

Jacobs Rd - 1.58 AC Industrial Land

1485 Jacobs Rd, DeLand, FL 32724



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Possible Signage

Jacobs Rd

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SECTION 1

Executive Summary

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OFFERING SUMMARY



Listing Price
\$395,000



Lot Size
1.58 Acres



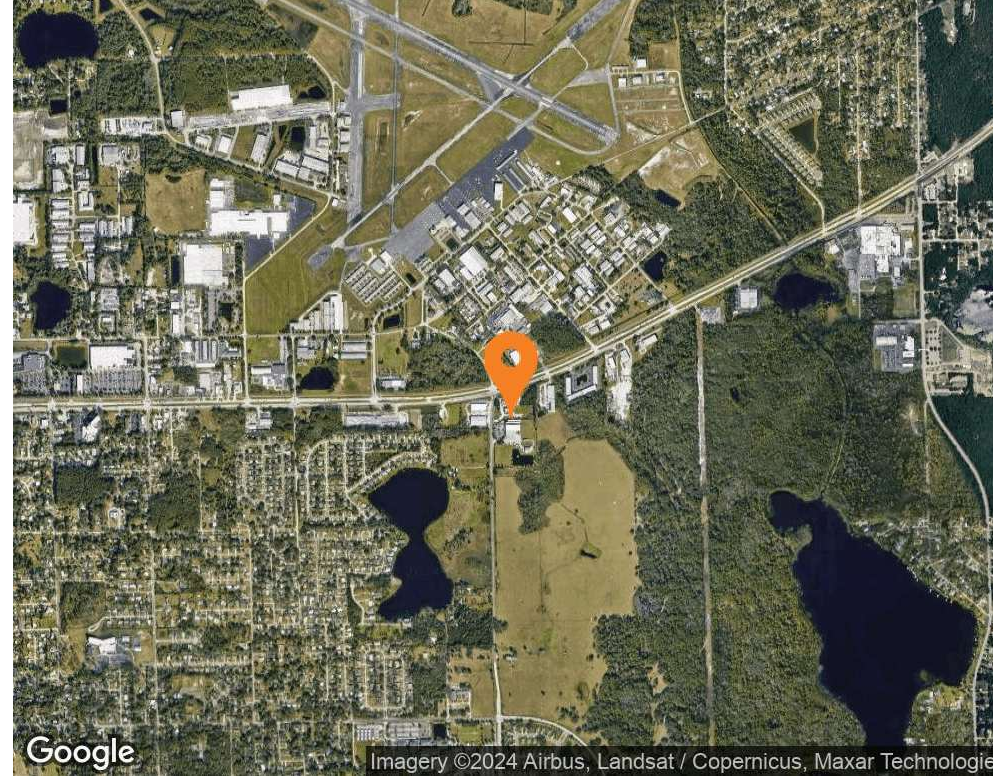
Max Impervious Surface
70%

FINANCIAL

Listing Price	\$395,000
Lot Size	1.58 Acres (68,824 SF)
Price/Acre	\$250,000

DEVELOPMENT INFORMATION

Zoning	M-1 / Industrial
Parcel	7003-13-00-0020
Development Type	Industrial Land
Max Building Height	65 feet
Front Setback	30-35 feet
Side Setback	10-30 feet
Rear Setback	25 feet



