



\$1,200,000 - SELLER FINANCING AVAILABLE



# For Sale

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1.89 AC Land Parcel with Development Plan Option

130 Miller Road

Orange City, FL 32763

**Scott Edwards**

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# Property Overview

Introducing Miller Road Centre at 130 Miller Road, a fully entitled flex office/warehouse development opportunity in Orange City, Florida, within the growing West Volusia submarket. The 1.89-acre site is approved for up to 17,891 SF across up to 10 flex units, offering flexible sizing and the ability to lease or sell units within a planned condo association structure. Strategically located just half a block from U.S. Highway 17/92 with traffic counts of 27,000–30,000 vehicles

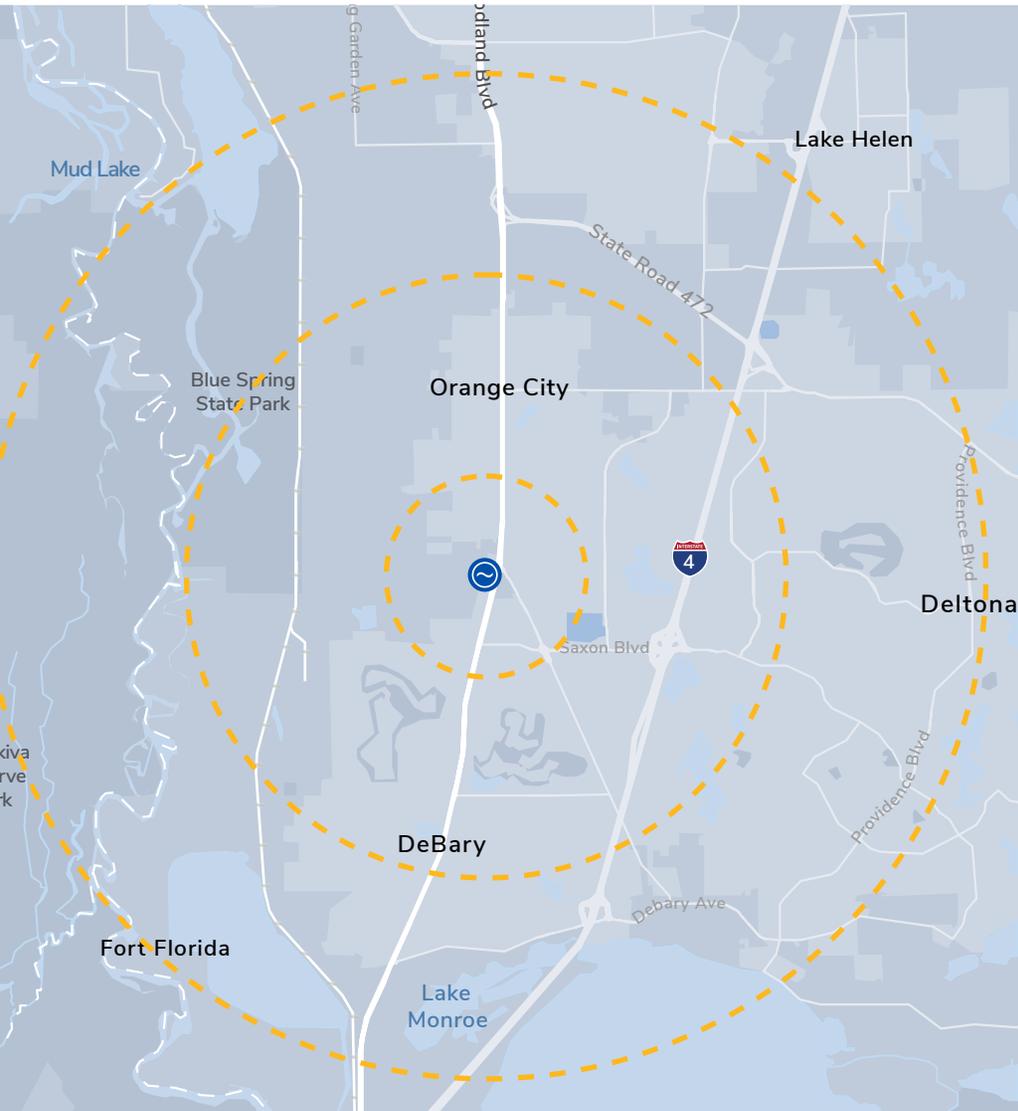
per day and minutes from I-4, the property benefits from strong regional connectivity and visibility. The project is offered as-is with a completed Development Order, architectural plans, and impact fees paid, providing a streamlined path to development. The owner is open to seller financing up to 70% or a joint venture, presenting an attractive opportunity for developers or investors seeking a fully approved, infill flex product in a high-growth Central Florida market.





## Property Highlights

- Privately owned land parcel
- Lot size ±1.89 AC (82,764 SF)
- Commercial / Industrial land parcel
- CG-1 General Commercial zoning
- Fully approved for up to 17,891 SF of flex office/warehouse development
- Development Order, architectural plans, and impact fees paid (included)
- Potential for up to 10 flex units in planned development concept
- Located in Volusia County, Orange City, Florida
- Near Interstate 4 with access to I-95 and I-75 within approximately 20 miles
- Turnkey development opportunity with entitlements in place



## Location Overview

130 Miller Road is strategically positioned within the Orange City / Deltona submarket of Volusia County—an established North Orlando commuter corridor that continues to experience residential growth driven by affordability relative to Seminole and Orange Counties. The site benefits from immediate access to S Volusia Ave (US-17/92) and is located approximately:

### KEY DISTANCES

- **US-17/92 (S Volusia Ave):** 0.4 Miles
- **I-4 Interchange:** 2.8 Miles
- **Deltona:** 4.5 Miles
- **DeLand:** 6 Miles
- **Lake Mary:** 13 Miles
- **Sanford International Airport:** 19 Miles
- **Downtown Orlando:** 28 Miles
- **Daytona Beach:** 31 Miles

| RADIUS | POPULATION | AVG. HH INCOME | AVG. AGE |
|--------|------------|----------------|----------|
| 1 Mile | 7,631      | \$90,130       | 49       |
| 3 Mile | 54,112     | \$86,407       | 45       |
| 5 Mile | 106,860    | \$86,966       | 44       |

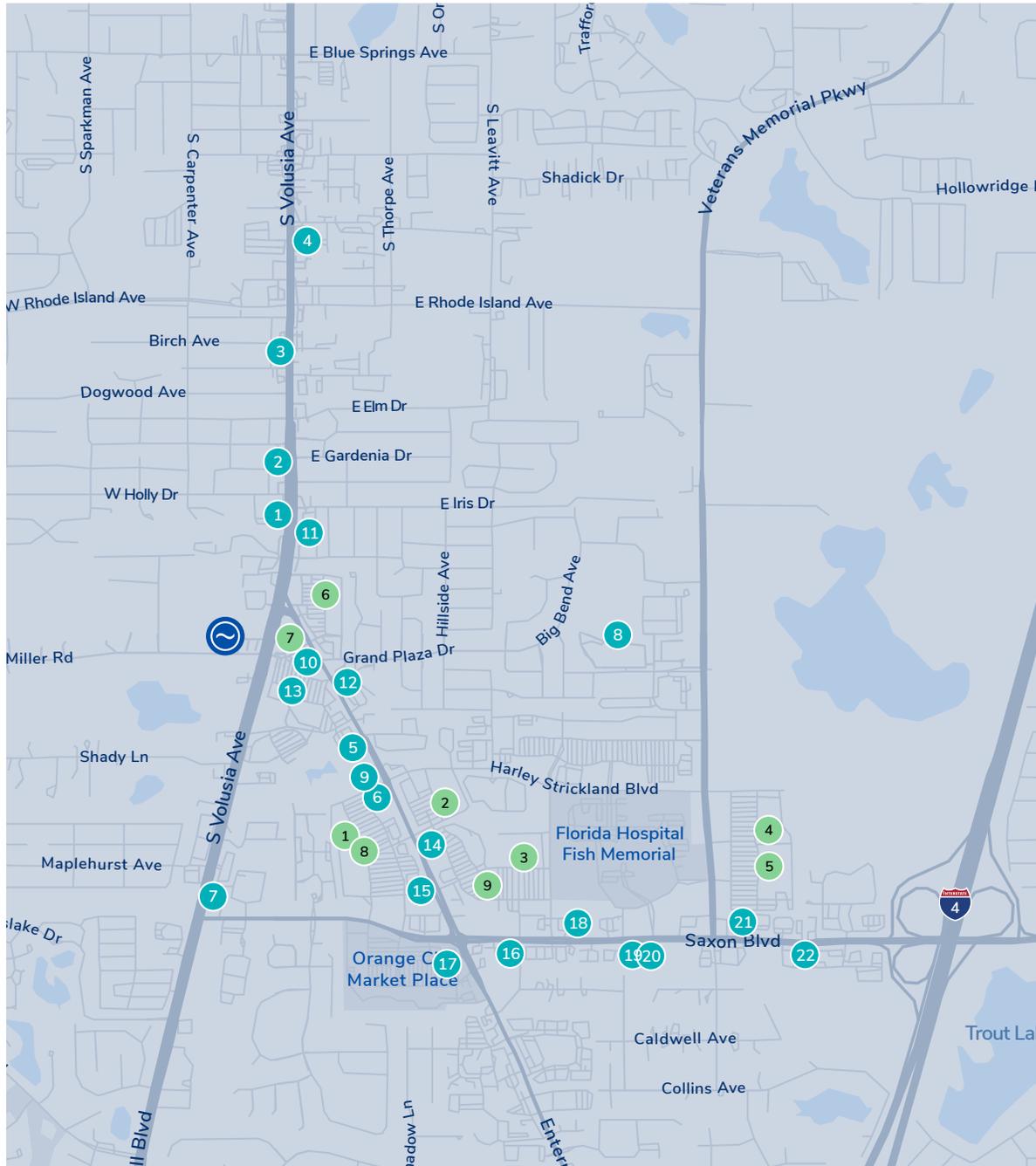
# Amenities

## SHOPPING

- 1 Publix Super Market at Crown Centre
- 2 Target
- 3 Lowe's Home Improvement
- 4 The Home Depot
- 5 Walmart Supercenter
- 6 Harbor Freight
- 7 CVS Pharmacy
- 8 Crown Centre Plaza
- 9 Hobby Lobby

## RESTURANTS

- 1 Mi Tierra Authentic Mexican Restaurant
- 2 Wendy's
- 3 Gram's Kitchen
- 4 Riverwalk Pizzeria & Brew Pub
- 5 Texas Roadhouse
- 6 Olive Garden Italian Restaurant
- 7 Ellianos Coffee
- 8 Expo TEA Treats
- 9 Wawa
- 10 McDonald's
- 11 La Hacienda Mexican Restaurant
- 12 Arby's
- 13 Cicis Pizza
- 14 Applebee's Grill + Bar
- 15 Taco Bell
- 16 Five Guys
- 17 BoriChino Restaurant -Orange City
- 18 Chili's Grill & Bar
- 19 Denny's
- 20 Sonny's BBQ
- 21 Chick-fil-A
- 22 Lelo's BBQ



130 Miller Road | Orange City, FL



Let's Connect

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