

FOR SALE HALIFAX CROSSING HOWLAND BLVD DELTONA, FL 32725



Placed beautifully near I-4 allows the property the ability to become a landmark location. This flourishing area is sure to expand even greater with the implementation of a Sun Rail stop only 8 miles away.

- Lots from \$995,000 per 1 Acre
- Situated between Deland and Orange City.
- Located along I-4 and Howland Blvd in Deltona, Florida
- Excellent visibility and easily accessible roads with high volume
- Property with Halifax Health, Wawa and McDonalds

PROPERTY HIGHLIGHTS

SIZE:
85 ± Acres Total

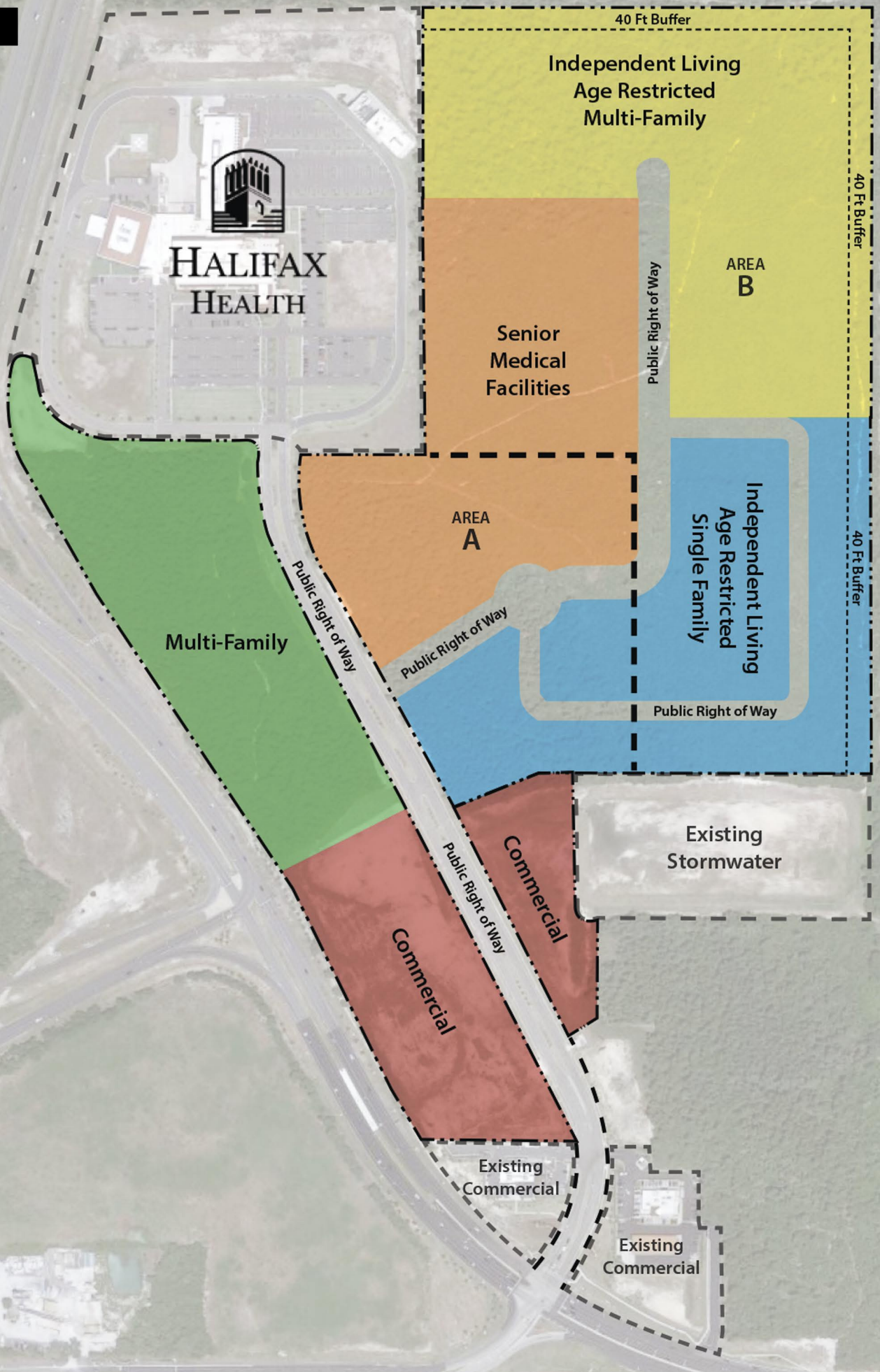
ZONING:
Commercial

ADDRESS:
Howland Blvd, Deltona, FL 32725

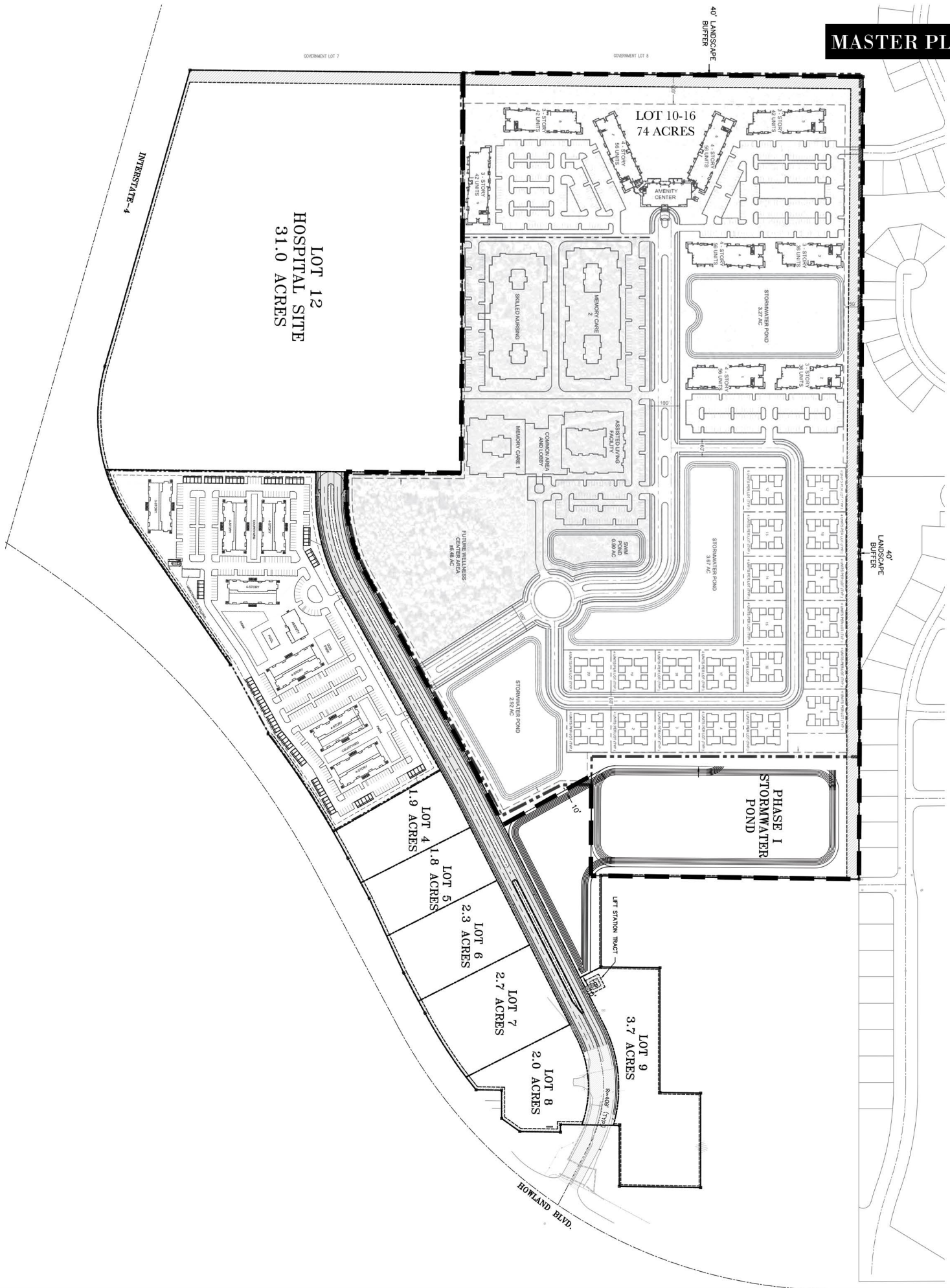
COUNTY:
Volusia County

PRICE:
Please Call

OVERLAY



MASTER PLAN



GOVERNMENT LOT 7

GOVERNMENT LOT 8

40' LANDSCAPE BUFFER

INTERSTATE 4

LOT 12
HOSPITAL SITE
31.0 ACRES

LOT 10-16
74 ACRES

40' LANDSCAPE BUFFER

PHASE I
