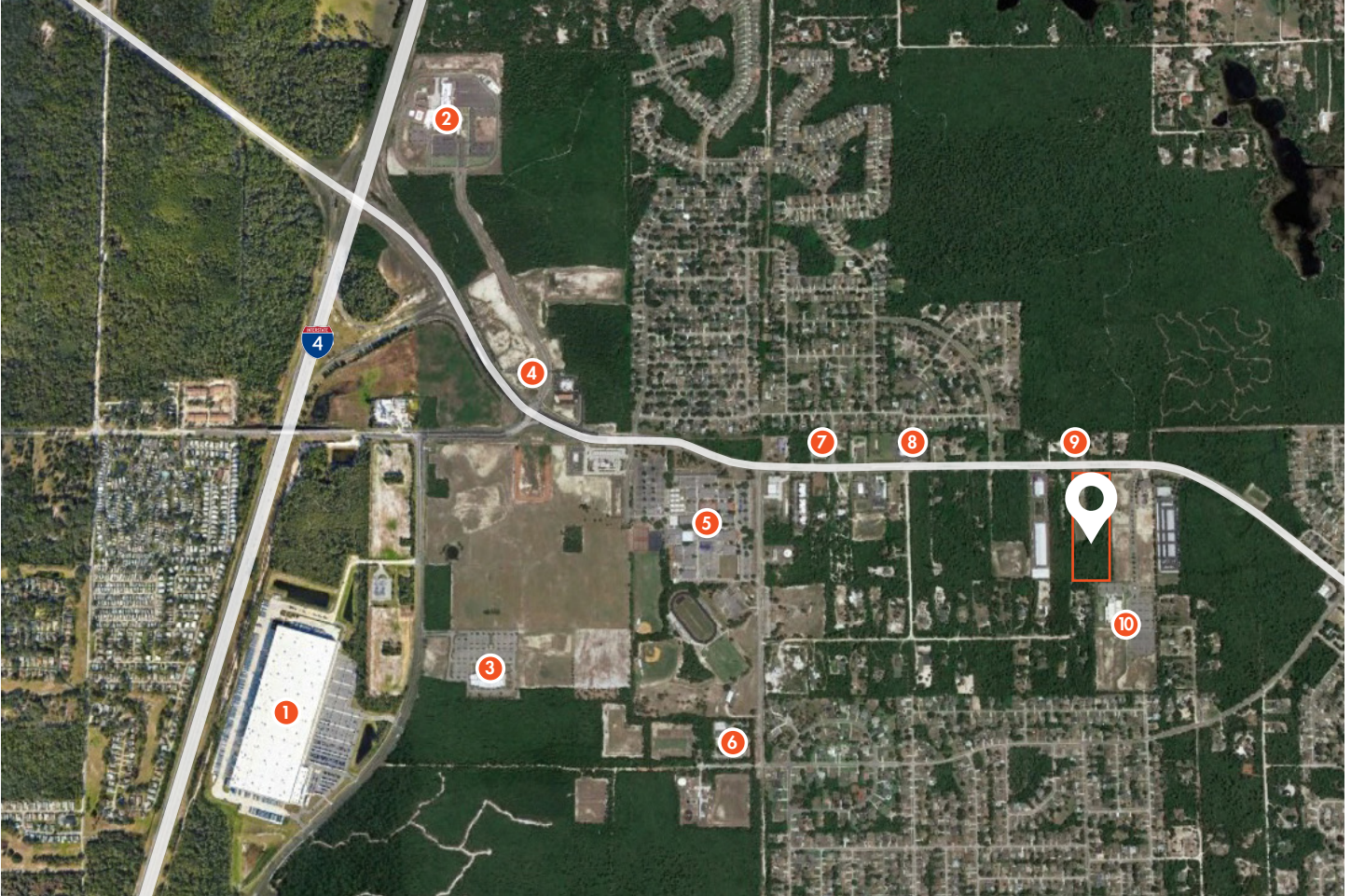


DEVELOPMENT OPPORTUNITY FOR SALE

3015 HOWLAND BLVD, DELTONA, FL 32725

10.10± ACRES AVAILABLE



DESCRIPTION

Development opportunity for sale on 10.10± acres. Currently contains a 7,200± SF church building. Located in Deltona, FL, property is just over one mile east of I-4. Zoned C-2 General Commercial, permitted uses include restaurants, retail stores, offices, and hotels. The property also has a large plot of undeveloped land.

