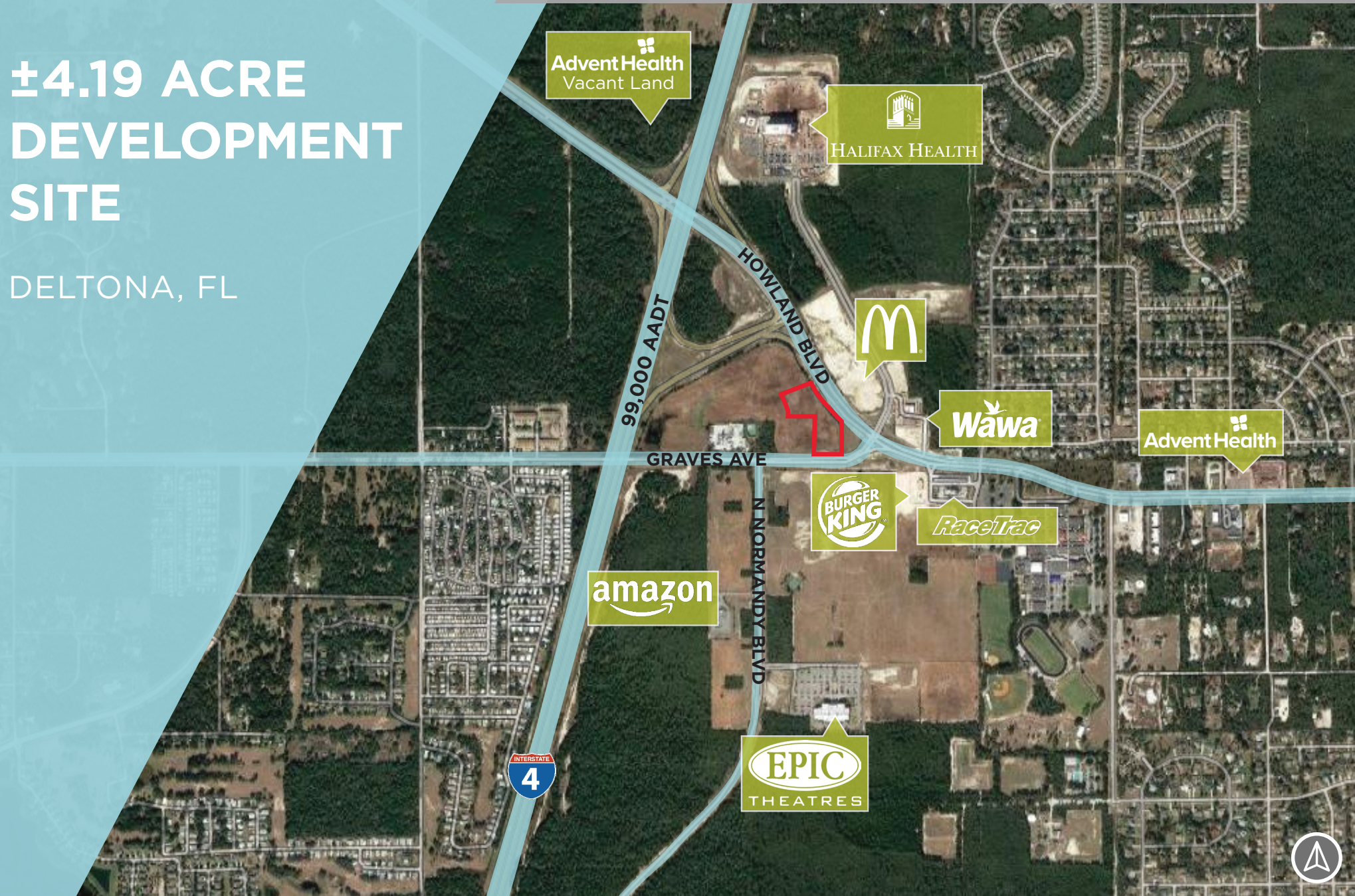




LAND FOR SALE IN PRIME LOCATION

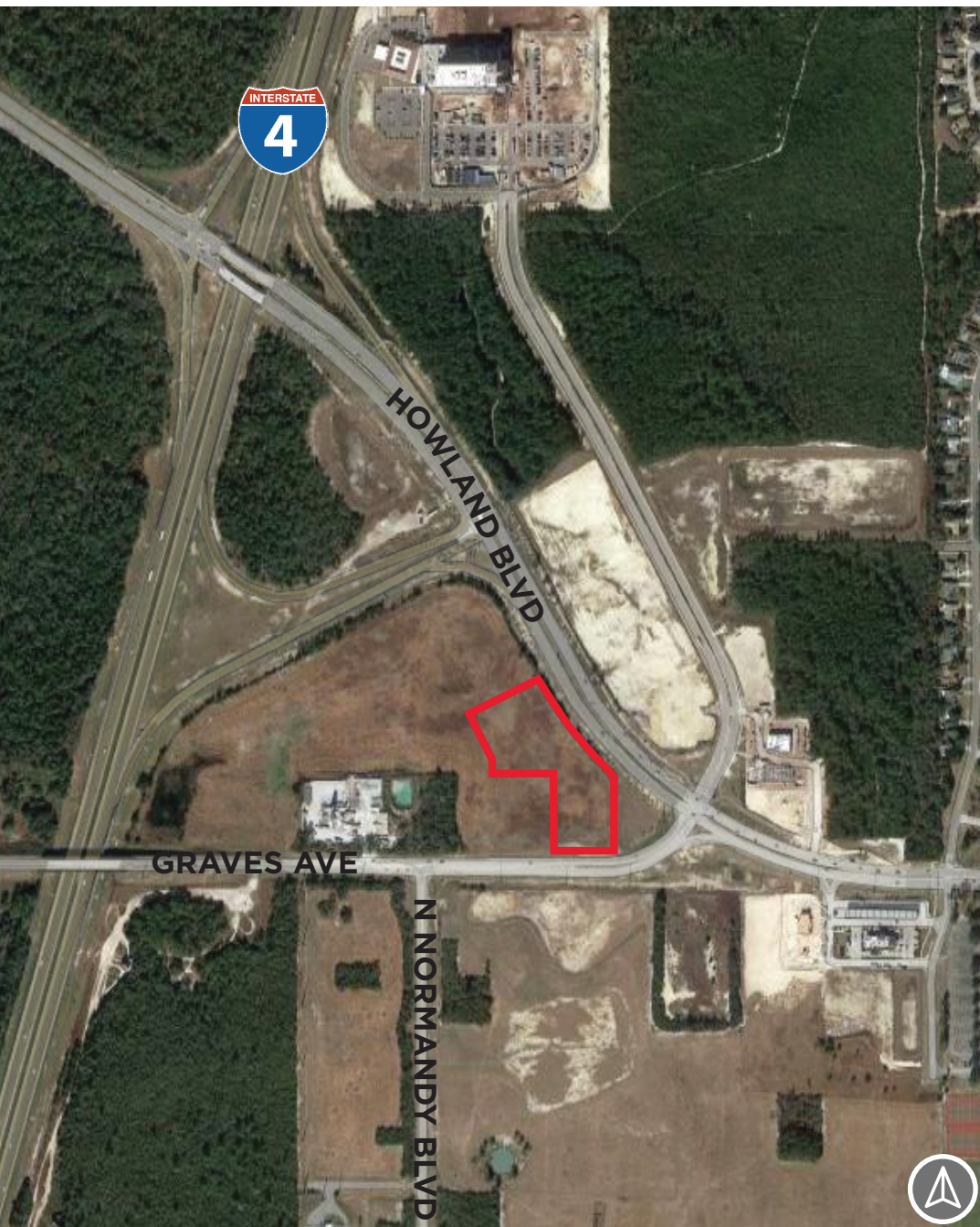
# ±4.19 ACRE DEVELOPMENT SITE

DELTONA, FL





# PROPERTY OVERVIEW



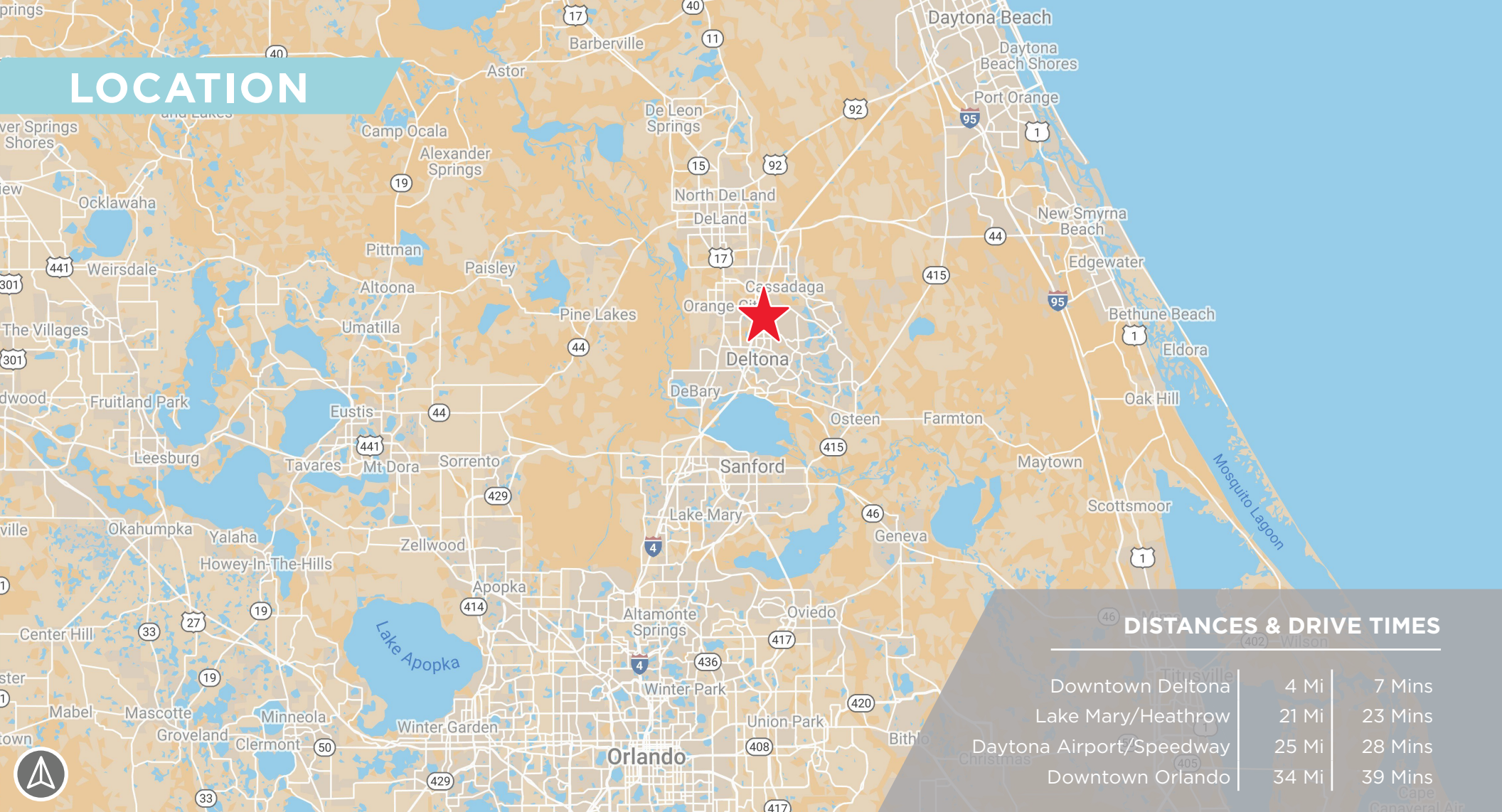
## HIGHLIGHTS

<b>Location:</b>	NW quadrant of Howland Blvd & E. Graves Ave, Deltona, FL 32725
<b>Municipality:</b>	City of Deltona
<b>Size:</b>	±4.19 acres
<b>Future Land Use:</b>	Commercial – Power Center (Activity Center)
