

# I-4 COMMERCIAL / INDUSTRIAL HUB 1.72 AC FRONTING N. NORMANDY BLVD DELTONA, FL 32725

1.72 AC  
COMMERCIAL  
LAND  
FOR SALE

amazon

HALIFAX HEALTH

McDonalds

Wawa

Opening 2025-26

Wendy's  
POPEYES  
verizon

GRAVES AVE

HEARTLAND  
BURGER KING  
RaceTrac

deltona village  
Mixed Development

Deltona  
High  
School



FOR SALE  
1.72  
AC  
74,825  
Sq Ft

ENERGY AVE

INTEGRA MYST

Luxury Apartments  
300 Units  
Under Construction

EPIC  
THEATRES

OPENING  
2024  
The Nutty  
Bavarian

Under Construction  
I-4 LOGISTICS  
PARK

#300  
142,560± SF

#400  
112,860± SF

WORLD  
YMCA

Marcus & Millichap

Daytona Beach - 24 miles  
Downtown Orlando - 29 miles  
Orlando International Airport - 36 miles

DELTONA

DAYTONA  
BEACH

ORLANDO

# NON-ENDORSEMENT & DISCLAIMER NOTICE

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID #ZAE0390371

**Marcus & Millichap**

OFFICES THROUGHOUT THE U.S. AND CANADA  
marcusmillichap.com



# N NORMANDY DRIVE & ENERGY AVE - 1.72 AC COMMERCIAL LAND

N Normandy Blvd, Deltona, FL 32725

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## INVESTMENT OVERVIEW

Marcus & Millichap has a rare opportunity to present a commercial property (1.72 Acres) located at a Traffic Light Intersection for development or investment, fronting a Commercial / Industrial main road in DELTONA, the largest city between Orlando and Jacksonville, Florida.

Forbes Magazine has ranked this area to be the 4th fastest-growing MSA in the country. Development of this key Deltona I-4 interchange has begun with the opening of a 1.4 million Square Foot (SF) Amazon Fulfillment Center followed by the ongoing construction of I-4 Logistics Park; both fronting the same N Normandy Blvd as the subject Property (1.72 Acres) and only a few hundred feet away.

With Integra Apartments 300 units under construction, 300 new units planned, another 600 units under development, and Deltona Village across the street encompassing a plethora of new development ranging from hotels, restaurants and offices, those numbers will continue to explosively grow to critical mass in Deltona, FL., as predicted by Forbes Magazine to be the 4th Fastest Growing MSA in the USA.

## INVESTMENT HIGHLIGHTS

The area newly features Starbucks, Raceway, McDonald's, Burger King, Dollar General, Wawa, Halifax Health / UF Health Hospital, Integra Myst Apartments (300 Apts)

Upcoming Developments: Verizon, Popeyes, Serenity (Industrial, Commercial & Apartments), Halifax Senior Living (600 Apts), Deltona Village (Mixed Development)

Abundant traffic count: 1.72 Acre Commercially Zoned Site with frontage on N Normandy Drive with 10,600 cars/day AADT and easy access to I-4's (exit 114).  
105,000 cars/day AADT

Site Potential:  
Commercial  
Retail  
Restaurant

**ENERGY AVE**



Intersection with  
Traffic Signal



185.98'

**1.72  
AC**

**FOR  
SALE**

402.77'

**74,824.95  
Sq. Ft.**

185.98'

**N NORMANDY BLVD**





Subject Property  
1.72 AC

405'

185'

N Normandy Blvd




Energy Avenue

To Amazon  
Fulfillment  
Center





# OFFERING SUMMARY

 <b>Listing Price</b> <b>\$1,122,000</b>	 <b>Lot Size</b> <b>74,825 SF</b>	 <b>Allowable Buildable SF</b>
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## FINANCIAL

Listing Price	(Parcel 1 \$595,800 + Parcel 2 \$526,200)	\$1,122,000
Price/SF		\$14.99

## OPERATIONAL

Zoning / Allowed Use	Vacant Commercial	
Development Type	Land	
Lot Size	1.72 Acres (74,825 SF)	
Property ID Number (Parcel 1) South Side of Energy Avenue	810706000070	
Property ID Number (Parcel 2)	810704040110	