STORMWATER
POND

LOT 9
3.7 ACRES

LOT 8
2.0 ACRES

LOT 7
2.7 ACRES

LOT 6
2.3 ACRES

LOT 5
1.8 ACRES

LOT 4
1.9 ACRES

FUTURE WELLNESS
CENTER AREA
24.8 AC

MEMORY CARE 1
COMMON AREA
AND LOBBY

SWIM
POOL
0.89 AC

STORMWATER POND
3.27 AC

STORMWATER POND
3.87 AC

STORMWATER POND
2.82 AC

LIFT STATION TRACT

DATE CENTER BLVD

HALIFAX VILLAGE



**Resort Style
Independent
Living**
425 Units

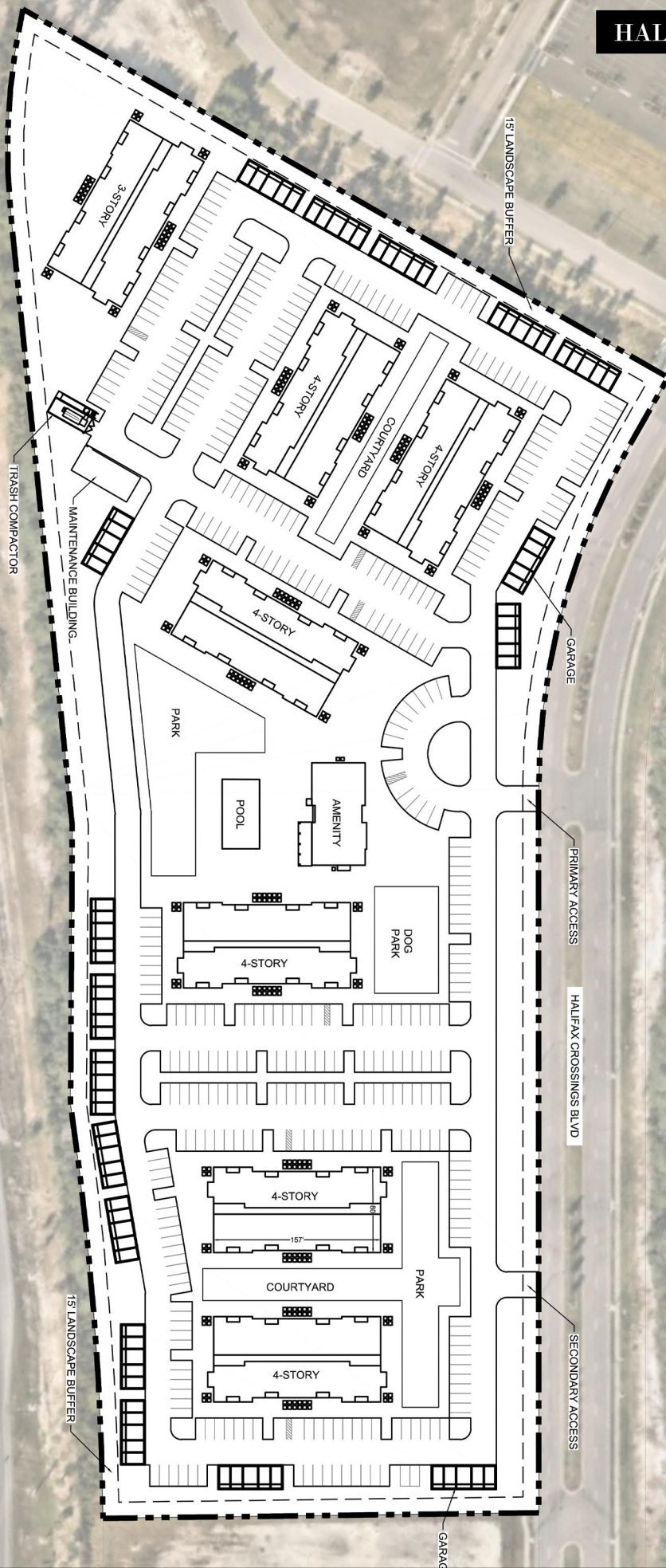
**Active Adult
Courtyard
Villas**
80 Units