JACOBS RD - 1.58 AC INDUSTRIAL LAND

1485 Jacobs Rd, DeLand, FL 32724

INVESTMENT OVERVIEW

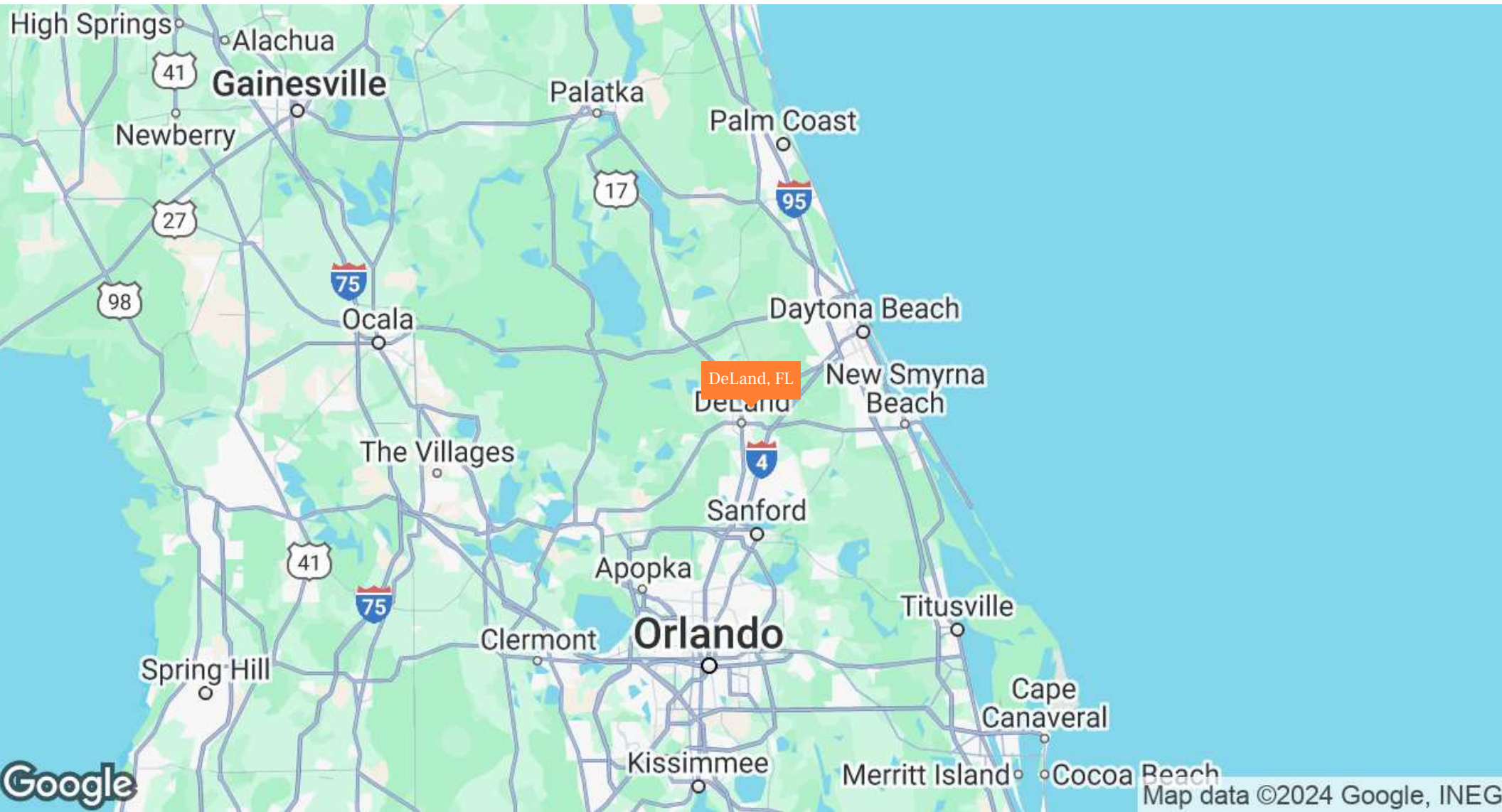
This is a great opportunity for an owner-user or developer looking to capitalize on a prime piece of industrial land. With 1.58 acres of industrial-zoned property in DeLand, you'll benefit from high visibility on Jacobs Road and E International Speedway, which sees a combined total of 33,000 vehicles per day. The location offers quick access to U.S. 92 and U.S. 17, making it convenient for transportation and logistics. Plus, situated within a half mile of the DeLand Municipal Airport adds extra value for businesses that rely on air travel or shipping. Whether you're looking to build a custom facility or you're an opportunistic investor, this location has excellent potential.

DeLand is seeing a significant amount of development including a 43 acre industrial park, a mixed multi-family (240 units) and commercial site (75,000 square feet), and 90 new homes to be built across the street from this property. With the DeLand industrial vacancy rate of 0.3% as of the fourth quarter of 2024, this property will not last long.