BUILDING FEATURES

TOTAL ACREAGE	10.10 ± AC
COUNTY	Volusia
PRICE	\$2,750,000
ZONING	C-2 General Commercial

MAP KEY

- 1 Amazon Fulfillment Center
- 2 Halifax Health | University of Florida
- 3 Epic Theaters of West Volusia
- 4 Wawa
- 5 Deltona High School
- 6 YMCA Deltona
- 7 Dunkin
- 8 Advent Health ER
- 9 Dollar General
- 10 The Center at Deltona Event Space

FOR MORE INFORMATION, PLEASE CONTACT:

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PHOTOS



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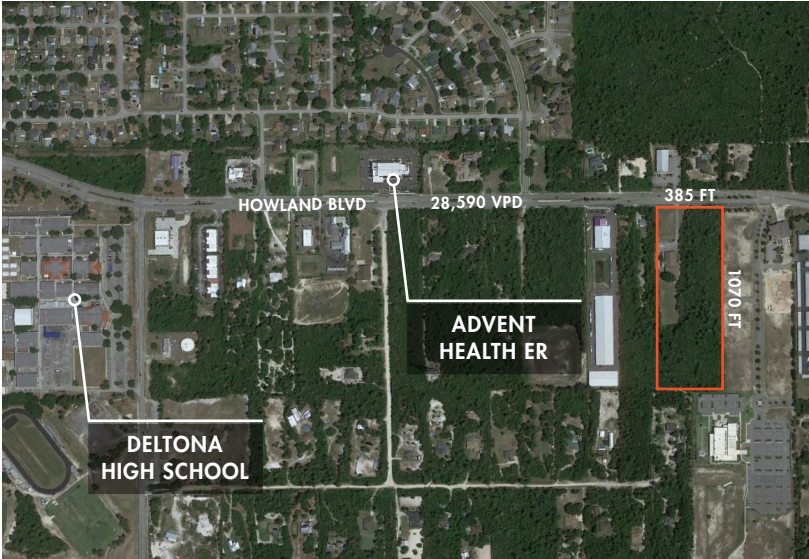
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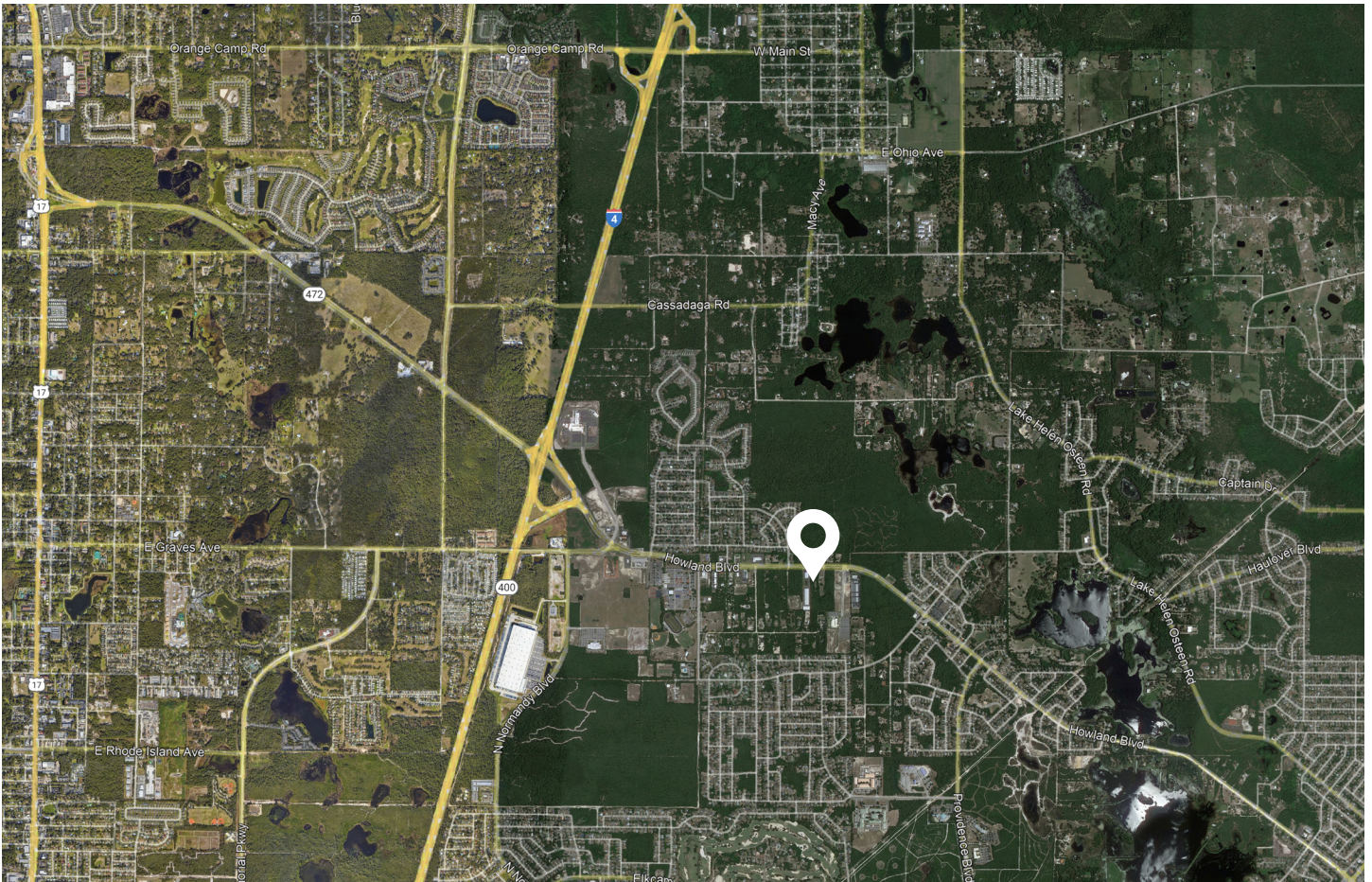
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LOCATION

