

FOR SALE
HALIFAX CROSSING
HOWLAND BLVD DELTONA, FL 32725



Placed beautifully near I-4 allows the property the ability to become a landmark location. This flourishing area is sure to expand even greater with the implementation of a Sun Rail stop only 8 miles away.

- Situated between Deland and Orange City.
- Located along I-4 and Howland blvd in Deltona, Florida
- Excellent visibility and easily accessible roads with high volume
- Property with Halifax Health, Wawa and McDonalds

PROPERTY HIGHLIGHTS

SIZE:
87.24 ± Acres Total

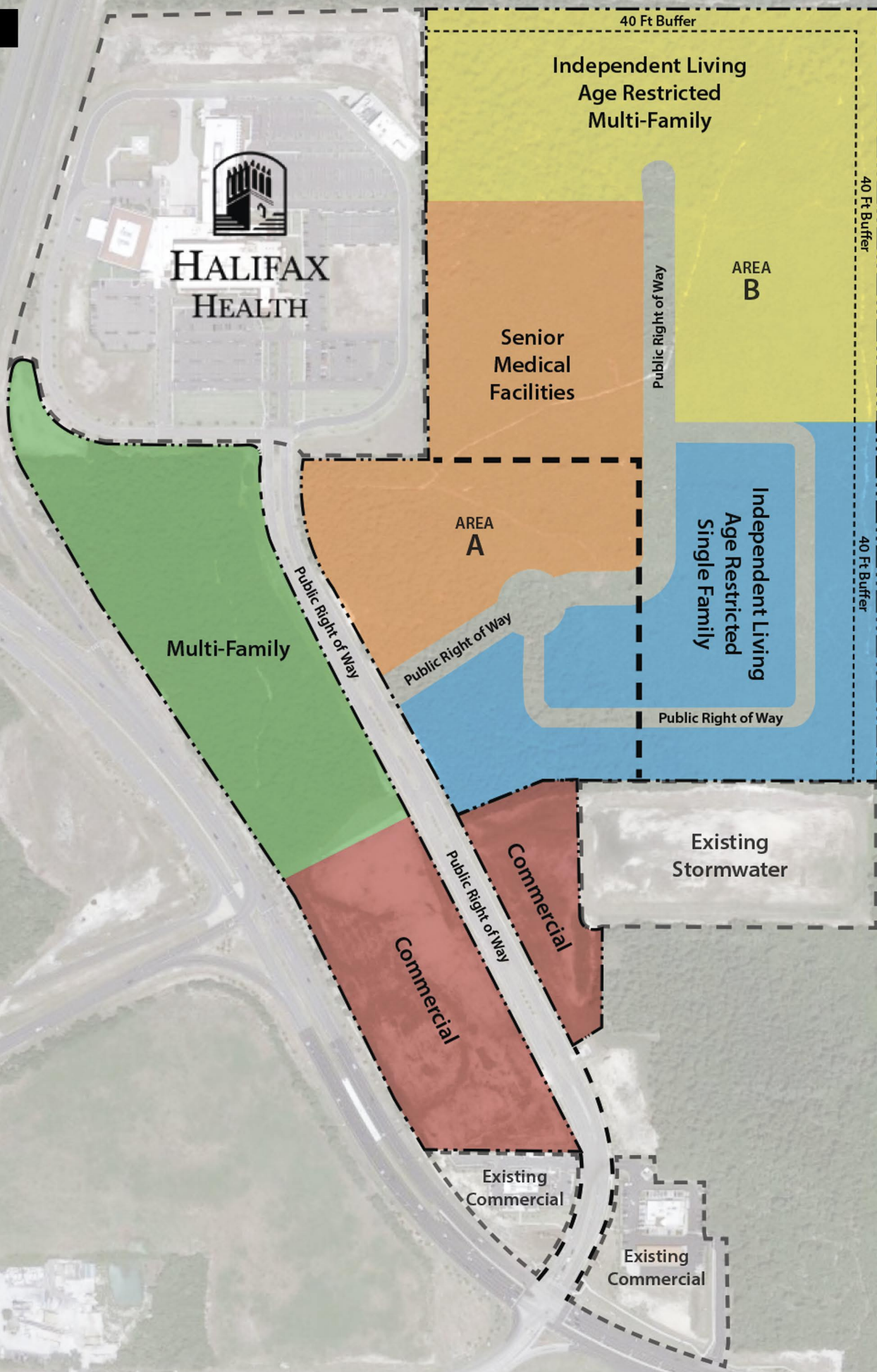
ZONING:
Commercial / Residential

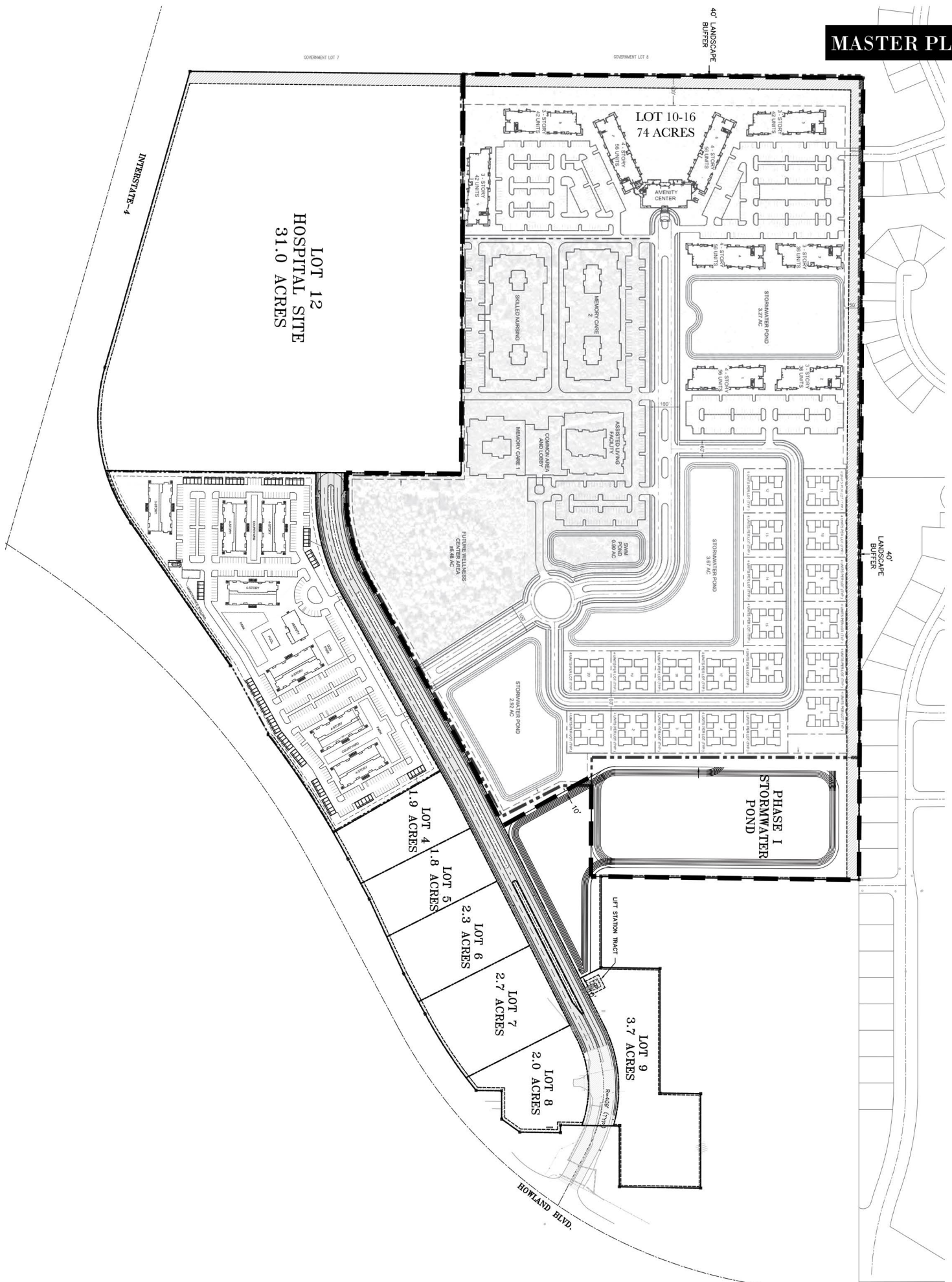
ADDRESS:
Howland Blvd, Deltona, FL 32725