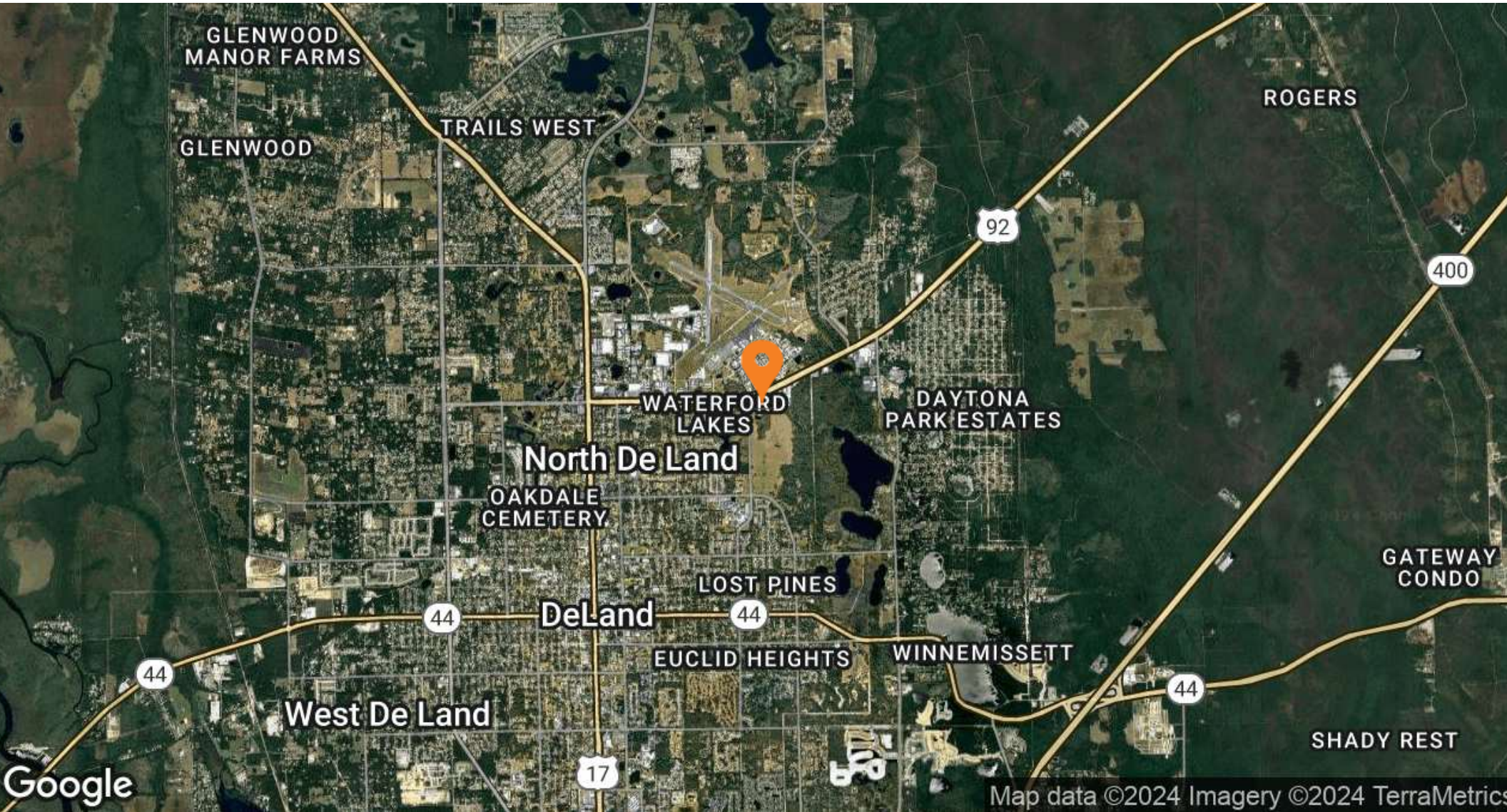
INVESTMENT HIGHLIGHTS

- 1.58 AC industrial zoned land in DeLand, FL
- City of Deland incorporated property ~half mile from DeLand Municipal Airport
- High visibility with ~300 feet of Jacobs Rd frontage and just blocks south of the busy E International Speedway, seeing a combined total of ~33,000 vehicles per day