### Broker Disclosure of Property Assemblage:

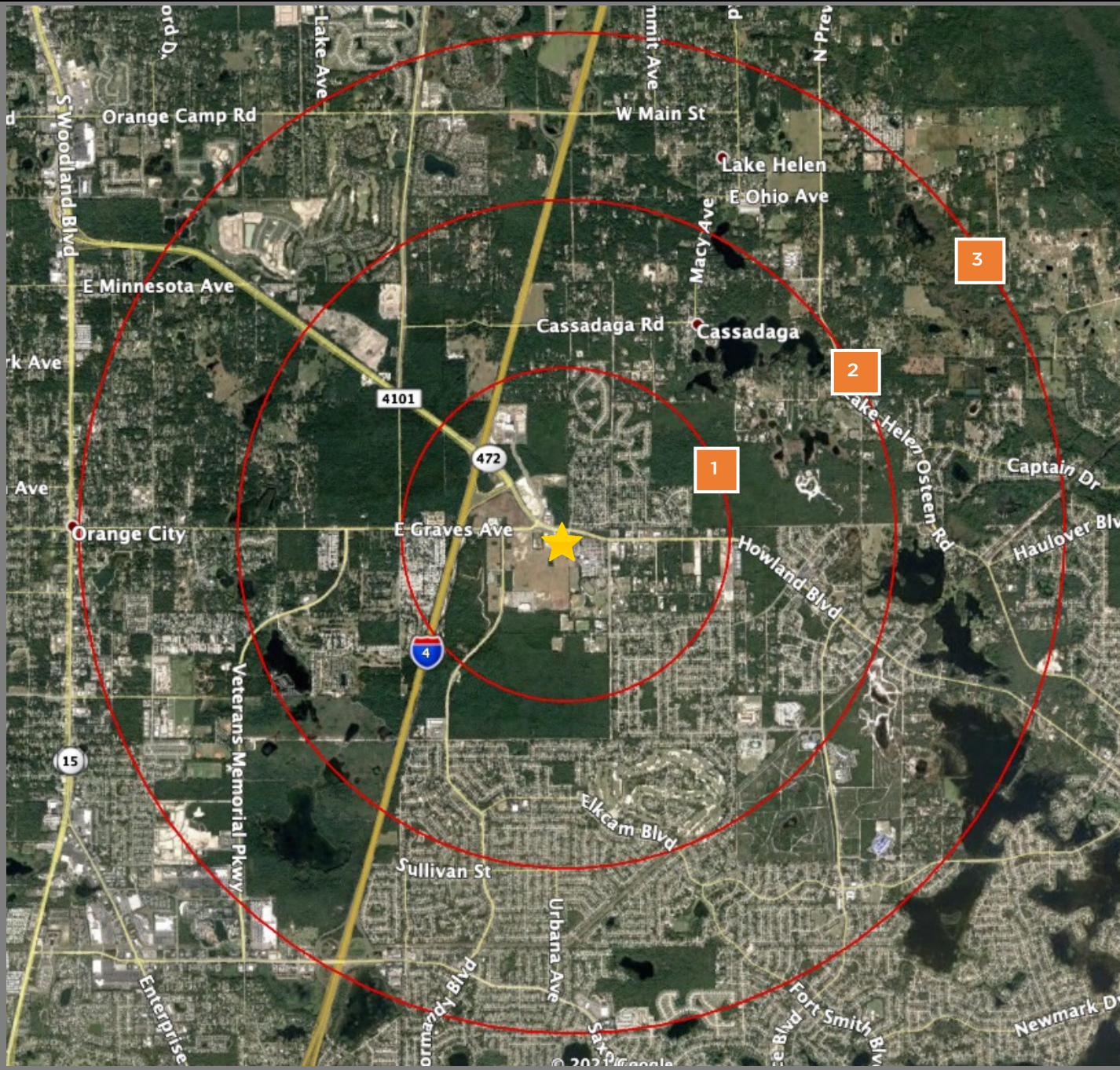
- The Property 1.72 Acres, is an assemblage of Parcel 1 and Parcel 2, per survey
- Parcel 1 and Parcel 2 are to be sold simultaneously to one party under two separate purchase and sale agreements reciting the same price per sq. ft., and contingent on both contracts closing, and closing on the same closing date
- Purchase Price:  
 Parcel 1: Purchase Price: \$ 595,800  
 Parcel 2: Purchase Price: \$ 526,200  
  
**Total Purchase Price: \$ 1,122,000**
- Exclusive Listing Broker:  
 Parcel 1: Leaders Real Estate  
 Parcel 2: Marcus & Millichap
- Brokers are marketing the assembled property 1.72 acres under a mutual written agreement





