



Colliers



Elcam Boulevard

SITE

Highest and Best Use:
Townhomes | Quantity = 6

For Sale: 0.52± Acres For Development

2889 Elcam Boulevard
Deltona, FL 32738

Deltona, Florida is primarily a residential community whose central location makes it ideal for commuting to Orlando, Daytona Beach, and other parts of Central Florida. Over the past 15 years, the city has experienced growth at a rate that is 22% higher than that of the broader Central Florida six-county region*. Additionally, 81% of Deltona households are owner-occupied. RM-1 Zoning of the 0.52± acres at 2889 Elcam Boulevard presents an opportunity to deliver up to six residential units on the property.

Contact The Land Services Team:

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Mike Millard

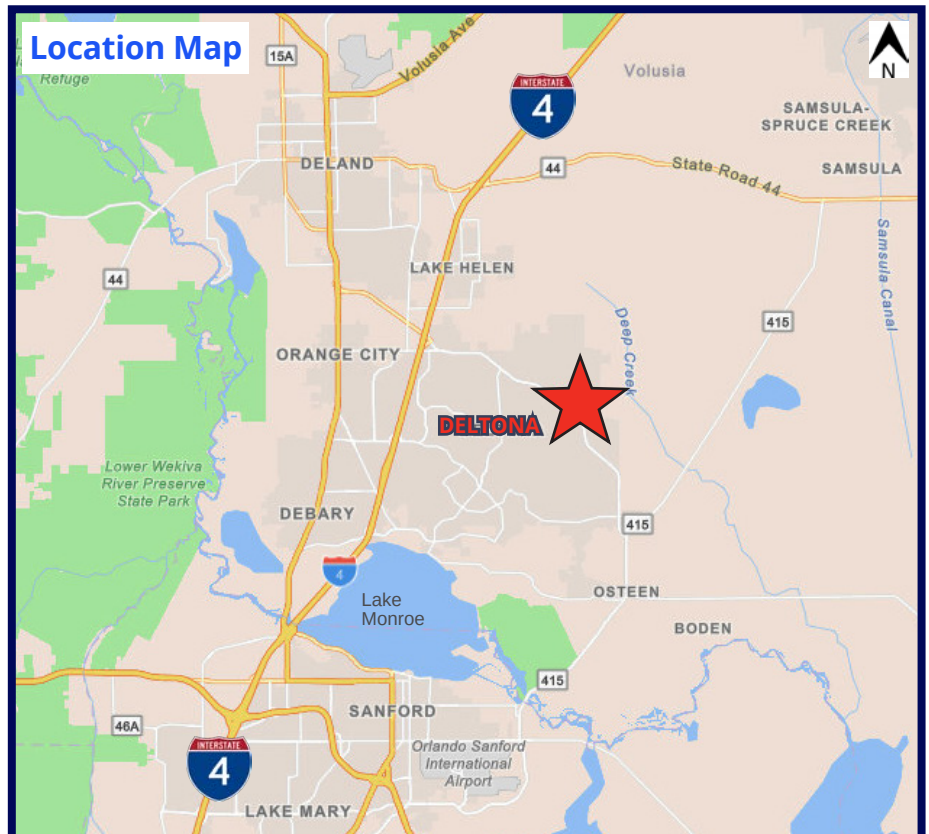
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255 South Orange Avenue
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colliers.com/centralflorida

*Source: 2025 ESRI
6 County Area = Orange, Seminole, Osceola,
Lake, Brevard and Volusia counties



Sale Price: \$175,000

Accelerating success.

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Property Details

Address	2889 Elcam Boulevard, Deltona, FL 32738
Municipality	City of Deltona
County	Volusia
Parcel ID	8130-74-39-0010
Site Size	0.52± Acres (22,500 SF)
Soils / Geology	Paola Fine Sand (Excessively drained, frequency of flooding-none) Source: U.S. Dept of Agriculture-Natural Resources Conservation Service
Frontage	Florida Drive and Elcam Blvd
Property Zoning / FLU	RM-1 (Multiple Family Residential-Medium Density) Allowable Structures: Single-family detached patio homes, duplex dwellings, and multiple-family dwellings Density: 6-12 Dwelling Units/Acre
Traffic	8,100 AADT - Elcam Blvd 15,700 - Howland Blvd (2025 FDOT)
Schools	Pride Elementary School (3.9 miles) Heritage Middle School (4.1 miles) Pine Ridge High School (4.3 miles)
Closest Airport	Sanford Orlando International Airport (16 miles)
Closest Hospital	Halifax Health (5.9 miles)
Amenities	Dupont Lakes Center: Publix/Lowe's (0.3 miles) CVS (0.5 miles) Walking distance to shopping / multiple quick service and casual restaurant options (0.5 miles to Howland Blvd)
Electric	Florida Power and Light (FPL)
Water / Sewer	Deltona Water Department

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