

SALE

Deland Gateway, a 45 acre mixed-use development site

2575 OLD DAYTONA

Deland, FL 32724

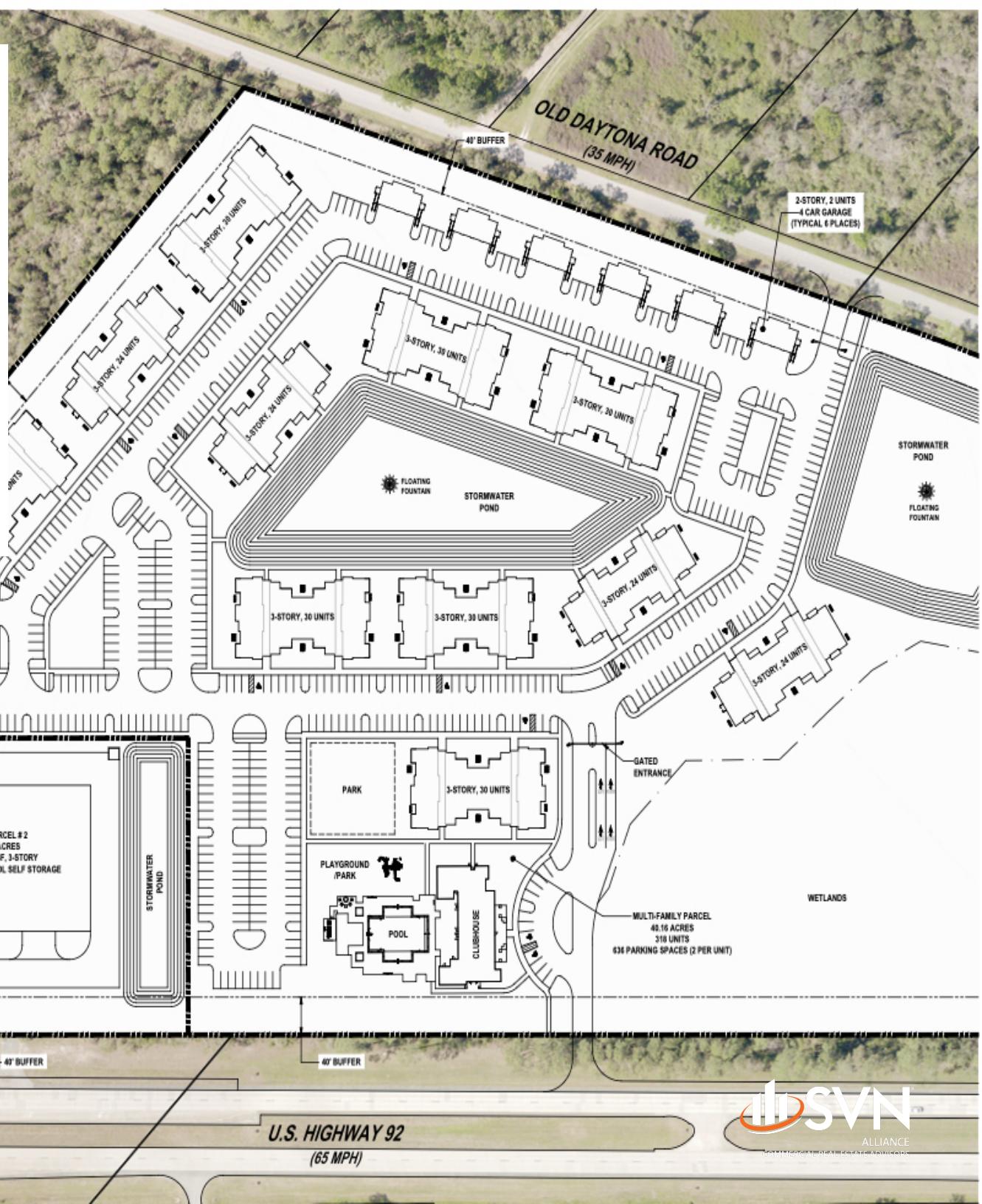
PRESENTED BY:

CHRIS BUTERA

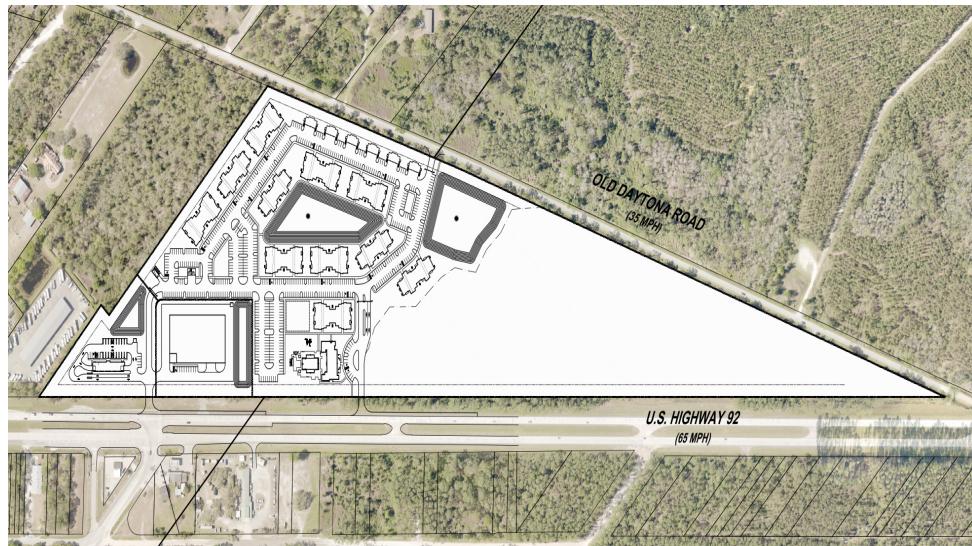
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FL #SL308310



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,000,000
CONCEPTUAL PROGRAM:	318 Apartments 120k SF Storage 4,000 SF Car Wash
LOT SIZE:	45 Acres (total) 30 Acres (upland)
MUNICIPALITY:	Volusia County
ZONING:	PUD (proposed)
APN:	6025-00-00-0030

