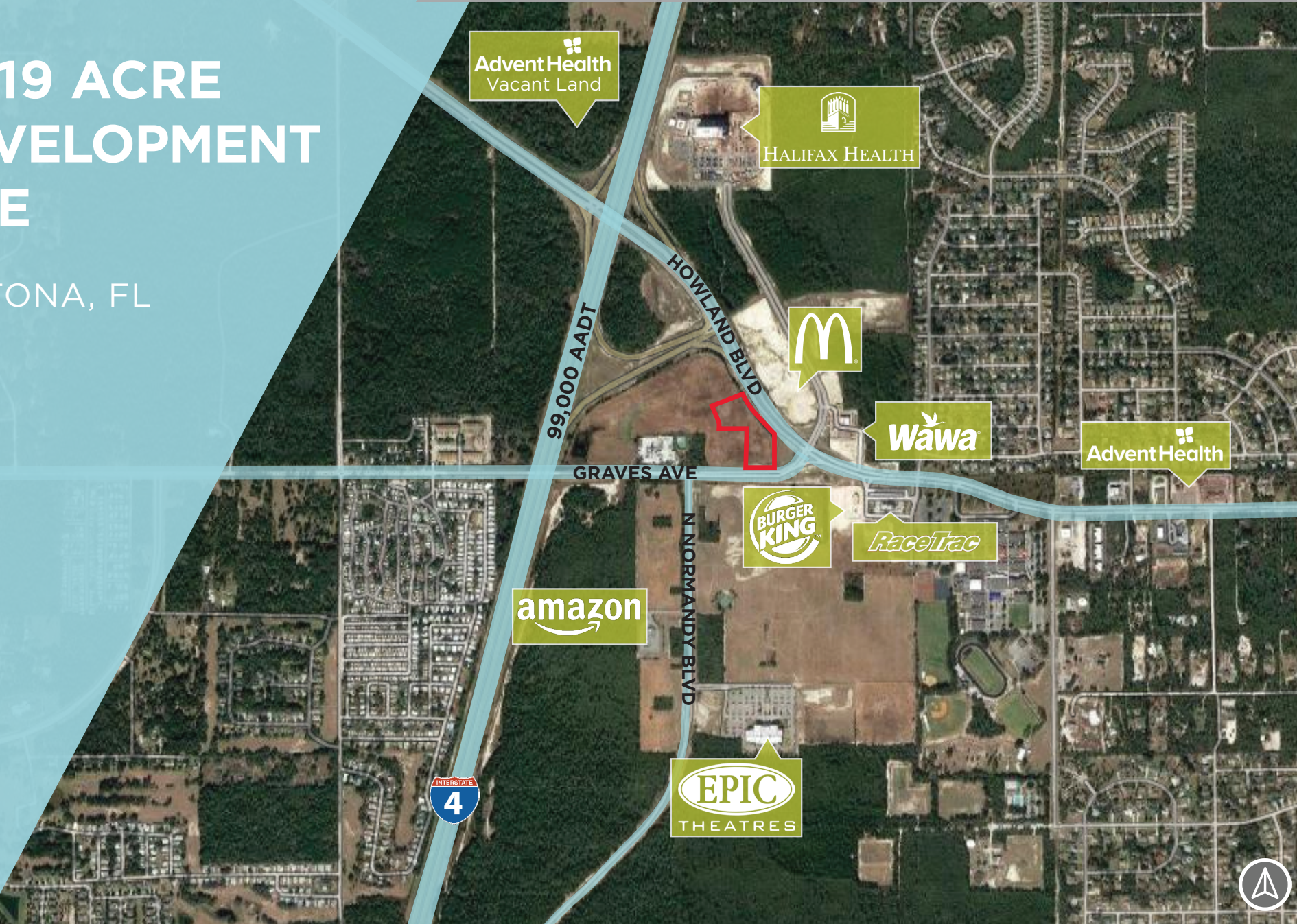




LAND FOR SALE IN PRIME LOCATION

±4.19 ACRE DEVELOPMENT SITE

DELTONA, FL



Advent Health
Vacant Land

HALIFAX HEALTH



Wawa

Advent Health

GRAVES AVE



RaceTrac

amazon

N NORMANDY BLVD

EPIC
THEATRES

99,000 AADT

HOWLAND BLVD



PROPERTY OVERVIEW



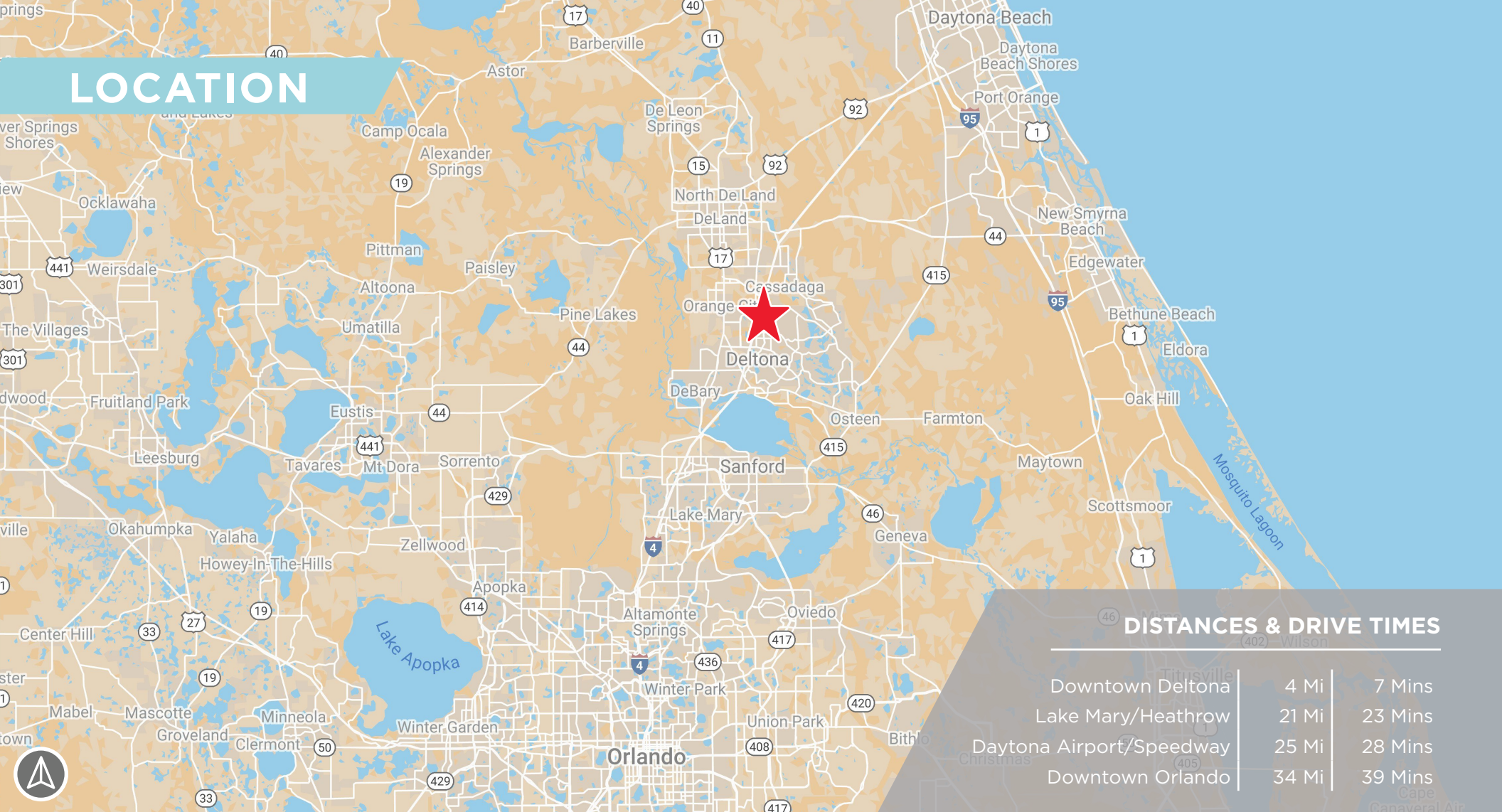
HIGHLIGHTS

Location:	NW quadrant of Howland Blvd & E. Graves Ave, Deltona, FL 32725
Municipality:	City of Deltona
Size:	±4.19 acres
Future Land Use:	Commercial - Power Center (Activity Center)
Zoning:	BPUD
Traffic Count:	Howland Blvd = 31,000 AADT E Graves Ave = 14,700 AADT
Utilities:	At site
Frontage:	Howland Blvd ±530 ft E Graves Ave ±240 ft
Tax Parcel:	8106-04-00-0542
Permitted Uses:	Purchaser to negotiate with City of Deltona

DEMOGRAPHICS 2019

	5 Miles	10 Miles	15 Miles
Population (2019)	119,691	229,331	369,816
Population (2010)	105,905	197,904	321,129
Population (2000)	82,809	160,393	249,153
Avg. HH Income	\$73,911	\$74,667	\$81,957
Med. HH Income	\$62,449	\$63,531	\$69,119
High School Graduate	34.9%	33.6%	32.2%
Associate's Degree	7.6%	7.7%	7.7%
Bachelor's Degree	10.3%	10.4%	11.6%
Graduate Degree	4.9%	5.4%	5.9%
Employment Total (16+)	35,864	69,604	110,551
White Collar	59.6%	59.0%	60.1%
Blue Collar	40.4%	41.0%	39.9%