**Assisted
Living
Facility**
150 Units

**Memory
Care
Facility**
100 Units

**Skilled
Nursing
Facility**
100 Units

**Wellness
Center
Facility**
6.5 Acres



HOWLAND ROAD

15' LANDSCAPE BUFFER

TRASH COMPACTOR

MAINTENANCE BUILDING

3-STORY

4-STORY

4-STORY

4-STORY

4-STORY

PARK

POOL

AMENITY

DOG PARK

4-STORY

4-STORY

157

COURTYARD

PARK

4-STORY

15' LANDSCAPE BUFFER

GARAGE

PRIMARY ACCESS

HALIFAX CROSSINGS BLVD

SECONDARY ACCESS

GARAGE

DELTONA VILLAGE - SITE PLAN



2 1.4M Sf Amazon Center 

Phase 1 opened Q4 2020

3 UF Health | Halifax Hospital

Opened Hospital & MOB Spring 2020

4 Integra - Multi-family

Phase 1 under construction, Phase 2 in permitting
600+ total units over 2 phases

5 Remaining Retail/Office Pads

Pads remaining for auto, restaurant, retail, many
under negotiation

6 Grocery Anchor and Jr Box

Jr Box and shop space next to new Grocery Store

7 NWC Howland/Forest Edge Dev.

4 Ac being developed by BlueRock/RDP

8 Peninsula

Available for many uses

9 Hotel Development

Under Agreement for a new hotel

a 13 Ac Available

Available for many uses

b Portland Industrial Park

Remaining Amazon Excess, in pre-development for another
million SF anchor industrial/manufacturing user.