Jacobs Rd - 1.58 AC Industrial Land // REGIONAL MAP



LOCAL MAP // **Jacobs Rd - 1.58 AC Industrial Land**







E International Speedway

Jacobs Rd



SECTION 2

Market Overview

MARKET OVERVIEW

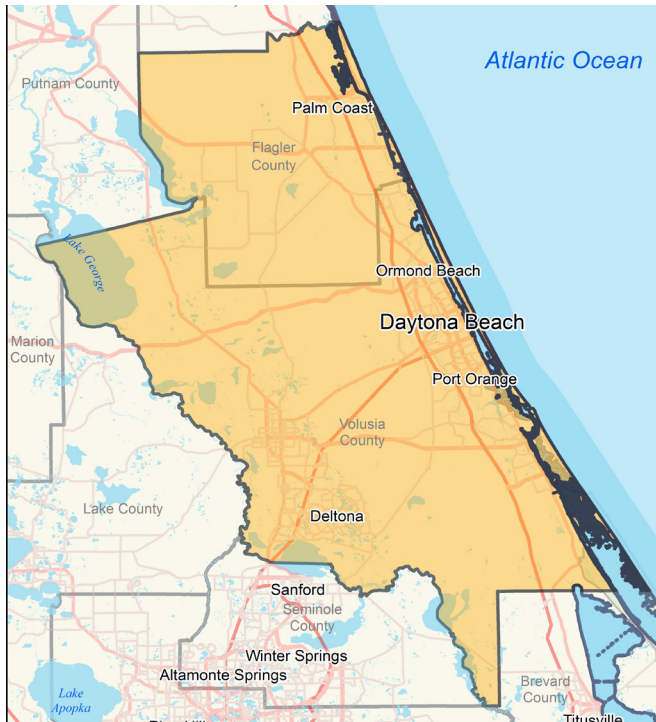
DEMOGRAPHICS

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DAYTONA BEACH

Sunshine, miles of sandy beaches and motor sports are among the many features that draw visitors to the Daytona Beach metro, making tourism the largest economic driver. The region's growing manufacturing industry and a vibrant health care sector also provide jobs. A more affordable cost-of-living than larger nearby metros attracts businesses and retirees. The Daytona Beach metro comprises all of Volusia and Flagler counties. The city of Daytona Beach itself is located 55 miles northeast of Orlando and 90 miles south-east of Jacksonville.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



HIGHER EDUCATION

Daytona State College, Embry-Riddle Aeronautical University and Bethune-Cookman University contribute to a skilled labor pool.



HEALTH CARE

Florida Hospital Memorial Medical Center, Halifax Health and other health care organizations employ thousands of workers in the region.



TOURISM INDUSTRY

Visitors are drawn to the region for its beaches and outdoor activities, along with the yearly Daytona 500 NASCAR race, which brings millions of dollars to the local economy.

ECONOMY

- Daytona Beach is home to the oldest and largest aviation and aerospace university, Embry-Riddle Aeronautical University, providing an abundance of opportunities for individuals interested in the aviation industry.
- The metro is growing quickly, with a local population that is estimated to expand by 48,000 residents over the next half decade and over 21,000 households.
- A number of residents are employed in the retail, health care and manufacturing sectors. Major employers in these industries include Publix, Walmart, Lowe's, Winn-Dixie, Brunswick Corporation, Sparton Electronics and Cardinal Health.

DEMOGRAPHICS



POPULATION

685K

Growth 2023-2028*
7.0%



HOUSEHOLDS

293K

Growth 2023-2028*
7.3%



MEDIAN AGE

48.2

U.S. Median
38.7



MEDIAN HOUSEHOLD INCOME

\$59,300

U.S. Median
\$68,500

DEMOGRAPHICS // Jacobs Rd - 1.58 AC Industrial Land

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	8,474	47,272	77,069
2023 Estimate			
Total Population	8,209	44,749	72,420
2020 Census			
Total Population	7,781	43,263	70,178
2010 Census			
Total Population	7,412	36,961	57,857
Daytime Population			
2023 Estimate	11,122	58,576	82,222
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	3,033	18,624	30,788
2023 Estimate			
Total Households	2,914	17,479	28,732
Average (Mean) Household Size	2.4	2.4	2.4
2020 Census			
Total Households	2,856	16,833	27,558
2010 Census			
Total Households	2,740	14,424	22,916