LOCATION

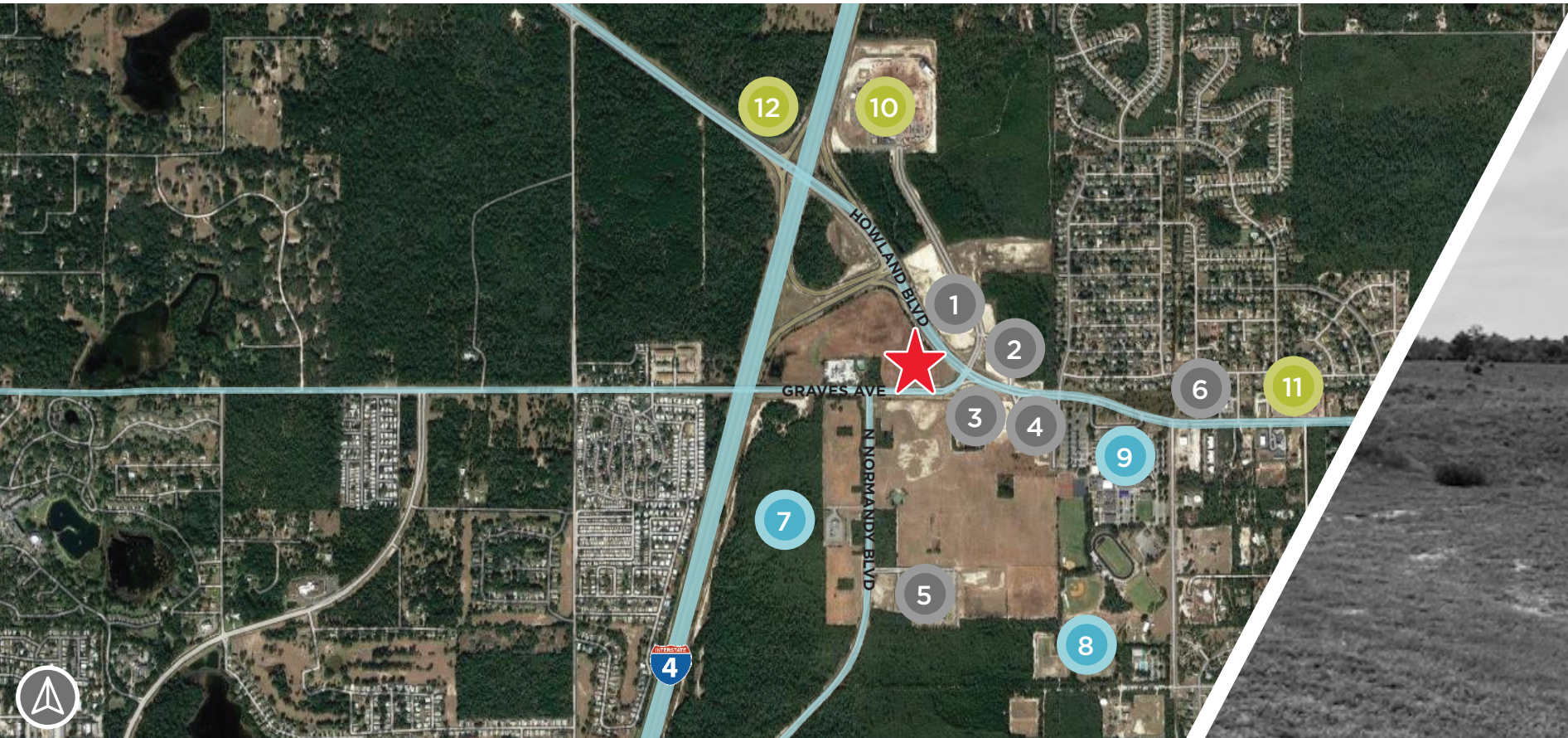


Poised between the fast-tempo of Orlando recreation and the lure of the sandy Atlantic beaches, Deltona has long been a lower-key enclave that has become a gentle suburb of north Orlando, where Lake Mary/Heathrow is a major office center. The southern part of the city fronts Lake Monroe; the northern part, where the HCA parcel is located, abuts DeLand, itself a quiet town of many charms.

Relatively new as a City (1995) and with a population of almost 90,000, Deltona continues to grow and is the largest city in Volusia County. The town was originally developed, like many others in Florida, by GDC (General Development Corporation), which was active from the 1950s through 1980s. Massive sale campaigns attracted many northerners to buy inexpensive homes and lots in hopes of retiring to the Sunshine State. The founding Mackle Brothers left GDC in 1962 to concentrate more on home sales; the company they founded, Deltona Corp, still builds homes in Florida. GDC continued lot development until about 1991, but Deltona continued to grow along with Orlando.

Like Orlando and other Central Florida towns, Interstate 4 is the “main street” for the community. The HCA parcel is at a key interchange on I-4 as well as close to important facilities such as Amazon, Advent Health and Halifax, along with food and gas amenities. The ideal buyer will grasp the significance of the I-4 position as well as the activity in the vicinity.

NEARBY DEVELOPMENT



RETAIL/RESTAURANTS

1. McDonald's
2. Wawa
3. Burger King
4. RaceTrac
5. Epic Theatres
6. Dunkin' Donuts

OTHER

7. Amazon Warehouse | 1M SF, 2020 YB
8. YMCA
9. Deltona Highschool

HEALTHCARE

10. Halifax Health Hospital | 43 Beds, 2020 YB
11. Advent Health ER
12. Advent Health Undeveloped Land



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