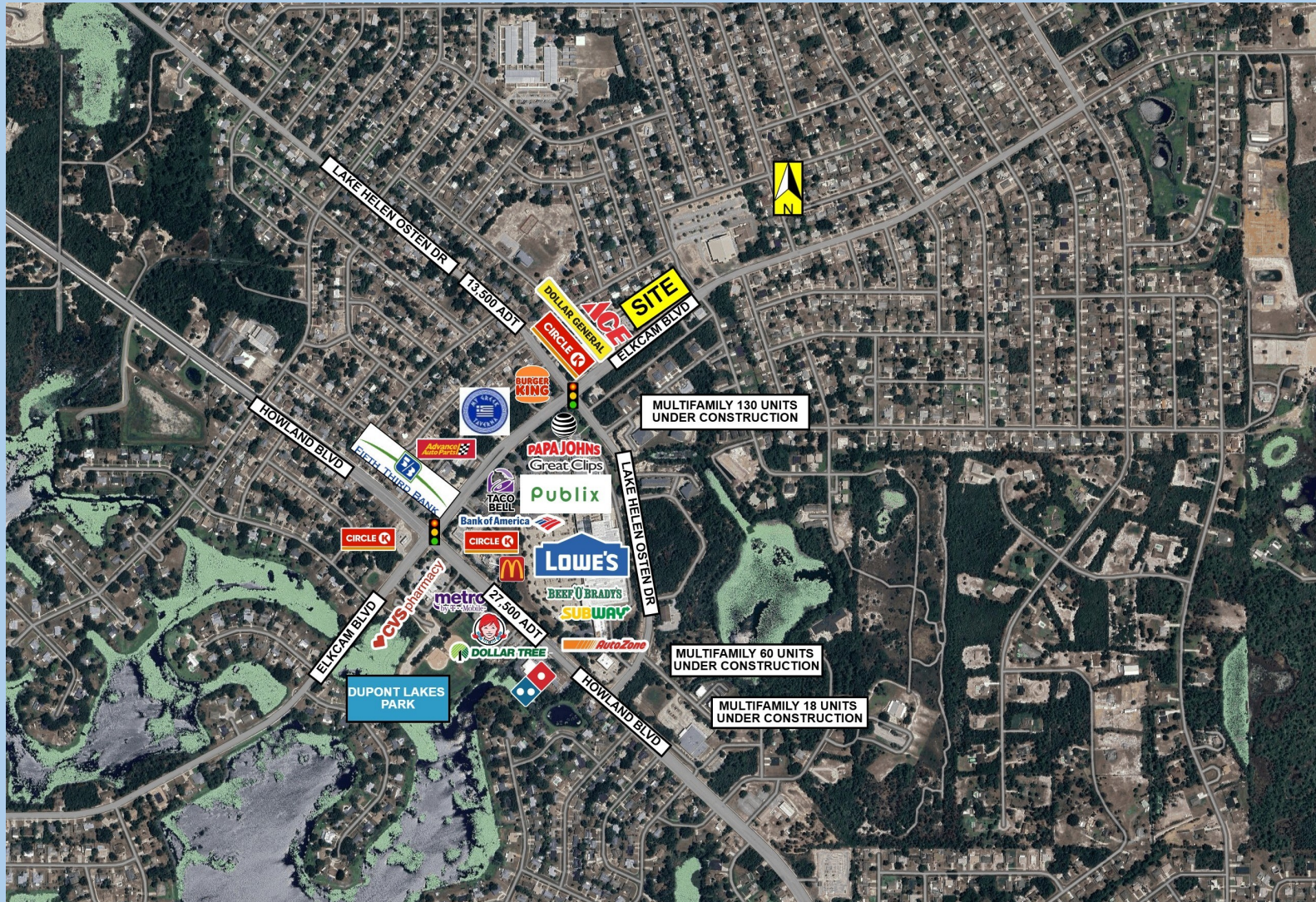


1 ac Commercial Site For Sale in Fast-Growing Deltona

2860 Elkcarn Blvd, Deltona FL 32738



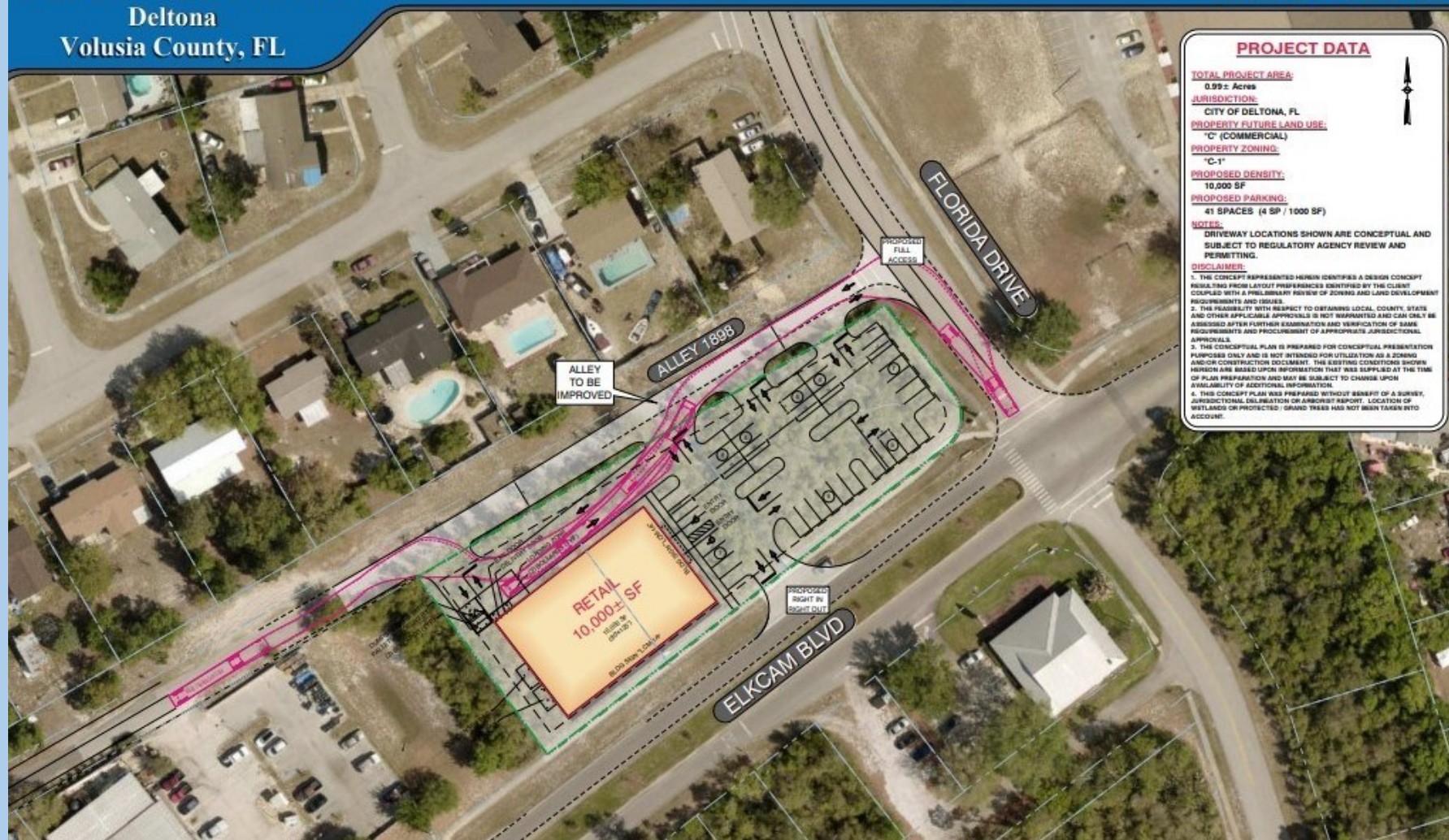
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Conceptual

Elkcam Boulevard & Florida Dr
Deltona
Volusia County, FL

CONCEPT PLAN "B"



PROJECT DATA

TOTAL PROJECT AREA:
0.99 ± Acres

JURISDICTION:
CITY OF DELTONA, FL

PROPERTY FUTURE LAND USE:
"C" (COMMERCIAL)

PROPERTY ZONING:
"C-1"

PROPOSED DENSITY:
10,000 SF

PROPOSED PARKING:
41 SPACES (4 SP / 1000 SF)

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT GUARANTEED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREIN ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ANNOTATED REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.