Located east of I-4, the property is just under a mile from Deltona High School, approximately 9 miles from Stetson University, and 24 miles from the Daytona International Airport. Additionally, the property is located 0.3 miles from the newly developed AdventHealth Deltona ER.



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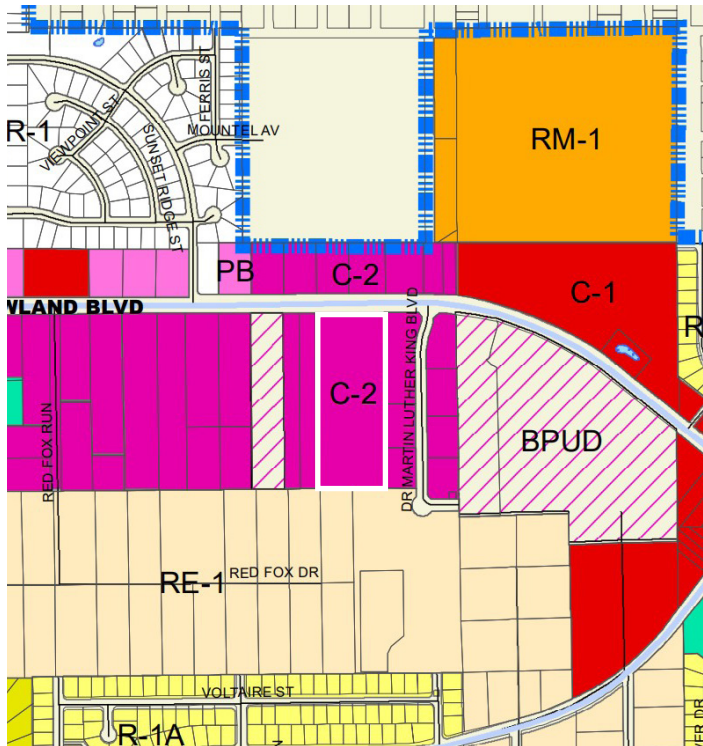
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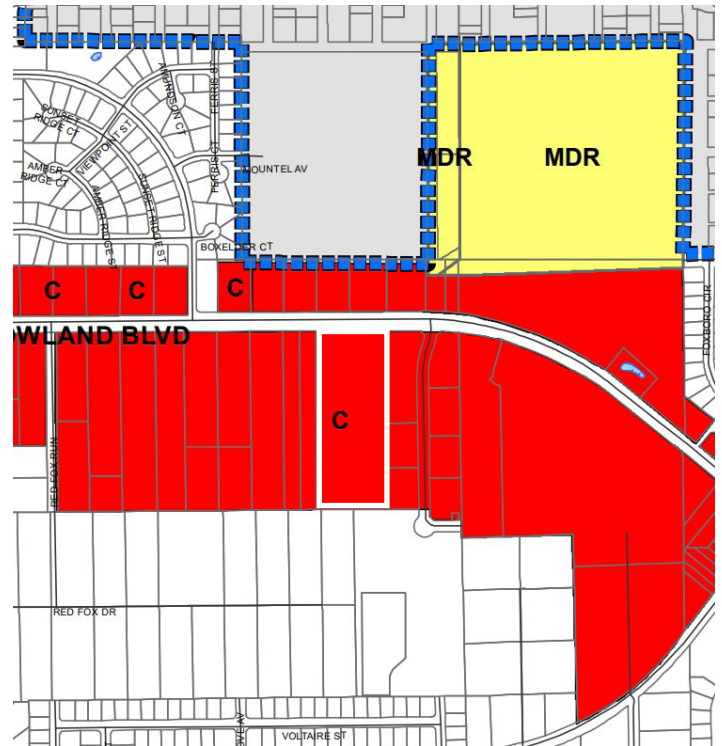
ZONING & FUTURE LAND USE

The current zoning and future land use designations, by the City of Deltona, are C-2 General Commercial and C (Commercial), respectively.

ZONING MAP



FUTURE LAND USE MAP



ZONING DETAILS

- Per the City of Deltona, "The purpose and intent of the C-2 General Commercial classification is to encourage the development of intensive commercial areas providing a wide range of goods and services, and located adjoining at least one major collector or arterial road. The C-2 classification is intended to be applied to strip retail areas and may be applied to Interstate Highway interchange areas and other intersections that are characterized by high traffic volumes appropriate for highway-oriented commercial development and shopping centers."

FUTURE LAND USE DETAILS

- Per the City of Deltona, "the Commercial category allows a wide range of retail and service oriented commercial uses including big box, mall, shopping center, restaurant, office, and other self-contained or clustered business uses. Heavy commercial type uses, such as storage and major repair activities may be allowed if compatible with the surrounding area."

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CITY OF DELTONA

Opened in 1962, Deltona is planned residential community that has seen immense growth throughout its 60 years. With a population of 90,746, Deltona is the largest municipality in Volusia County. Located along Interstate-4, the city is a residential hub for commuters to Orlando and the Space Coast.



TOP INDUSTRIES OF DELTONA

- Medical Arts & Sciences
- Ecotourism
- Corporate Headquarters
- Advanced Manufacturing

LOCAL COLLEGES AND UNIVERSITIES

- Advanced Technology Center
- Bethune-Cookman University
- Daytona State College
- Embry-Riddle Aeronautical University
- Keiser College
- Palmer College of Chiropractic Florida
- Stetson University
- University of Central Florida