939 HOLLYWOOD BLVD | DELTONA, FL 32725

PROPERTY FLYER



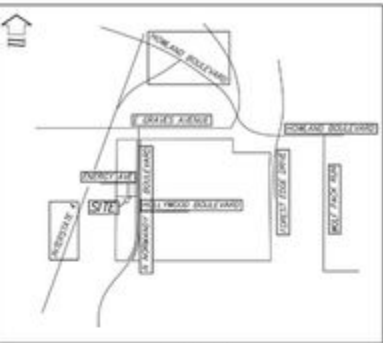
	<u>1 Mile</u>
Population	3,547
Households	1,412
Avg HH Size	2.51
Median Age	42.9
Pop Growth	1.21%
Median HH Income	\$66,738
Avg HH Income	\$71,761

	<u>3 Miles</u>
Population	39,099
Households	15,213
Avg HH Size	2.56
Median Age	46.3
Pop Growth	1.40%
Median HH Income	\$59,436
Avg HH Income	\$72,014

	<u>5 Miles</u>
Population	123,464
Households	47,145
Avg HH Size	2.61
Median Age	43.3
Pop Growth	1.14%
Median HH Income	\$57,570
Avg HH Income	\$71,607



# BOUNDARY SURVEY



VICINITY MAP  
(NOT TO SCALE)



## LEGEND AND ABBREVIATIONS

Symbol	Description
•	Iron nail
•	Iron pipe
•	Iron rod
•	Iron spike
•	Iron pipe cap
•	Iron pipe plug
•	Iron pipe end cap
•	Iron pipe end plug
•	Iron pipe end cap with plug
•	Iron pipe end cap with plug and cap
•	Iron pipe end cap with plug and cap and cap
•	Iron pipe end cap with plug and cap and cap and cap
•	Iron pipe end cap with plug and cap and cap and cap and cap
•	Iron pipe end cap with plug and cap and cap and cap and cap and cap
•	Iron pipe end cap with plug and cap and cap and cap and cap and cap and cap



## LEGAL DESCRIPTION

**PARCEL 1**  
 A PORTION OF LOT 7 DELTONA VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 33, PAGES 190 TO 196 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 31 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE RUN  $N00^{\circ}08'09''W$  ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 7, A DISTANCE OF 809.4 FEET TO THE SOUTH LINE OF THE DAVID ENERGY SUBSTATION AS RECORDED IN OFFICIAL RECORDS BOOK 609A, PAGE 2348 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE RUN ALONG THE BOUNDS OF SAID SUBSTATION THE FOLLOWING THREE COURSES AND DISTANCES:  $S89'34.53'E$ , A DISTANCE OF 280.01 FEET; THENCE RUN  $N00^{\circ}08'09''W$  A DISTANCE OF 16.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE  $N00^{\circ}08'09''W$  ALONG SAID SUBSTATION BOUNDARY, A DISTANCE OF 403.03 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN  $S89'34.53'E$ , A DISTANCE OF 185.47 FEET TO THE WEST RIGHT OF WAY OF NORTH NORMANDY BOULEVARD (AVARIABLE WIDTH RIGHT OF WAY) PER VOLUSIA COUNTY PROJECT 1553; THENCE RUN  $S00^{\circ}27'22''E$  ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 143.54 FEET TO THE CENTERLINE OF THAT CERTAIN 15.00 FEET WIDE ALLEY IN BLOCK 4 OF SAID DAVIS PARK SIXTEENTH ADDITION; THENCE RUN  $N89'39'43''W$  ALONG SAID ALLEY CENTERLINE, A DISTANCE OF 135.25 FEET; THENCE RUN  $S00^{\circ}27'22''E$  ALONG THE WEST LINE OF LOTS 11-20 OF SAID BLOCK 4, A DISTANCE OF 258.34 FEET TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 4 OF SAID DAVIS PARK; THENCE RUN  $N89'39'43''W$  ALONG THE WESTERY EXTENSION OF THE SOUTH LINE OF LOT 10, BLOCK 4, A DISTANCE OF 50.63 FEET TO THE POINT OF BEGINNING.  
 CONTAINING: 38,745.634 SQUARE FEET OR 0.912 ACRES MORE OR LESS.

**PARCEL 2**  
 LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 AND THE SOUTH 1/2 OF THAT CERTAIN 15.00' WIDE PLATTED ALLEY LYING NORTH OF AND ADJACENT TO LOT 11, ALL IN BLOCK 4, DAVIS PARK, SIXTEENTH ADDITION TO ORANGE CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 68, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
 CONTAINING: 35,079.2814 SQUARE FEET OR 0.803 ACRES MORE OR LESS.

