

DEVELOPMENT SITE FOR SALE

I-4 DEVELOPMENT OPPORTUNITY

Orange Camp Rd, DeLand, FL 32724



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Jared Jackson

Sales Associate

850.727.0003

C 850.528.0024

jjackson@teambeck.com



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I-4 Development Opportunity

Orange Camp Rd, DeLand, FL 32724



OFFERING SUMMARY

Sale Price: \$5,300,000

Lot Size: 20.14 Acres

Price/Acre \$263,158

PROPERTY OVERVIEW

Great Development Opportunity available in DeLand at the I-4 and Orange Camp Rd interchange (Exit 116). This Highly Visible site has approximately 1,500 ft of frontage on I-4 and 800 ft of frontage on Orange Camp Road with combined traffic counts over 85,000 VPD. Directly across Orange Camp Road is the proposed Auto mall Development that will feature 6 dealerships as well as retail and restaurant space. Orange Camp Road is currently being widened to four lanes. There is an access road and proposed traffic signal at the western boundary of the property making this site ideal for a variety of different users. This property is flanked to the west by the booming Victoria Park planned residential community of approximately 3,000 homes and hundreds more approved for development.

PROPERTY HIGHLIGHTS

- I-4 Interchange Development Opportunity
- Traffic Counts of 85,000 VPD
- Located in a High Growth Area
- Located Directly Across the Road from the Highly Anticipated Auto Mall Development



Jared Jackson
jjackson@teambeck.com
850.727.0003



DEVELOPMENT SITE FOR SALE

I-4 Development Land

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| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 1,462 | 77,279 | 208,462 |
| Median age | 49.6 | 40.7 | 40.5 |
| Median age (Male) | 45.9 | 38.9 | 39.2 |
| Median age (Female) | 51.6 | 42.5 | 41.7 |
| Total households | 542 | 29,653 | 78,066 |
| Total persons per HH | 2.7 | 2.6 | 2.7 |
| Average HH income | \$104,651 | \$54,987 | \$58,370 |
| Average house value | \$332,785 | \$203,892 | \$204,760 |

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