COUNTY:
Volusia County

PRICE:
Please Call

OVERLAY





CONCEPTUAL SITE PLAN 1



SITE DATA

JURISDICTION: CITY OF DELTONA

PARKING REQUIRED

RETAIL = 4 SPACE PER 1,000 SF GFA
23,520 SF / 1,000 x 4 = 94 SPACES

RESTAURANT =
TYPE A: INDOOR SERVICE: 12 SPACES PER 1,000 SF GFA
7,162 SF / 1,000 x 12 = 85.9 OR 86 SPACES
TYPE B: FAST FOOD: 6 RESERVOIR SPACES/SERVICE LANE WITH A MIN.
OF 3 SPACES BEHIND THE ORDER STATION OR MENU, PLUS
10 SPACES / 1,000 SF GFA

HOTEL = 1 SPACE PER RENTAL UNIT PLUS 10% FOR EMPLOYEES
HOTEL A = 142 ROOMS x 1 = 142 + 14.2 (10%) = 156.2 OR
157 SPACES
HOTEL B = 89 ROOMS x 1 = 89 + 8.9 (10%) = 97.9 OR 98
SPACES

COFFEE SHOP W/ DRIVE-THRU/WALK UP
= 10 SPACES PER 1,000 SF GFA
950 SF / 1,000 x 10 = 9.5 = 10 SPACES

HANDICAP SPACES NEEDED:
151-200 SPACES = 6 HC
201-300 SPACES = 7 HC
301-400 SPACES = 8 HC
401-500 SPACES = 9 HC
501-1,000 = 2% OF TOTAL