<b>Zoning:</b>	BPUD
<b>Traffic Count:</b>	Howland Blvd = 34,000 AADT E Graves Ave = 15,400 AADT
<b>Utilities:</b>	At site
<b>Frontage:</b>	Howland Blvd ±530 ft E Graves Ave ±240 ft
<b>Tax Parcel:</b>	8106-04-00-0542
<b>Permitted Uses:</b>	Purchaser to negotiate with City of Deltona

### DEMOGRAPHICS 2023

	5 Miles	10 Miles	15 Miles
<b>Population (2020)</b>	121,628	226,767	366,317
<b>Population (2010)</b>	105,905	197,904	321,129
<b>Population (2000)</b>	82,809	160,393	249,153
<b>Avg. HH Income</b>	\$82,589	\$82,463	\$91,502
<b>Med. HH Income</b>	\$62,887	\$62,413	\$65,440
<b>High School Graduate</b>	26.9%	27.5%	25.5%
<b>Associate's Degree</b>	14.6%	14.3%	13.7%
<b>Bachelor's Degree</b>	17.9%	17.6%	20.2%
<b>Graduate Degree</b>	7.8%	8.0%	10.0%
<b>Employment Total (16+)</b>	61,377	114,471	191,344
<b>White Collar</b>	59.3%	60.1%	63.0%
<b>Blue Collar</b>	22.0%	21.3%	19.6%