c Amazon Phase II

Amazon purchased remaining 25 Ac for Phase II, last-mile
development

d 50k Light Industrial/Manufacturing

In pre-development

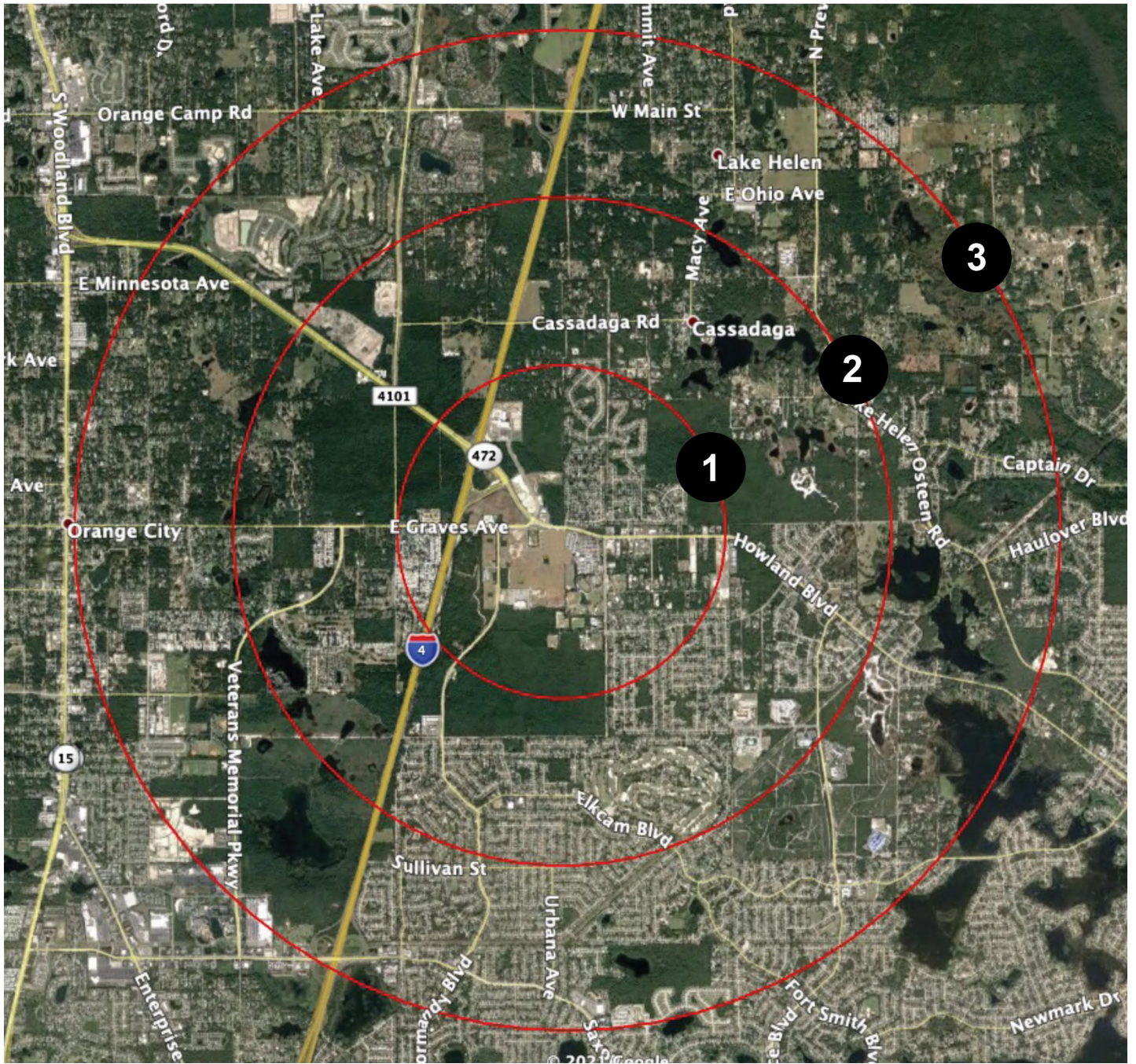
e 15 Ac Available

Available for many uses

f Vertical Self Storage

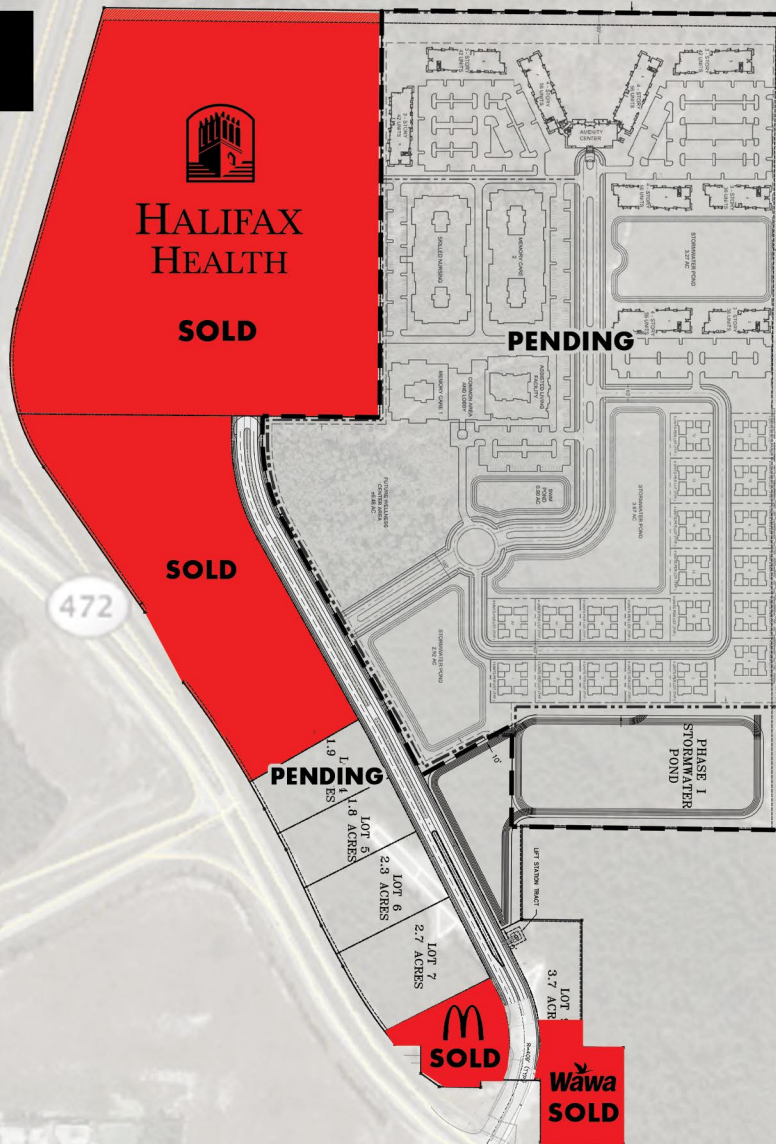
Under agreement to self storage developer

g 600+ New Apartments in development



	1 Mile	3 Miles	5 Miles
Population	3,547	39,099	123,464