PARKING PROVIDED

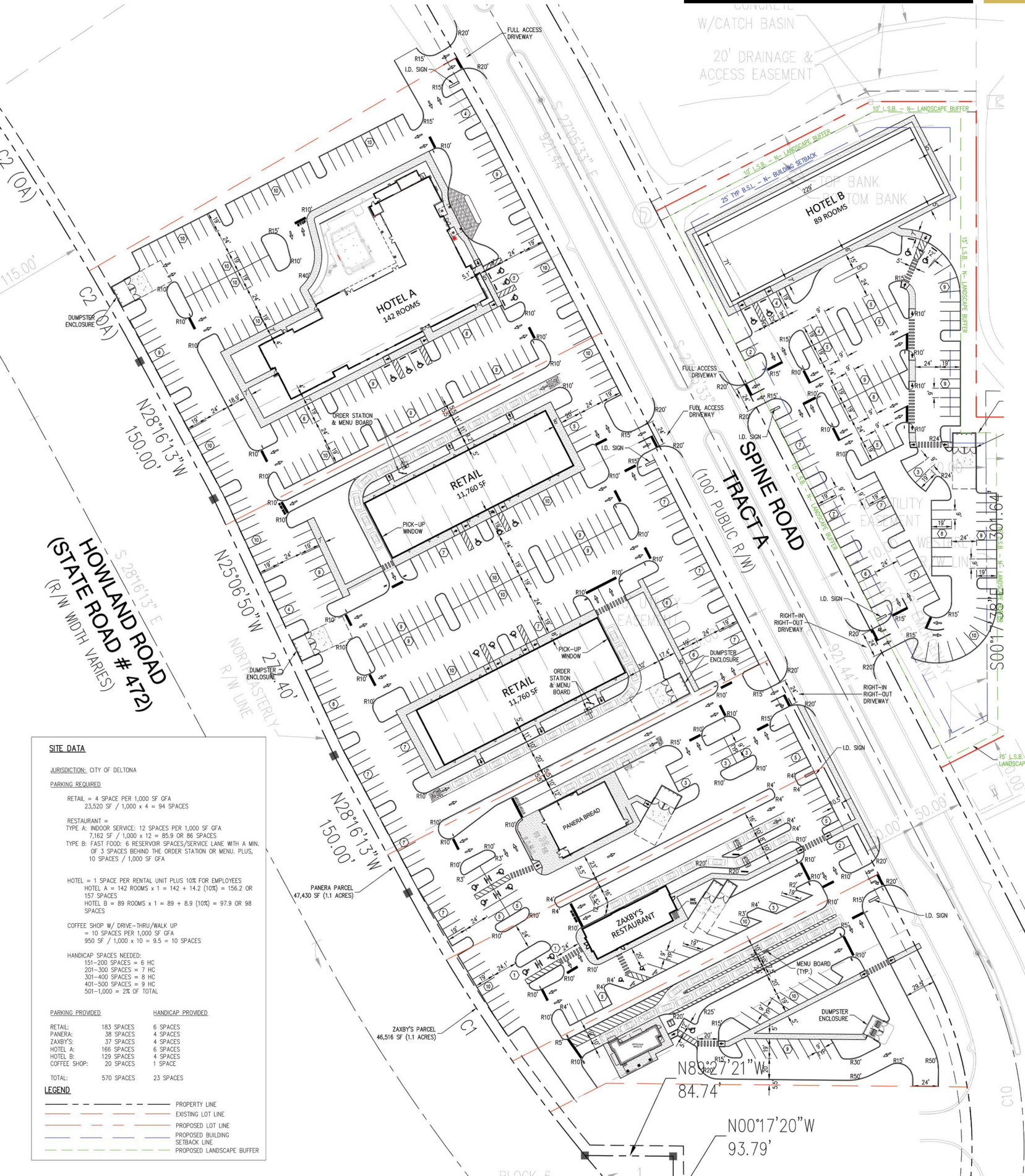
HANDICAP PROVIDED

RETAIL:	183 SPACES	6 SPACES
PANERA:	38 SPACES	4 SPACES
ZAXBY'S:	37 SPACES	4 SPACES
HOTEL A:	166 SPACES	6 SPACES
HOTEL B:	98 SPACES	4 SPACES
COFFEE SHOP:	20 SPACES	1 SPACE
TOTAL:	570 SPACES	23 SPACES

LEGEND

---	PROPERTY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	PROPOSED BUILDING SETBACK LINE
---	PROPOSED LANDSCAPE BUFFER

CONCEPTUAL SITE PLAN 2



SITE DATA

JURISDICTION: CITY OF DELTONA
 PARKING REQUIRED:
 RETAIL = 4 SPACE PER 1,000 SF GFA
 23,520 SF / 1,000 x 4 = 94 SPACES
 RESTAURANT =
 TYPE A: INDOOR SERVICE: 12 SPACES PER 1,000 SF GFA
 7,162 SF / 1,000 x 12 = 85.9 OR 86 SPACES
 TYPE B: FAST FOOD: 6 RESERVOR SPACES/SERVICE LANE WITH A MIN.
 OF 3 SPACES BEHIND THE ORDER STATION OR MENU, PLUS,
 10 SPACES / 1,000 SF GFA
 HOTEL = 1 SPACE PER RENTAL UNIT PLUS 10% FOR EMPLOYEES
 HOTEL A = 142 ROOMS x 1 = 142 + 14.2 (10%) = 156.2 OR
 157 SPACES
 HOTEL B = 89 ROOMS x 1 = 89 + 8.9 (10%) = 97.9 OR 98
 SPACES
 COFFEE SHOP W/ DRIVE-THRU/WALK UP
 = 10 SPACES PER 1,000 SF GFA
 950 SF / 1,000 x 10 = 9.5 = 10 SPACES
 HANDICAP SPACES NEEDED:
 151-200 SPACES = 6 HC
 201-300 SPACES = 7 HC
 301-400 SPACES = 8 HC
 401-500 SPACES = 9 HC
 501-1,000 = 2% OF TOTAL

PARKING PROVIDED	HANDICAP PROVIDED
RETAIL: 183 SPACES	6 SPACES
PANERA: 38 SPACES	4 SPACES
ZAXBY'S: 37 SPACES	4 SPACES
HOTEL A: 166 SPACES	6 SPACES
HOTEL B: 129 SPACES	4 SPACES
COFFEE SHOP: 20 SPACES	1 SPACE
TOTAL: 570 SPACES	23 SPACES

- LEGEND
- PROPERTY LINE
 - EXISTING LOT LINE
 - PROPOSED LOT LINE
 - PROPOSED BUILDING SETBACK LINE
 - PROPOSED LANDSCAPE BUFFER



2 1.4M Sf Amazon Center

Phase 1 opened Q4 2020

3 UF Health | Halifax Hospital

Opened Hospital & MOB Spring 2020

4 Integra - Multi-family

Phase 1 under construction, Phase 2 in permitting
600+ total units over 2 phases

5 Remaining Retail/Office Pads

Pads remaining for auto, restaurant, retail, many
under negotiation

6 Grocery Anchor and Jr Box

Jr Box and shop space next to new Grocery Store

7 NWC Howland/Forest Edge Dev.

4 Ac being developed by BlueRock/RDP

8 Peninsula

Available for many uses

9 Hotel Development

Under Agreement for a new hotel

a 13 Ac Available

Available for many uses

b Portland Industrial Park

Remaining Amazon Excess, in pre-development for another
million SF anchor industrial/manufacturing user.