PROPERTY OVERVIEW

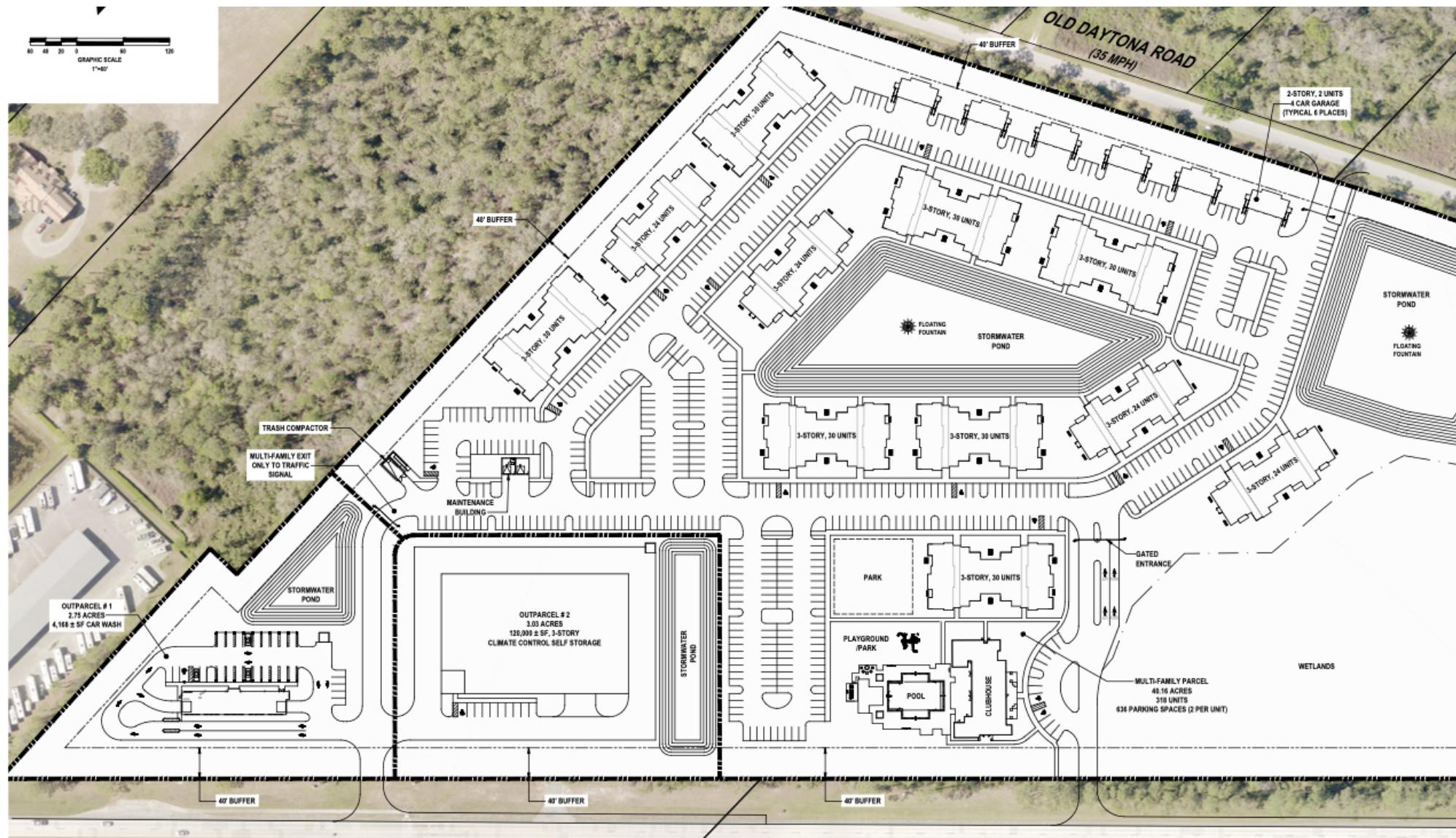
Offered for sale is Deland Gateway, a 45 acre mixed-use development project in Deland, FL. Located at the eastern edge of Deland, FL this will be the first property visitors from the east will encounter. The property has been conceptually designed as a mixed-use project including 300+ garden apartments along with commercial uses envisioned as 120,000 SF of multi-story storage and a car wash. Entitlements will require a PUD rezoning thru Volusia County and Seller will grant time to acquire.

Located at the eastern gateway to the City of Deland along W International Speedway Blvd (US 92). The site sits at the lighted intersection of US 92 & West Pkwy and is bordered to the north by Old Daytona Rd. Tremendous exposure to US 92 with nearly 4,000 ft of frontage. Just one mile east of the Deland Municipal Airport and just a few minutes to Downtown Deland/Stetson University. Would be a tremendous commuter/student focused project.

