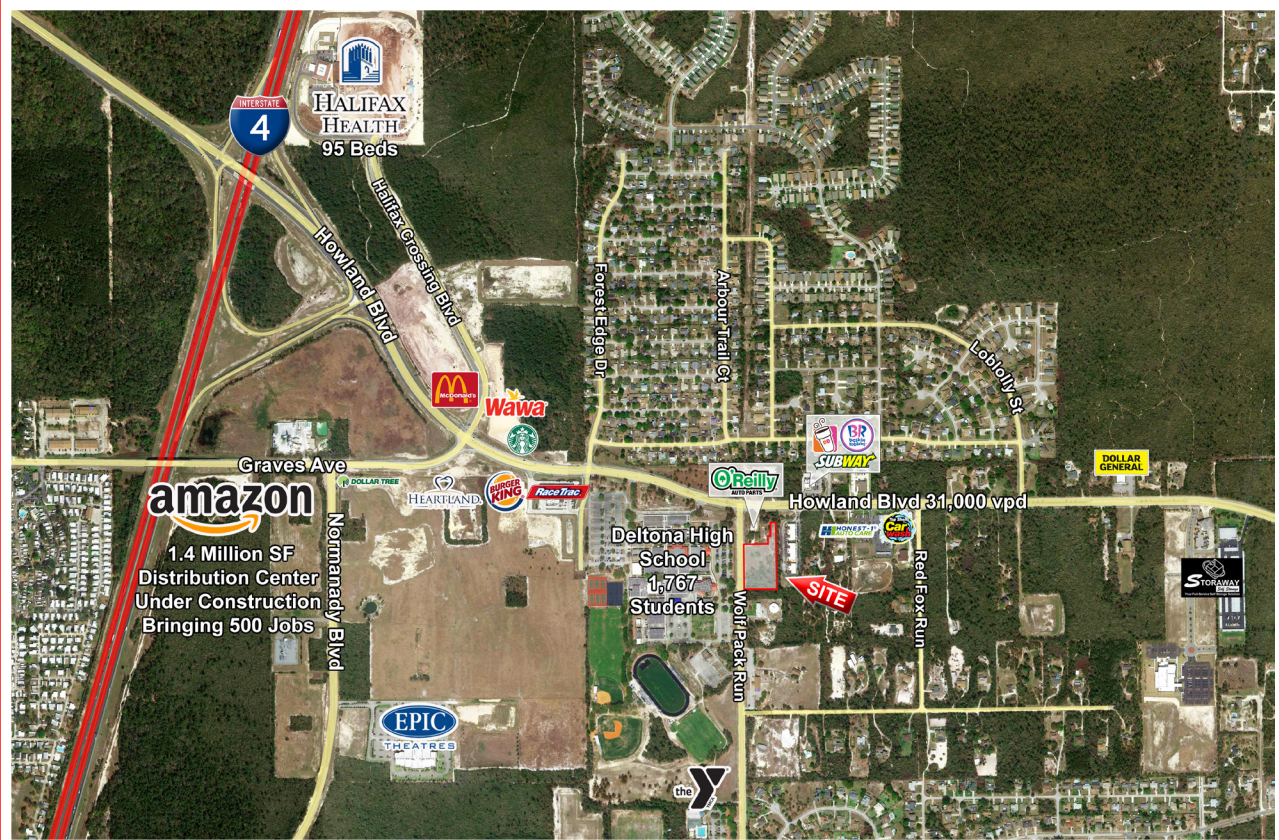


# LAND FOR SALE

## ± 2.286 Acres of Land

Howland Blvd & Wolfpack Road, Deltona, FL 32725



- 2.286 acres adjacent to O'Reilly Auto Parts
- Zoned GC - General Commercial
- Less than 1 mile from new Amazon Distribution Center
- Across from Deltona High School

### Area Neighbors:

Amazon Distribution Center, Dunkin Donuts, Starbucks, Race Trac, Wawa, Heatland Dental, Dollar Tree, Dollar General, McDonald's, Family Dollar, Storaway Self Storage, Mister Car Wash, Honest-1 Auto Care, Four Towns Family YMCA

## SEVELL REALTY PARTNERS

COMMERCIAL REAL ESTATE SERVICES



Land Adjacent To O'Reilly



**Traffic Counts:            Howland Blvd                            31,000 - vpd**

<b>DEMOGRAPHICS</b>	<b>1-MILE RANGE</b>	<b>3-MILE RANGE</b>	<b>5-MILE RANGE</b>
<b>POPULATION</b>	<b>4,231</b>	<b>36,758</b>	<b>114,489</b>
<b>MEDIAN AGE</b>	<b>40.0</b>	<b>44.5</b>	<b>41.9</b>
<b>AVG. HOUSEHOLD INCOME</b>	<b>\$68,556</b>	<b>\$60,523</b>	<b>\$60,749</b>

***FOR INFORMATION CALL 561-922-7100***

**Arnie Sevell**

**arnoldsevell@sevellrealty.com**

**WWW.SEVELLREALTY.COM**

**BROKER PARTICIPATION INVITED-CALL FOR DETAILS**

**Sevell Realty Partners, Inc.**

**2295 CORPORATE BOULEVARD NW, SUITE 131,  
BOCA RATON, FLORIDA 33431**

**LICENSED REAL ESTATE BROKER**

**NOTE: THIS OFFERING SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE/LEASE OR WITHDRAWAL WITHOUT NOTICE**

**SEVELL REALTY PARTNERS**

**COMMERCIAL REAL ESTATE SERVICES**