c Amazon Phase II

Amazon purchased remaining 25 Ac for Phase II, last-mile
development

d 50k Light Industrial/Manufacturing

In pre-development

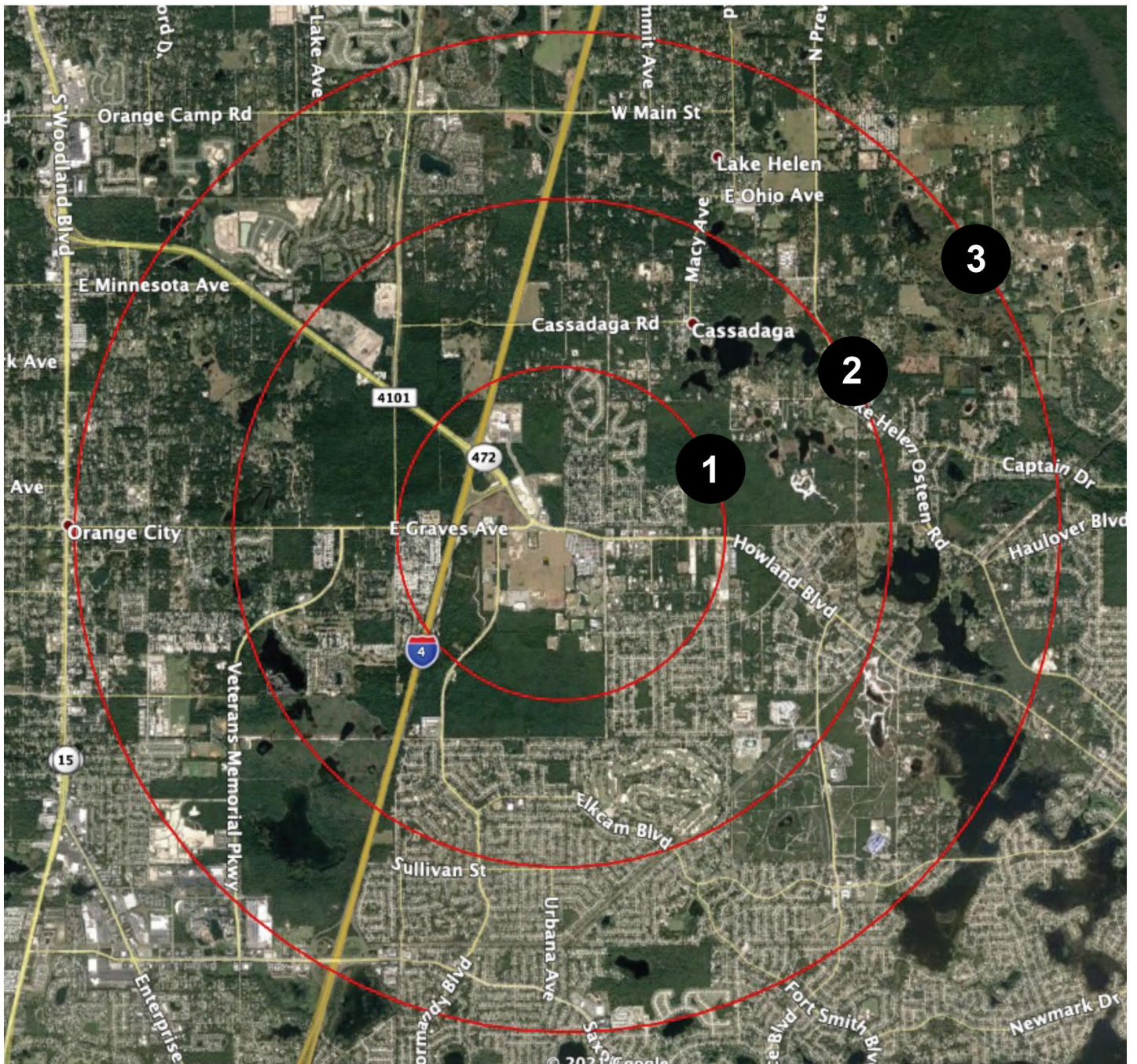
e 15 Ac Available

Available for many uses

f Vertical Self Storage

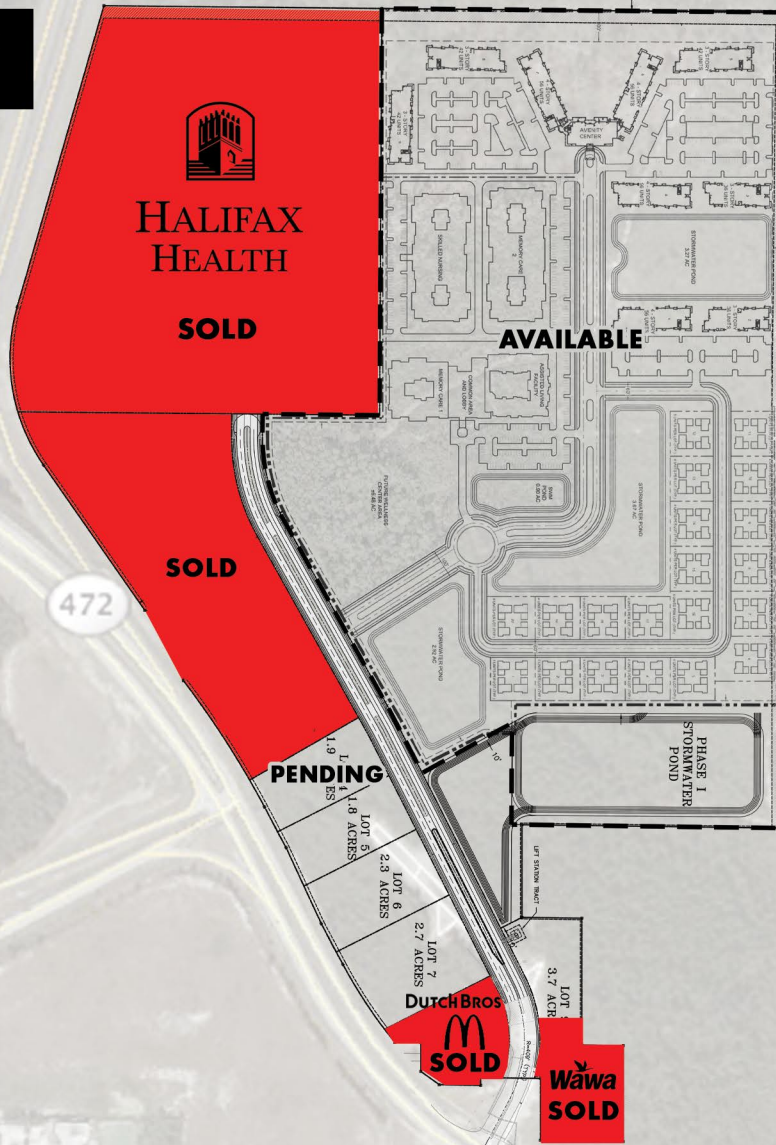
Under agreement to self storage developer

g 600+ New Apartments in development



	1 Mile		3 Miles		5 Miles
Population	3,547	Population	39,099	Population	123,464
Households	1,412	Households	15,213	Households	47,145
Avg HH Size	2.51	Avg HH Size	2.56	Avg HH Size	2.61