Households	1,412	15,213	47,145
Avg HH Size	2.51	2.56	2.61
Median Age	42.9	46.3	43.3
Pop Growth	1.21%	1.40%	1.14%
Median HH Income	\$66,738	\$59,436	\$57,570
Avg HH Income	\$71,761	\$72,014	\$71,607

HALIFAX CROSSINGS MASTER PLAN



BOBBY LUTHRA

Licensed Real Estate Associate

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OFFICE LOCATION:

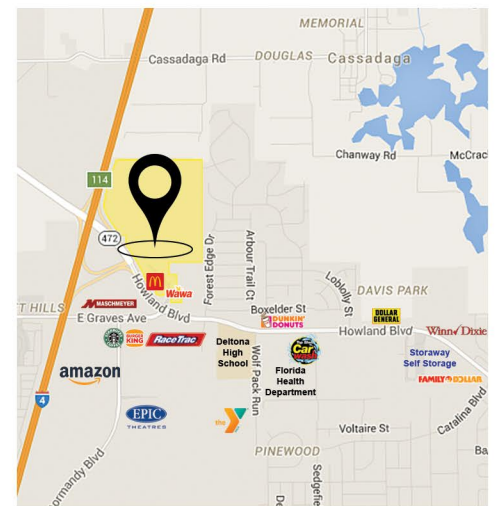
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