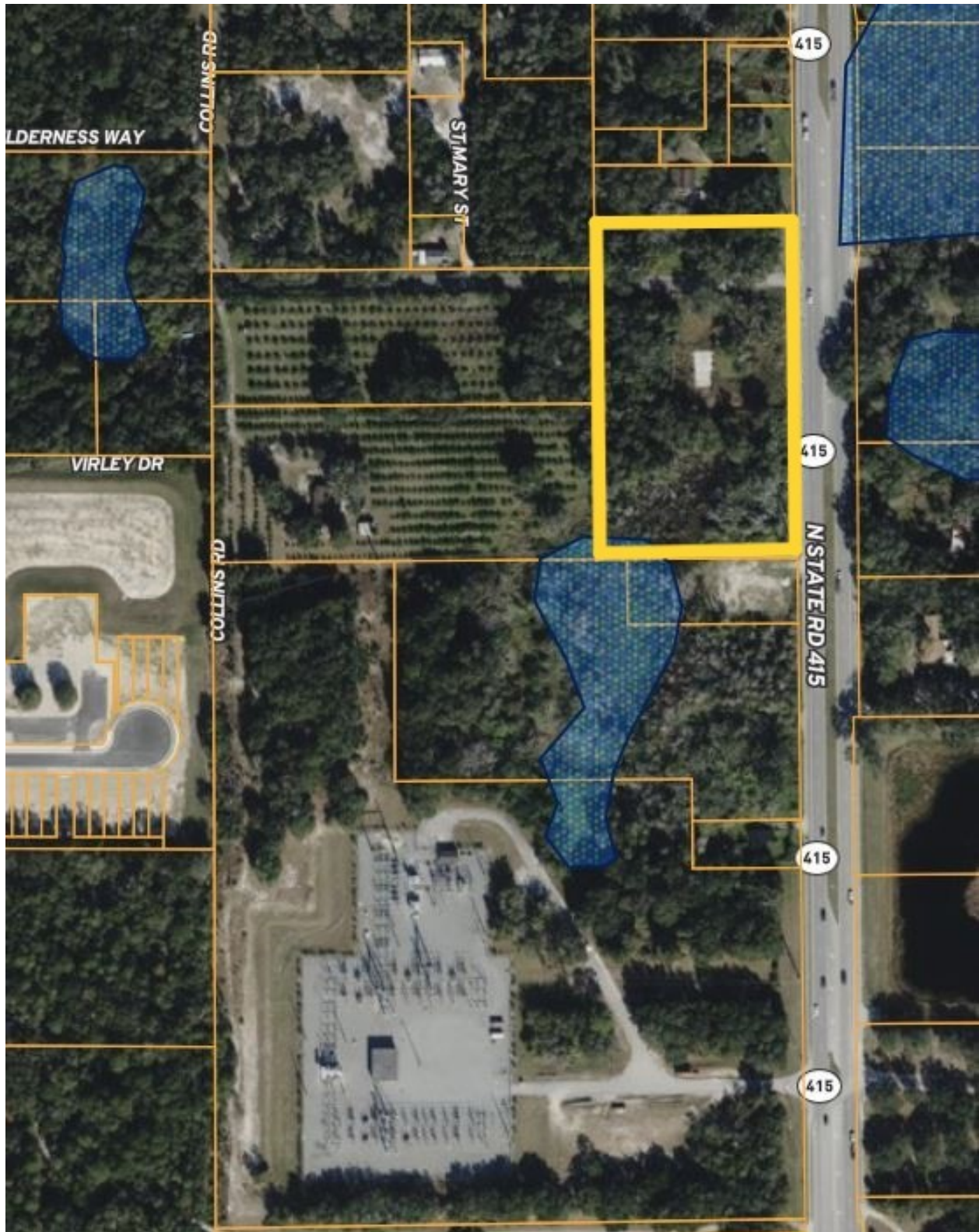
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WETLANDS OVERLAY:



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LOCAL AREA MAP:



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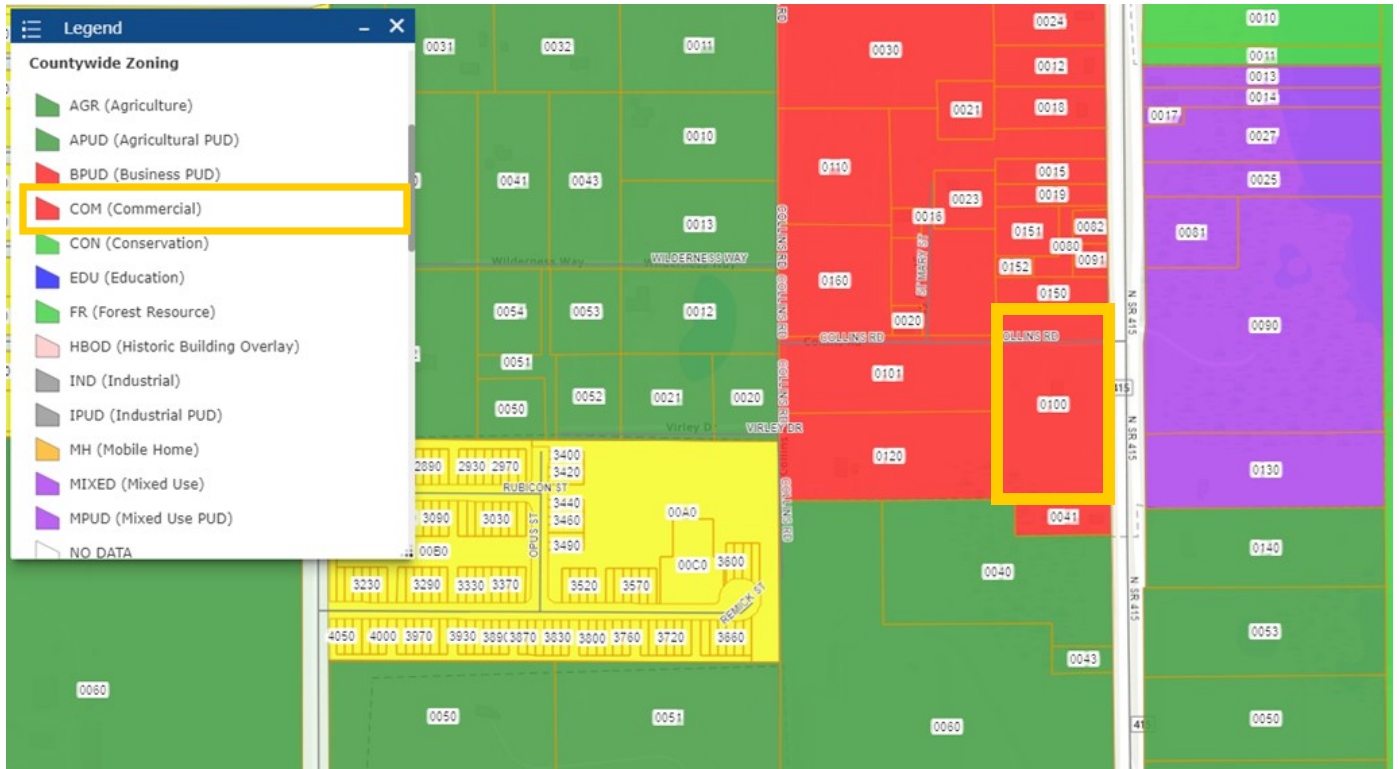
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4.58 ACRES VACANT LAND FOR SALE

