

# 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

EXCLUSIVELY PRESENTED BY:  
MARCUS & MILLICHAP

RICHARD LUCK, ALC  
BROKER ASSOCIATE  
(305) 726-7444

LONDON LUCK  
BROKER ASSOCIATE  
(305) 527-2207

OPENING 2024  
The Nutty Bavarian

EPIC THEATRES

Under Construction  
I-4 LOGISTICS PARK

WORLD YMCA

Marcus & Millichap



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

#300 142,560± SF  
#400 112,860± SF



# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## SPECIAL COVID-19 NOTICE

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

---

## 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'

403.03'

**N NORMANDY BLVD**

**74,824.95  
Sq. Ft.**

185.98'





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>
---	--	--

## 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:

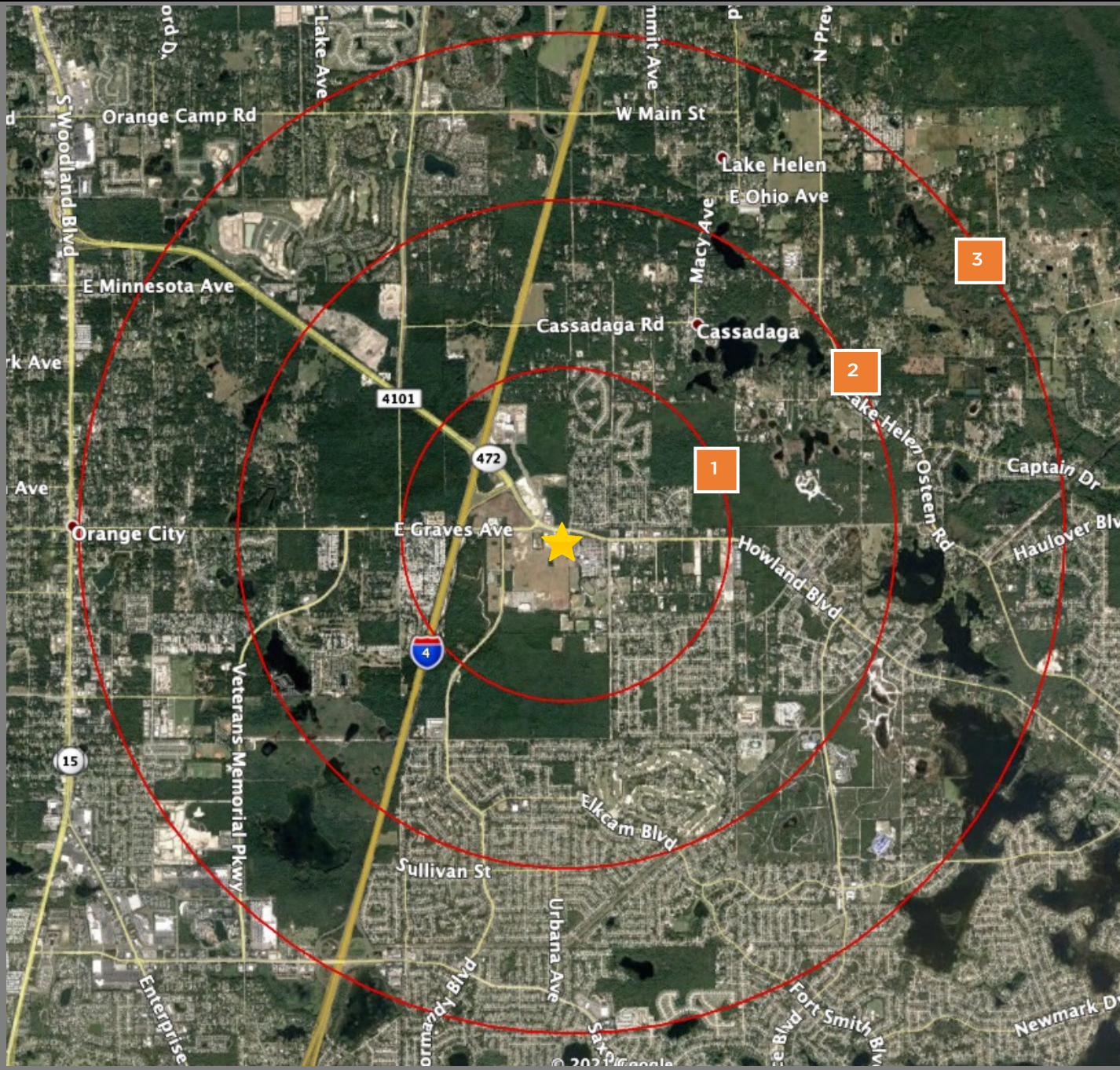
- The Property 1.72 Acres, is an assemblage of Parcel 1 and Parcel 2, per survey
- Parcel 1 and Parcel 2 are to be sold simultaneously to one party under two separate purchase and sale agreements reciting the same price per sq. ft., and contingent on both contracts closing, and closing on the same closing 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









# 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

---

### Ryan Nee

Florida Broker Of Record

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

(954) 245-3400

License: BK3154667