Median Age	42.9	Median Age	46.3	Median Age	43.3
Pop Growth	1.21%	Pop Growth	1.40%	Pop Growth	1.14%
Median HH Income	\$66,738	Median HH Income	\$59,436	Median HH Income	\$57,570
Avg HH Income	\$71,761	Avg HH Income	\$72,014	Avg HH Income	\$71,607

HALIFAX CROSSINGS MASTER PLAN



BOBBY LUTHRA

Licensed Real Estate Associate

407-468-0099

bobluthra@pibland.com

OFFICE LOCATION:

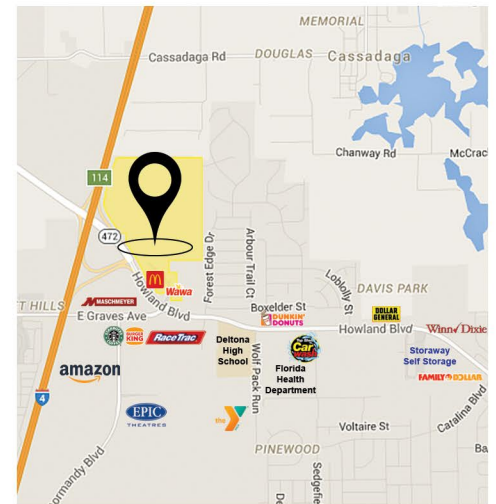
27 N Summerlin Ave
Orlando, FL 32801

www.pibland.com

CONTACT US:

Phone: 407-649-9888

Fax: 407-649-7222



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