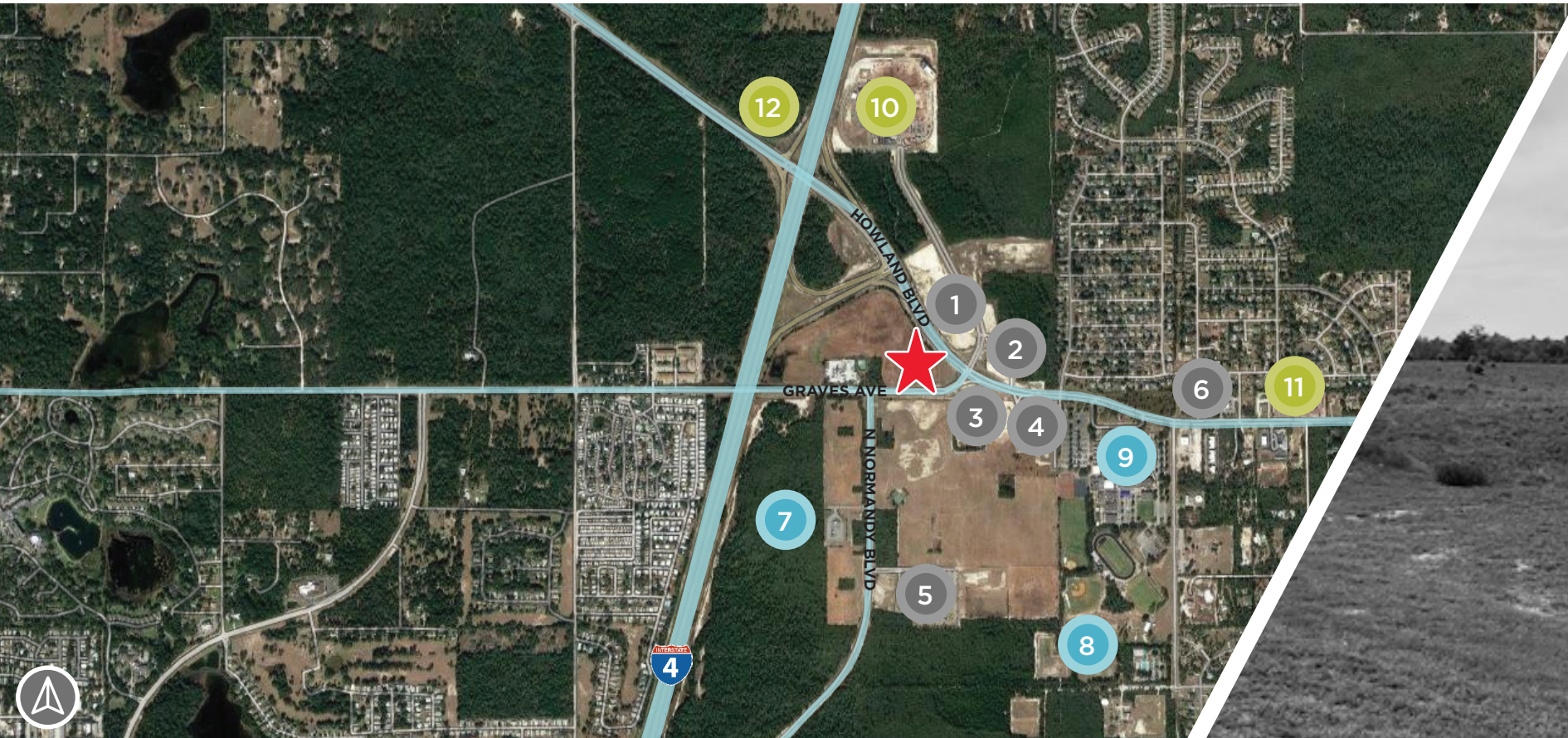
Poised between the fast-tempo of Orlando recreation and the lure of the sandy Atlantic beaches, Deltona has long been a lower-key enclave that has become a gentle suburb of north Orlando, where Lake Mary/Heathrow is a major office center. The southern part of the city fronts Lake Monroe; the northern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