## SURVEY NOTES

- BEARINGS SHOWN HEREIN ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD 1983/2011, DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT #15030324-1990, DERIVING A BEARING OF  $N00^{\circ}08'09''W$  ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 31 EAST.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 221270091A VOLUSIA COUNTY, FLORIDA, EFFECTIVE DATE FEBRUARY 28, 2014, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
- NORTH-SOUTH AND EAST-WEST BEARS TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- METLAND AREA, IF EXISTING, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON (COMMERCIAL) 1 FOOT IN 10,000 FEET.
- THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 54-17.06(2C).
- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSW 5381, ON 02/17/2023, PER FAC 54-17.06(2D).
- UNDERGROUND UTILITIES WERE LOCATED BY VISBLE ABOVE GROUND EVIDENCE. OTHER BURIED FACILITIES MAY EXIST THAT WERE NOT LOCATED AS PART OF THIS SURVEY.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE RESOURCES GUARANTY COMPANY COMMITMENT NO. 1923-036, DATED 03/07/2023.
- BEARINGS AND DISTANCES ALONG BOUNDARY LINES ARE MEASURED UNLESS OTHERWISE NOTED AS (S); BEING A LEGAL DESCRIPTION CALL FROM THE PREVIOUS DEED.

## CERTIFIED TO

**RICHARD S. LUCK AS TRUSTEE OF FAMILY LAND TRUST NUMBER 7, DATED 7-15-2022**  
 TITLE RESOURCES GUARANTY COMPANY  
 WALKER & TUCHOFF, P.A.  
 DELTONA METAL HOLDINGS, LLC

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 547.000-052, FLORIDA ADMINISTRATIVE CODE.

**William D. Donley**  
 Digitally signed by William D. Donley  
 Date: 2023.08.01 15:17:03 -0400  
 FLORIDA LICENSED SURVEYOR & MAPPER NO. 155381.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REV	DATE	REASON	BY

**DONLEY CONSULTING GROUP, LLC**  
 210 PARKTOWNE BOULEVARD, SUITE 1  
 EDGEWATER, FLORIDA 32132  
 PHONE: 407.941.4502  
 WWW.DONLEYCONSULTING.COM  
 CERTIFICATE OF AUTHORIZATION NO. LB 8501

A PORTION OF LOT 7 DELTONA VILLAGE & BLOCK 4, DAVIS PARK 16TH ADDITION SECTION 7, TOWNSHIP 18, SOUTH RANGE 31 EAST  
 CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA

BOUNDARY SURVEY for:  
 RICHARD S. LUCK AS TRUSTEE OF FAMILY TRUST NUMBER 7, DATED 7-15-2022

DATE	BY	PROJECT NO.
02/17/23	WDD	105.002





# G&S Good Environmental, Inc.

Consultants In: Phase I & II Environmental Site Assessments • Soil & Groundwater Testing  
Tank Closure • Asbestos Surveys • Indoor Air Quality • Contamination Assessments

July 3, 2023

Family Land Trust Agreement Number 7, Dated 7-15-2022  
Mr. Richard Luck, as Trustee

S.  
Attention: Mr. Richard Luck

Reference: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Vacant Land

Energy Ave. @ N. Normandy Blvd

Deltona, Volusia County, Florida

G&S Project No. 6653-001-06

G&S Report No. 11381

Bill add: Parcel ID No: 8107-0404-0110

Parcel ID No: 8107-0600-0070

less area N of Energy Ave.

Dear Mr. Luck:

G&S Good Environmental, Inc. (G&S) has completed a Phase I Environmental Site Assessment (ESA) Report in significant compliance with the American Society for Testing and Materials (ASTM) Format E1537-21 for the above referenced property. The purpose of this evaluation was to identify recognized environmental conditions as described in ASTM E1537-21.

- Based on the results of the Phase I ESA conducted at the referenced property, G&S found no evidence of recognized environmental conditions (RECs) associated with the subject property. Based on our current findings it is our opinion that further environmental assessment is not warranted at this time.

Please contact our office if you have any questions regarding this report.

Respectfully submitted,

**G&S Good Environmental, Inc.**

Bill Good, P.G.  
Professional Geologist

## BROKER OF RECORD

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### Ryan Nee

Florida Broker Of Record

5900 N Andrews Ave., Ste. 100 Fort Lauderdale, FL 33309

(954) 245-3400

License: BK3154667