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Site Close-Up



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Site and Area Information

Site Details:

- .99 +/- ac site, zoned C-1 commercial which allows most retail and QSR
- Site can accommodate up to a 10,000 SF building
- Rough grade, utilities to the site
- Sale Price: \$775,000.00
- Ground Lease: \$70,000/yr

Area Details:

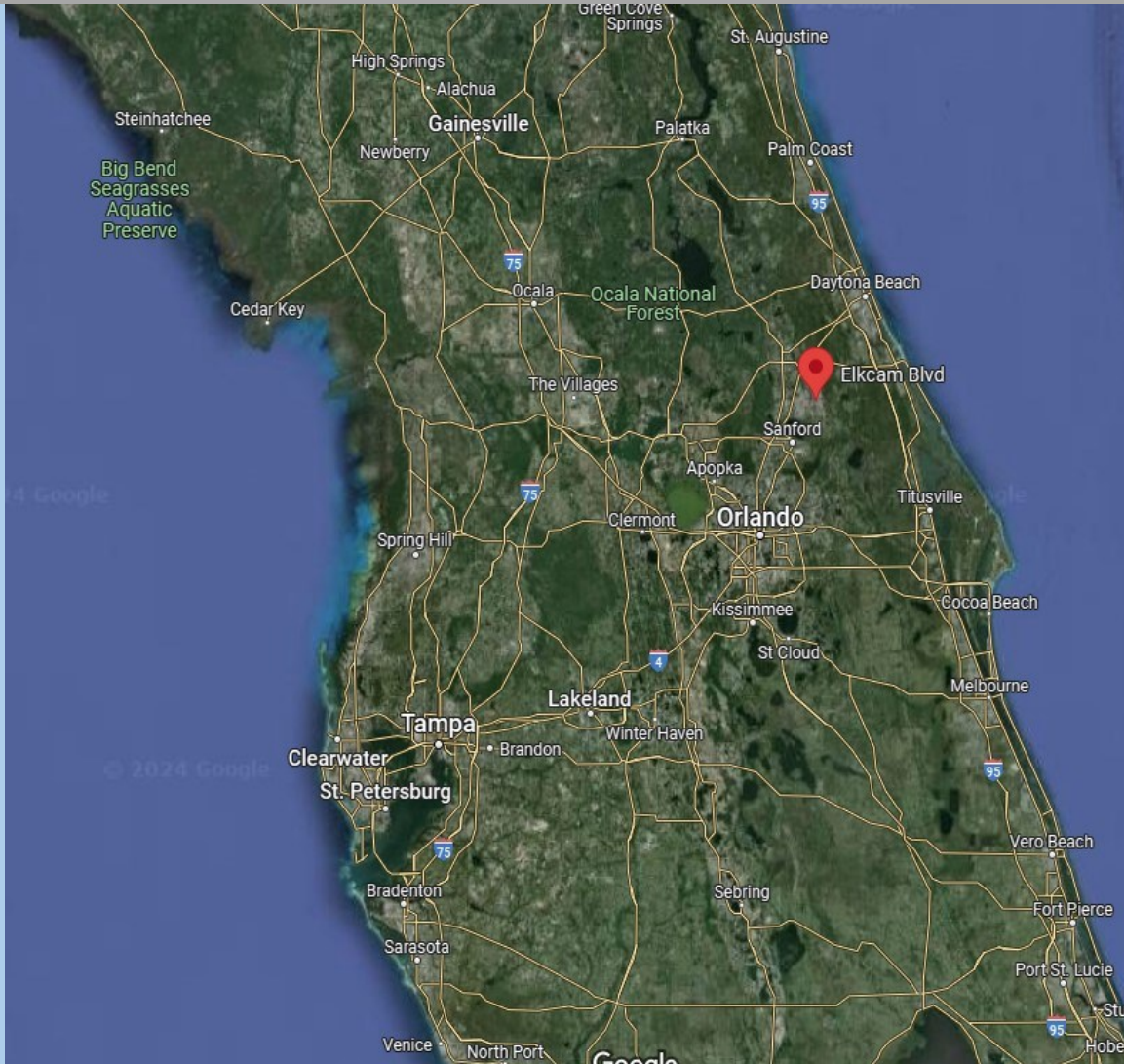
- Fast-growing suburban trade area of The Deltona–Daytona Beach–Ormond Beach, Florida MSA
- Deltona is the largest city in Volusia County and saw a net migration of 10,657 residents in 2020 which ranked 6th highest in the U.S. for cities with less than 1 million residents
- Site adjacent to Ace Hardware. Nearby retailers include Publix,, Lowes, Burger King, Taco Bell, McDonalds, Wendy's, CVS, Walgreens
- Close to the New Advent Health Deltona ER and the New Halifax Health Medical Center
- Site centered in high density of single family and newly constructed multifamily communities.



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Location and Demographics



Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$72,934	\$77,359	\$74,794
Median Age	36.5	37.9	39.1
Population	8,875	41,056	88,287



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