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NON-ENDORSEMENT 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



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

185.98'

1.72

403.03

AC FORE

402.77

NORMANDY

74,824.95 Sq. Ft.

185.98'

Intersection with **Traffic Signal**







OFFERING SUMMARY



Listing Price **\$1,122,000**



Lot Size **74,825 SF**



Allowable Buildable SF

FINANCIAL

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

OPERATIONAL

Zoning / Allowed Use	Vacant Commercial
Zonnig / Allowed Ose	vacant Commerciai
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:

- 1. 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
- 3. Purchase Price:

Parcel 1: Purchase Price: \$ 595,800 Parcel 2: Purchase Price: \$ 526,200

Total Purchase Price: \$1,122,000

4. Exclusive Listing Broker: Parcel 1: Leaders Real Estate Parcel 2: Marcus & Millichap

5. Brokers are marketing the assembled property 1.72 acres under a mutual written agreement





Sullivan St

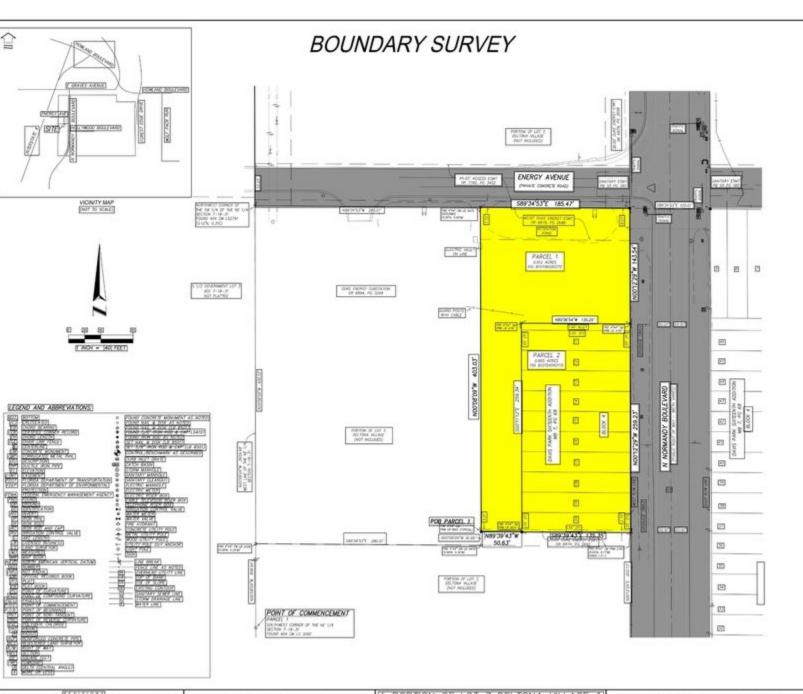
Orange City

DELTONA VILLAGE - DEMOGRAPHICS

939 HOLLYWOOD BLVD | DELTONA, FL 32725 PROPERTY FLYER 1 Mile Population 3,547 Households 1,412 Orange Camp Rd Avg HH Size 2.51 Lake Helen 42.9 Median Age υ E Ohio Ave Pop Growth 1.21% Median HH Income \$66,738 E Minnesota Ave \$71,761 Avg HH Income Cassadaga Rd Cassadaga

3 Miles	
39,099	
15,213	
2.56	
46.3	
1.40%	
\$59,436	
\$72,014	

	5 Miles
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



LEGAL DESCRIPTION:

ujenn i

A PORTION OF LOT I, DELTONA VILLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 35, FRACES 180-107 NBS OF THE PUBLIC RECORDS OF VALUESA COUNTY, FLORESA, LINGS WIN DIE NORTHEAST L/A OF SECTION 7, TOWNSHIP NB SOUTH, RANCE 31 EAST, BEING MORE PHATELEARLY ESCORDED AS POLICINE.

BOON AT THE SOUTHWEST CONNER OF THE MORTHWAST \$74 OF SAID SECTION 7; THENCE REN MODITION WAS THE REST HAT OF THE MORTHWAST \$74 OF SECTION 7; A DISTANCE OF 900-84 FIGET TO BE SOUTH HAD OF THE GOOD RENDERS SHIPSTAND AS RECORDED OF RETHON, RECORDS BOOK 6894. FACE 3345 OF THE FIRENCE RECORDS OF VOLUME COUNTY, FLORINGA-PROVED REN. ALONG THE BOUNDES OF SAID SHEET THE PROVED RENT MODITORY AS DISTANCE OF SERVICE SHEET-SELF, A DISTANCE OF 380-01 FEET, THENCE RENT MODITORY AS DISTANCE OF SERVICE TO THE PROVINCE OF SELFON FEET TO BE AND REST CONNER THE SHEET SHEET SHEET AND SOUNDARY, A DISTANCE OF SELFON FEET TO BE AND REST CONNER THE SHEET SHEET AND SOUTH SHEET SHEET OF SELFON FEET TO BE AND REST OF SHEET SHEET SHEET SHEET AND SOUTH SHEET SHEET SHEET SHEET TO SHEET S TISSUS FEETS THENCE HIM SOUTHTEE ALONG THE MEST LINE OF LOTS TH-20 OF SMO BLOCK A A DISTANCE OF 250-BM FEET TO THE SOUTHMEST CORNER OF LOT 20, BLOCK A OF SMO DAMS PARKS: DEVICE HIM MINISTERS ALONG THE MESTIRE? EXTENSION OF THE SOUTH LINE OF LOT 20, BLOCK A DISTANCE OF SOUTHERS OF THE MESTIRE? EXTENSION OF THE SOUTH LINE OF LOT 20, BLOCK A DISTANCE OF SOUTHERS AND THE SOUTH LINE OF LOTS.

