

OM

CENTRAL MIDTOWN DELAND IDEAL HOTEL SITE



**7.40
ACRES**

OFFERED AT
\$845K



OVERVIEW

A Prime thoroughfare location for the emergence and comingling of Commercial and Hotel services. First-rate walkability to Beautiful and Historic Downtown DeLand with all its Award-Capturing “America’s Best Main Street” Merchants and Professional Services throughout. The Governing municipality being the Historic City of DeLand with all major utilities desired adjacent or nearby. 7.40 acres total with 396' of frontage along State Rd 44 (E. New York Ave.) with adjacent side streets of Fairview Ave to the West., Frankfort Ave to the East., and Howry Ave to the South. This site is believed to be ready and perfect for development through a planned Hotel / Lodging PD.

LAND & LOCATION DETAILS

GOVERNING MUNICIPALITY: CITY OF DELAND

MAJOR UTILITIES PROVIDER: VOLUSIA COUNTY, CITY OF DELAND,
AND DUKE ENERGY

CURRENT ZONING: C-1 & R-1 MIXED

SITE DIMENSIONS: SQUARE SHAPED 592' X 609' LESS 198' X 196'

FLOOD ZONES: X ONLY

UTILITIES ADJACENT: PUBLIC WATER, SEWER, AND ELECTRIC



**Hotel / Lodging
Site**

JOSHUA J. COCKAYNE



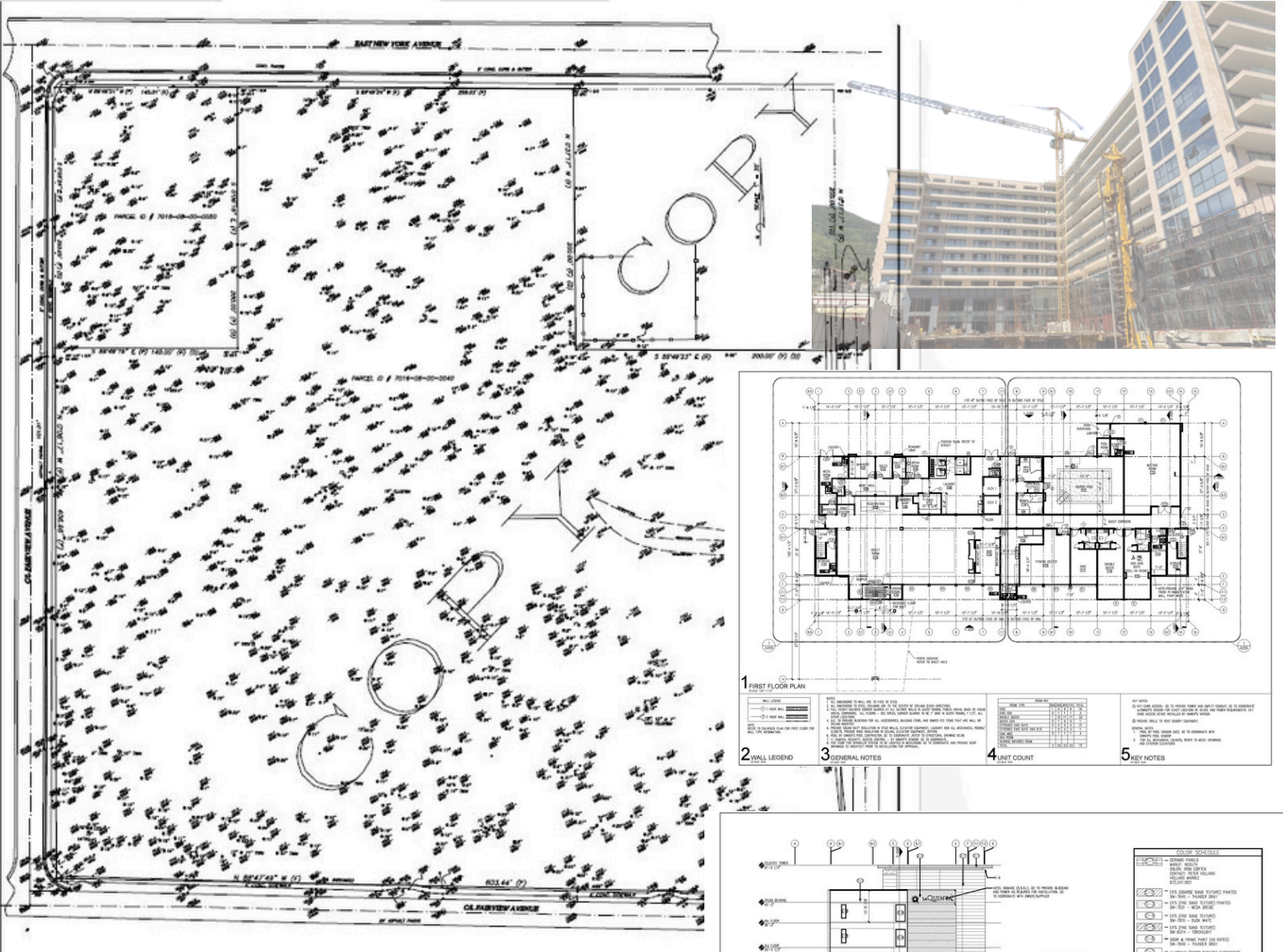
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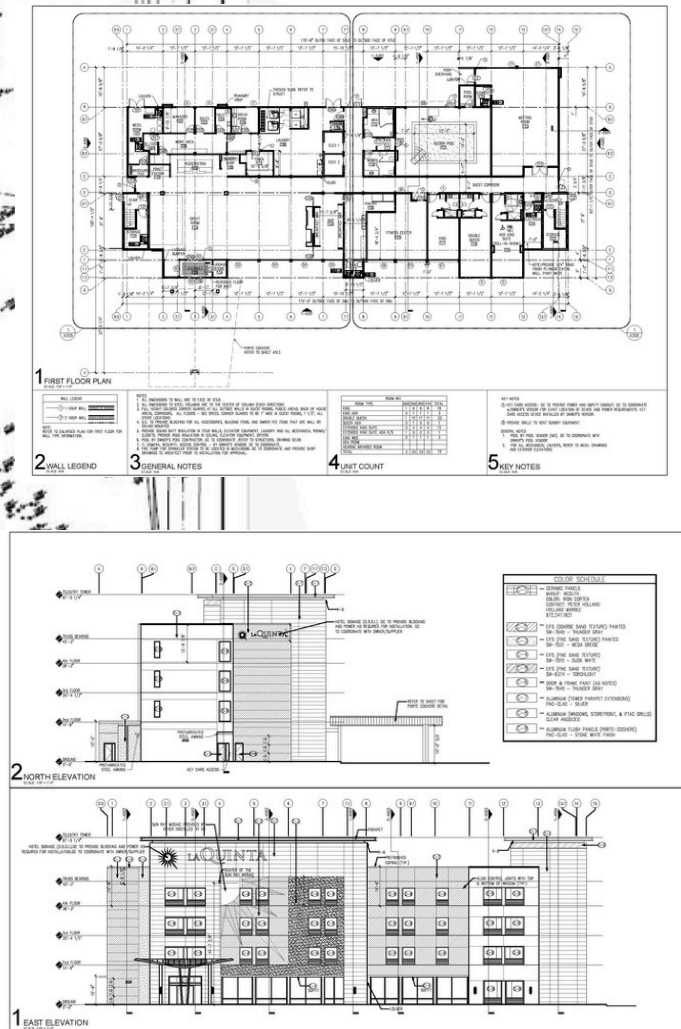
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Environmental Survey Report

Wetland Delineation and Gopher Tortoise Burrow Survey

Volusia County, Florida Parcel ID: 701608000040 and 701608000050



The topo shows the high elevation ridge in place along the North side being along SR 44 at 64' and the low predominate onsite being at 40' of elevation. The combination of both higher-level visibility from SR 44 and the lower elevations throughout the majority to the South provide for fantastic visibility of this Hotel / Lodging Site from the major thoroughfare adjacent on E. New York Ave.