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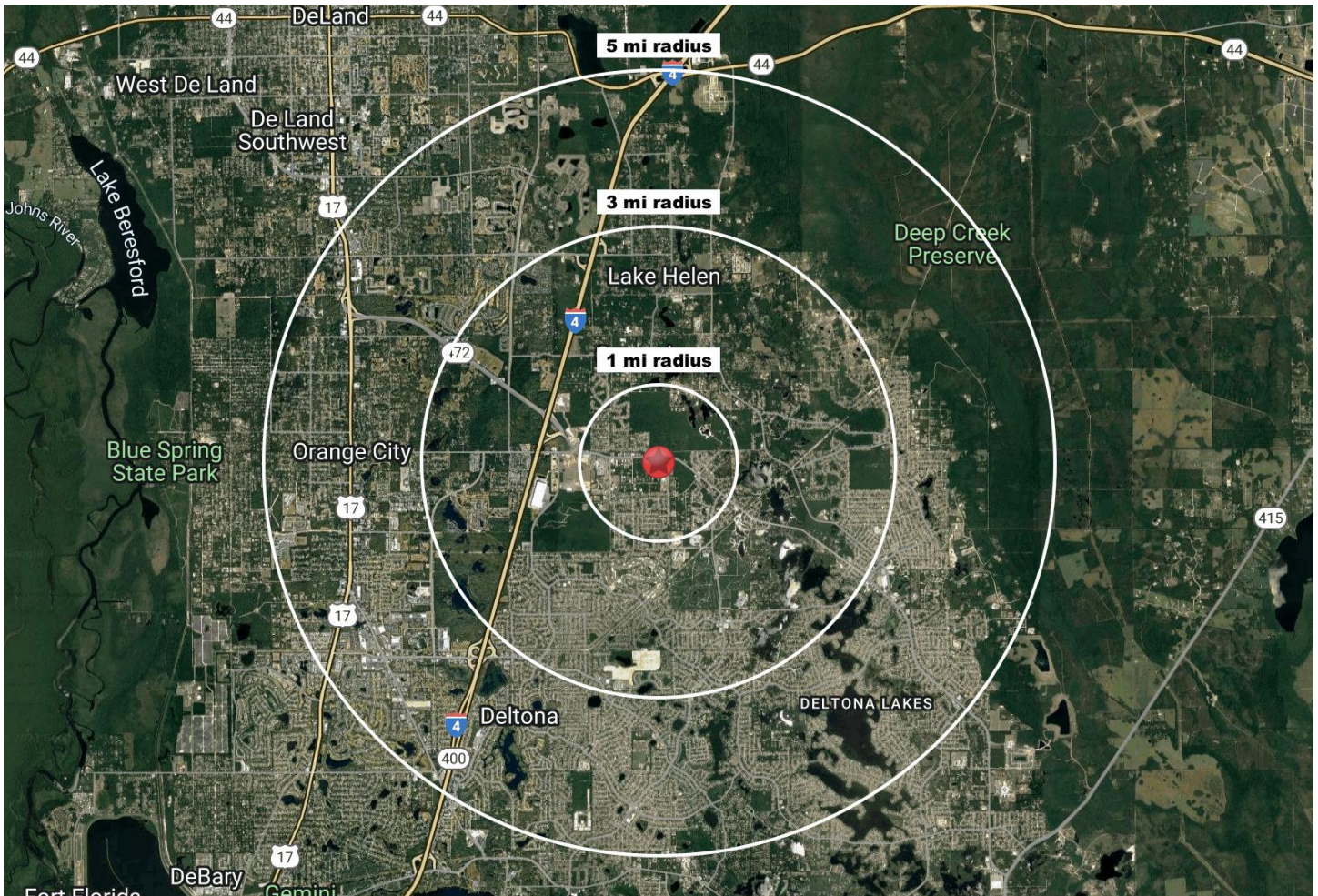
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DEMOGRAPHICS



1 MILE RADIUS

	4,987 ESTIMATED POPULATION 2022
	40.9 AVERAGE AGE
	\$204,664 MEDIAN HOME VALUE 2022
	1,152 TOTAL EMPLOYEES
	\$69,809 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	41,452 ESTIMATED POPULATION 2022
	42.7 AVERAGE AGE
	\$186,824 MEDIAN HOME VALUE 2022
	7,334 TOTAL EMPLOYEES
	\$62,510 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	118,984 ESTIMATED POPULATION 2022
	42.3 AVERAGE AGE
	\$193,494 MEDIAN HOME VALUE 2022
	26,198 TOTAL EMPLOYEES
	\$65,048 AVG HOUSEHOLD INCOME

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