ZONING: COMMERCIAL



STREET VIEW: COLLINS ROAD



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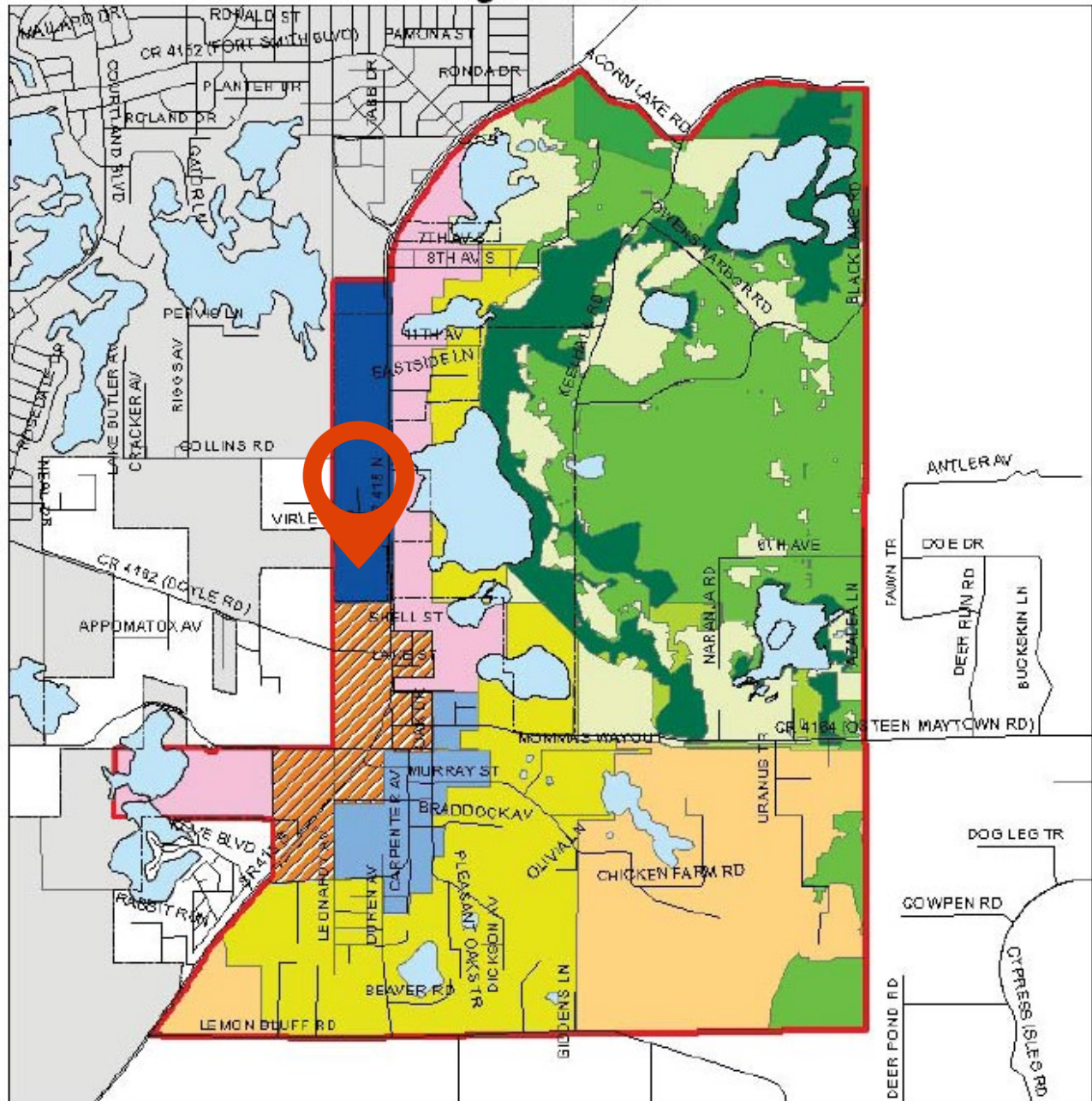
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4.58 ACRES VACANT LAND FOR SALE

FUTURE LAND USE: OSTEN LOCAL PLAN - TECH CENTER



- | | | |
|---------------------------|---------------------------------|-------------------------------|
| Cluster Residential (CR1) | Cluster Residential (CR5) | Tech Center (TC) |
| Cluster Residential (CR2) | Mixed Use Village (MUV) | Transitional Residential (TR) |
| Cluster Residential (CR3) | Osteen Commercial Village (OCV) | Urban Residential (UR) |
| Cluster Residential (CR4) | Rural Estate (RE) | Lakes |

Prepared by: Volusia County Growth & Resource Management Department



1" = 2640'

For more information, please contact:

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 bmiller@mycflre.com



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 Lake Mary, FL 32746

4.58 ACRES VACANT LAND FOR SALE

FUTURE LAND USE: OSTEEN LOCAL PLAN - TECH CENTER PERMITTED USES

OSTEEN TECH CENTER CLASSIFICATION (OTC)

Purpose and intent: The OTC Classification is intended to create a high value employment center featuring light manufacturing, office, research facilities, and flex office space uses, in accordance with the Osteen Local Plan.

Permitted principal uses and structures: In the OTC Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

- Auditoriums, lecture halls, or conference rooms accessory to the principal use.
- Communication towers not exceeding 70 feet in height above ground level.
- Dental laboratories.
- Display and sale (retail or wholesale) of products or parts manufactured or assembled by the manufacturer on the premises.
- Employment agencies (refer to subsection [72-1311\(e\)](#)).
- Essential utility services.
- Exempt excavations (refer to subsection [72-293\(13\)](#)) or those which comply with division 8 of the LDC of Volusia County [article III, herein] or FSP review procedures of this article.
- Exempt landfills (refer to subsection [72-293\(24\)](#)).
- Fire stations.
- Flex office/warehouse facility (refer to subsection [72-1311\(e\)](#)).
- General offices (refer to subsection [72-1311\(e\)](#)).
- Hospitals.
- Houses of worship.
- Laboratories.
- Medical and dental clinics.
- Printing, publishing and engraving (refer to subsection [72-1311\(e\)](#)).
- Professional or trade schools related to permitted uses.
- Public schools.
- Publicly owned or regulated water supply wells.
- Publicly owned parks and recreational areas.
- Research and development establishment.