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CONCEPTUAL PLAN



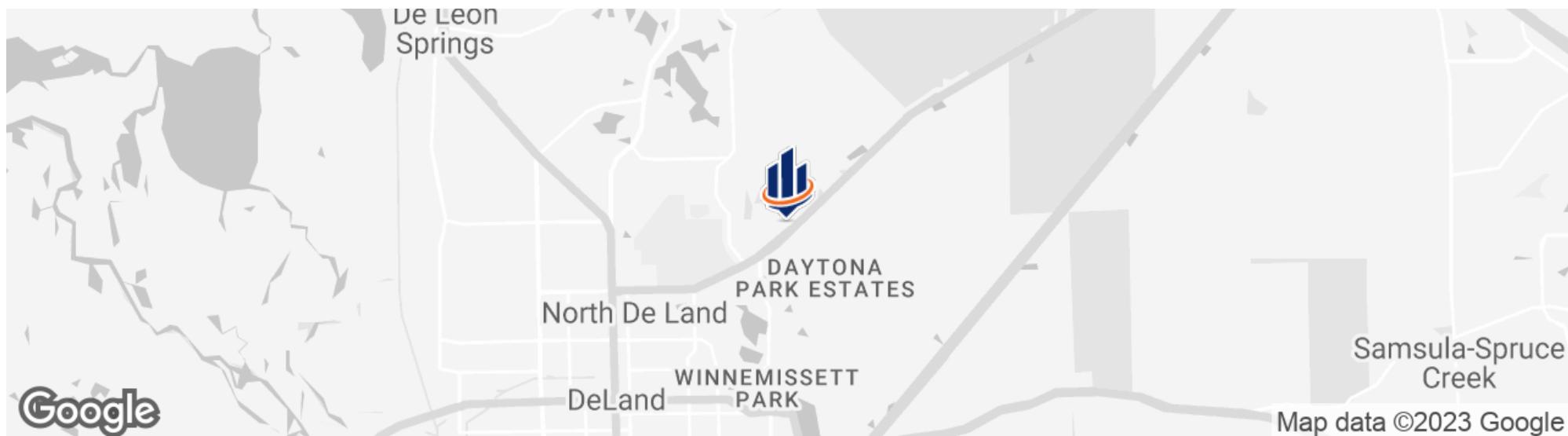
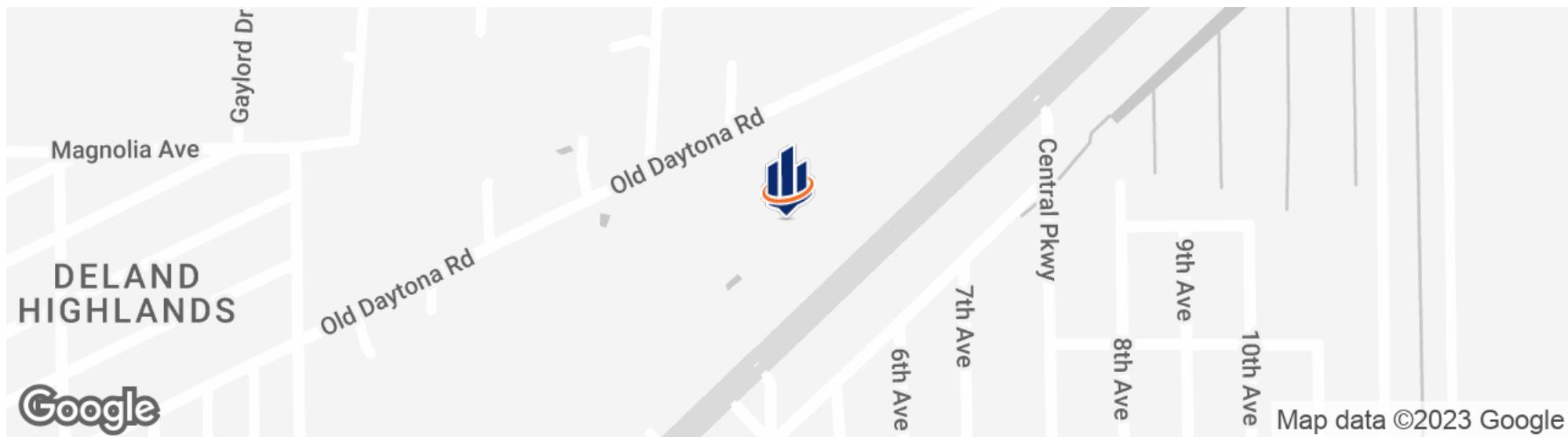
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LOCATION MAP



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