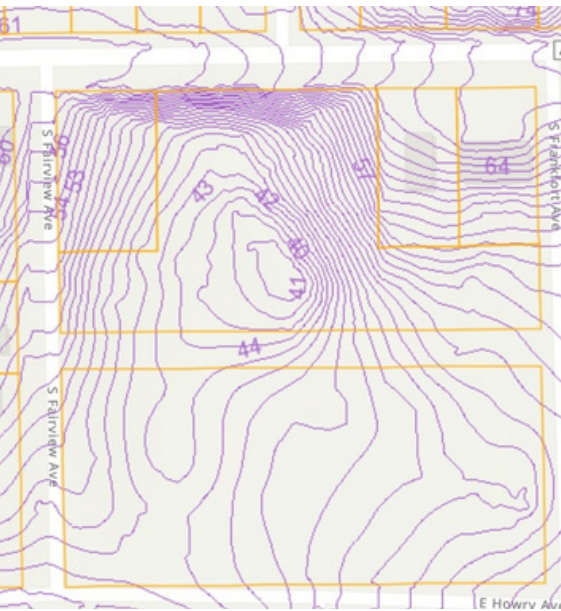


OM

CENTRAL MIDTOWN DELAND MEDICAL/PROFESSIONAL SITE



**7.40
ACRES**

OFFERED AT
\$895K



OFFERING OVERVIEW

A Healthy Inclusive location for the emergence and comingling of Medical and Professional 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 Medical/Professional 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



Medical & Professional
Mixed Site

JOSHUA J. COCKAYNE

407-790-8080
cockaynerealestate@gmail.com

101 N. Woodland Blvd
Suite 100
DeLand, FL 32720

CENTRAL MIDTOWN DELAND MEDICAL/PROFESSIONAL SITE



TREE LEGEND	
○	OAK
●	BAY
△	CHINABERRY
▲	CEDAR
◇	PALM
□	WILD CHERRY
■	EAR (RAINTREE)
■	CAMPHOR

Palmer Biological Services - 817 East 15th Avenue - New Smyrna Beach, Florida 32169
Wetland Delineation Aerial Sketchmap



The entire site is uplands



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 Medical/Professional development from the major thoroughfare peering down from adjacent E. New York Ave.