CONTAINING 38,745.634 SQUARE FEET ON 0.912 ACRES WORE OR LESS.

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 MOREN OF AND ADJACENT TO LOT 11, ALL IN BLOCK 4, DAING PARK, SYSTEM THE ADDITION TO GRANGE CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 7, PAGE 68, OF THE PARKLY RECORDS OF VICLUSIA COUNTY, RIGHEDA

CONTAINING: 25,079,2814 SQUARE FEET OR GROS ACRES MORE OR LESS

- BEARINGS SHOWN HEREDN ARE REFERENCED TO FLORIDA STATE FLAME COORDINATES.

 ASST. IZHE, THAD SHASE/2017, DEPINED FROM the FLORIDA GENAPHINNS OF

 THRESPORTATION COUNTING, MOREMENT SHSSIZEST-1990, CORPORA & ALBARNO OF

 ADDITION'S ALOND THE MEST LINE OF THE MORTHERST 1/4 OF SECTION 7, TOWNSHIP

 IS SOVIN, ARMON TO REST. LINE OF THE MORTHERST 1/4 OF SECTION 7, TOWNSHIP

 IS SOVIN, ARMON TO REST.
- ACCORDING TO FEDERAL EMPROPHICY WANAGEMENT AGENCY'S FLOOD WILLRANGE BATE AND FERMY PARES NO. 1212/2008/01. VOLUBA COUNTY, FLORIGA, EFFECTIVE DATE FERMANY IS, 2014. THE PROPERTY DESCRIPCE MERCH LIES WITHIN JOHE "X" AND DOES NOT LE MENN A 100 YEAR FLOOD HAZARD AREA.
- MORTH-SOUTH AND EAST-WEST HES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE MASED ON CARDINAL DIRECTION
- METLAND AREAS, IF EXISTING, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.
- THE ADDIRACT OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OF EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON (COMMERCIAL) I
- THE ELECTRONIC SOMMER HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) SH-17 042(3).
- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM & DONLEY, PSW 5381; ON 07/31/2023, PER FAC 5J-17.062(2).
- UNDERGROUND UTENTES MERE LOCATED BY VISIBLE ABOVE GROUND EVIDENCE. OTHER BURNED FACULTIES MAY EXIST THAT MERE NOT LOCATED AS PART OF THIS SURVEY.
- DISCREPANCE FOUNDATIONS WHIN NOT LOCATED AS PART OF THIS SURVEY.
- THIS SURVEY WAS PROPARED WITH THE BONOTH OF THE RESOURCES QUARANTY COMPANY COMMISSENT AG. TR25-G36, 24 TED 07/07/2023.
- BEARINGS AND DISTRICES ALONG BOLADARY LINES ARE MEASURED UNLESS OTHERWISE NOTED AS (S). BEING A LEGAL DESCRIPTION CALL FROM THE PREVIOUS DEED

CERTIFIED TO PROMINE S. LUCK AS PRESTEE OF VAMILY LAND DRUST NUMBER 2, DATED 7-15-2022 TITLE RESOURCES QUARANTY COMPANY

SURVEYOR'S CERTIFICATE:

SURVEY FOR S CENTRALATE: I PERSON CERTY THIS SURVEY MEETS THE APPLICATEL "MINIMUM TECHNICAL STANDARDS" AS BET FORTH MY THE ALORDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AN MILE BUT 2000-052, PLORDA ADMINISTRATIVE CODE.

William Digitally signed by William O'Cooley D Donley (35.1763 - 64.00)

ELIAN D. DONLEY LORDA LICENSED SURVEYOR & WAPPER NO. LISSEN

THIS SURJECT IS NOT VALID METHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPIOR.

(9,7%)	0	ND DIA!	PROJECT NO. E05.002)
MOLCO FE T A 2	1	8778778	
DESTRUCTOR D	ED	(S2000303)	
[77/11/23]	ED	E23	(* = 40)



NO. INC.

STATE OF

FO DATE DAME DONLEY CONSULTING GROUP, LLC

210 PARKTOWNE BOULEVARD, SUITE 1 EDGEWATER FLOREA 32132 Presid: 407.547.4552 WWW.DONLEYCOASULTING.COM CERTIFICATE OF AUTHORIDATION 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



July 3, 2023

Family Land Trustx 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

Bill add: Parcel ID No: 8107-0404-0110 Parcel ID No: 8107-0600-0070

G&S Report No. 11381

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

Ria W. Sheet

BROKER OF RECORD

Ryan Nee

Florida Broker Of Record 5900 N Andrews Ave., Ste. 100 Fort Lauderdale, FL 33309 (954) 245-3400 License: BK3154667

Marcus & Millichap