Permitted special exceptions requiring Planning and Land Development Regulation Commission (PLDRC) approval: Additional regulations/requirements governing permitted special exceptions are located in [sections 72-293](#) and [72-415](#) of this article.

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to subsection [72-293\(1\)](#)).

Residential density: Not applicable.

Floor area ratio: Maximum: 0.35 FAR.

Minimum lot size: 10,000 square feet area.

Building height: Maximum: 45 feet.

Other regulations: See article IV, division 2 for additional development regulations.

(Ord. No. 2012-06, § II, 503012; [Ord. No. 2025-20](#), § IV, 8-18-25)

For more information, please contact:

BILL MILLER

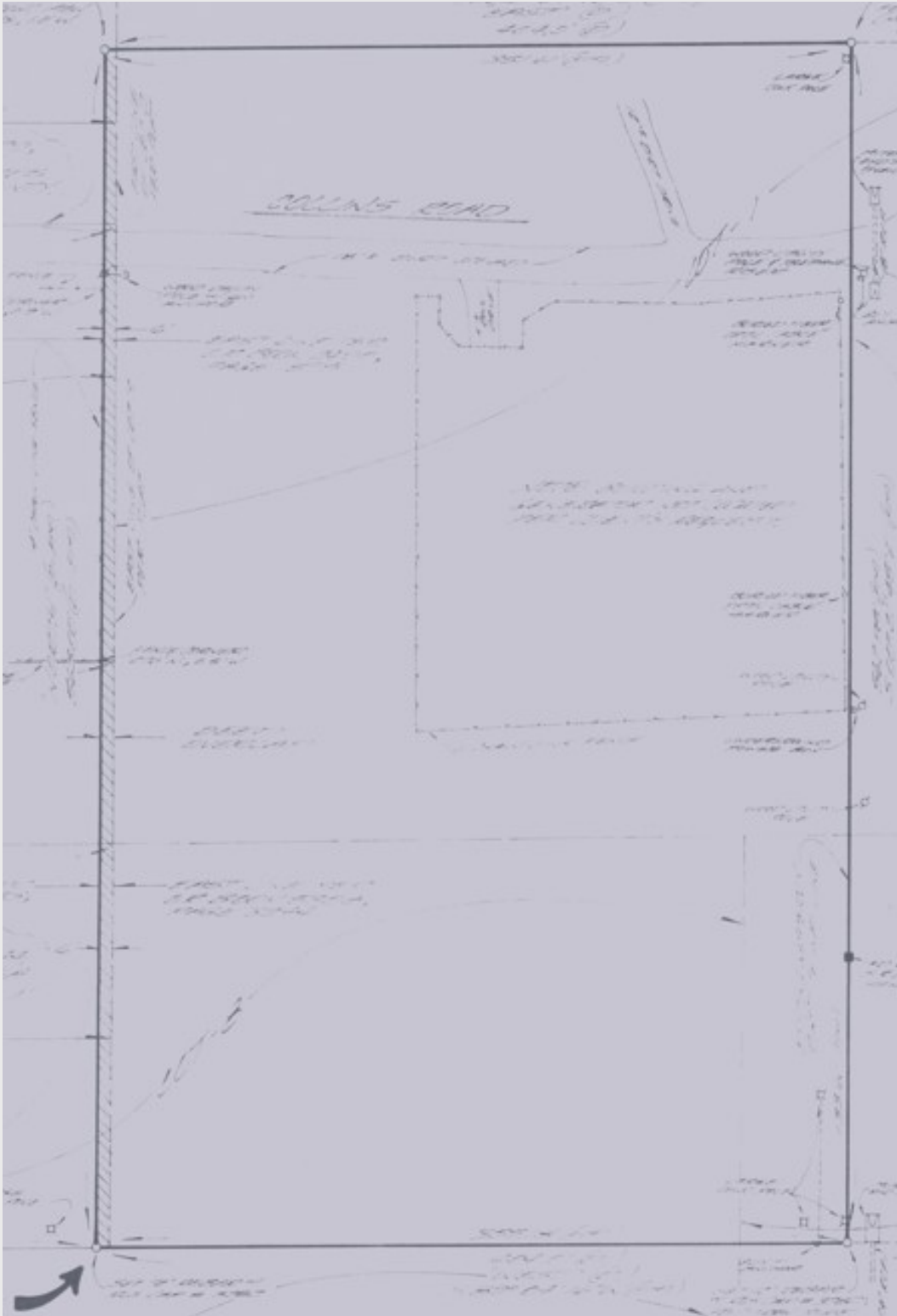
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4.58 ACRES VACANT LAND FOR SALE

SITE SURVEY - 2006



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