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	1.2%	1.9%	2.3%
\$200,000-\$249,999	1.4%	1.3%	1.4%
\$150,000-\$199,999	6.6%	5.2%	5.8%
\$125,000-\$149,999	3.5%	4.7%	5.7%
\$100,000-\$124,999	6.7%	6.4%	7.9%
\$75,000-\$99,999	15.6%	14.1%	14.7%
\$50,000-\$74,999	21.0%	19.4%	20.4%
\$35,000-\$49,999	11.9%	12.1%	11.6%
\$25,000-\$34,999	11.2%	11.0%	10.3%
\$15,000-\$24,999	10.9%	10.1%	8.5%
Under \$15,000	9.9%	13.8%	11.4%
Average Household Income	\$70,941	\$71,660	\$77,852
Median Household Income	\$58,729	\$54,833	\$61,017
Per Capita Income	\$26,559	\$29,003	\$31,540

Jacobs Rd - 1.58 AC Industrial Land // DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate	8,209	44,749	72,420
0 to 4 Years	5.7%	5.6%	5.2%
5 to 14 Years	11.1%	11.6%	11.3%
15 to 17 Years	3.5%	3.3%	3.2%
18 to 19 Years	5.0%	3.5%	2.8%
20 to 24 Years	9.3%	7.6%	6.4%
25 to 29 Years	5.5%	5.9%	5.5%
30 to 34 Years	6.2%	6.4%	6.0%
35 to 39 Years	5.6%	5.8%	5.6%
40 to 49 Years	10.4%	11.0%	10.8%
50 to 59 Years	11.9%	12.7%	13.0%
60 to 64 Years	6.5%	6.6%	7.3%
65 to 69 Years	5.1%	5.8%	6.8%
70 to 74 Years	4.2%	4.9%	6.1%
75 to 79 Years	3.4%	3.4%	4.0%
80 to 84 Years	2.5%	2.7%	2.8%
Age 85+	4.1%	3.3%	3.0%
Median Age	38.3	40.4	43.6

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	5,372	30,643	51,410
Elementary (0-8)	4.4%	4.4%	3.8%
Some High School (9-11)	6.5%	6.3%	5.9%
High School Graduate (12)	29.0%	32.0%	30.8%
Some College (13-15)	20.9%	21.1%	21.0%
Associate Degree Only	12.8%	11.5%	11.8%
Bachelor's Degree Only	15.1%	15.0%	16.3%
Graduate Degree	11.3%	9.7%	10.4%
HOUSING UNITS			
Occupied Units			
2028 Projection	3,256	20,423	33,529
2023 Estimate	3,156	19,301	31,501
Owner Occupied	1,780	10,483	19,460
Renter Occupied	1,134	6,996	9,272
Vacant	241	1,822	2,769
Persons in Units			
2023 Estimate Total Occupied Units	2,914	17,479	28,732
1 Person Units	31.3%	31.5%	28.5%
2 Person Units	32.2%	33.4%	36.7%
3 Person Units	16.2%	15.8%	15.7%
4 Person Units	10.1%	9.4%	9.6%
5 Person Units	5.7%	5.5%	5.2%
6+ Person Units	4.6%	4.4%	4.2%

DEMOGRAPHICS // Jacobs Rd - 1.58 AC Industrial Land



POPULATION

In 2023, the population in your selected geography is 72,420. The population has changed by 25.17 since 2010. It is estimated that the population in your area will be 77,069 five years from now, which represents a change of 6.4 percent from the current year. The current population is 47.5 percent male and 52.5 percent female. The median age of the population in your area is 43.6, compared with the U.S. average, which is 38.7. The population density in your area is 923 people per square mile.



HOUSEHOLDS

There are currently 28,732 households in your selected geography. The number of households has changed by 25.38 since 2010. It is estimated that the number of households in your area will be 30,788 five years from now, which represents a change of 7.2 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2023, the median household income for your selected geography is \$61,017, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 47.54 since 2010. It is estimated that the median household income in your area will be \$67,928 five years from now, which represents a change of 11.3 percent from the current year.

The current year per capita income in your area is \$31,540, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$77,852, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 40,864 people in your selected area were employed. The 2010 Census revealed that 58.7 percent of employees are in white-collar occupations in this geography, and 20.5 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$263,840 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 15,884.00 owner-occupied housing units and 7,034.00 renter-occupied housing units in your area.



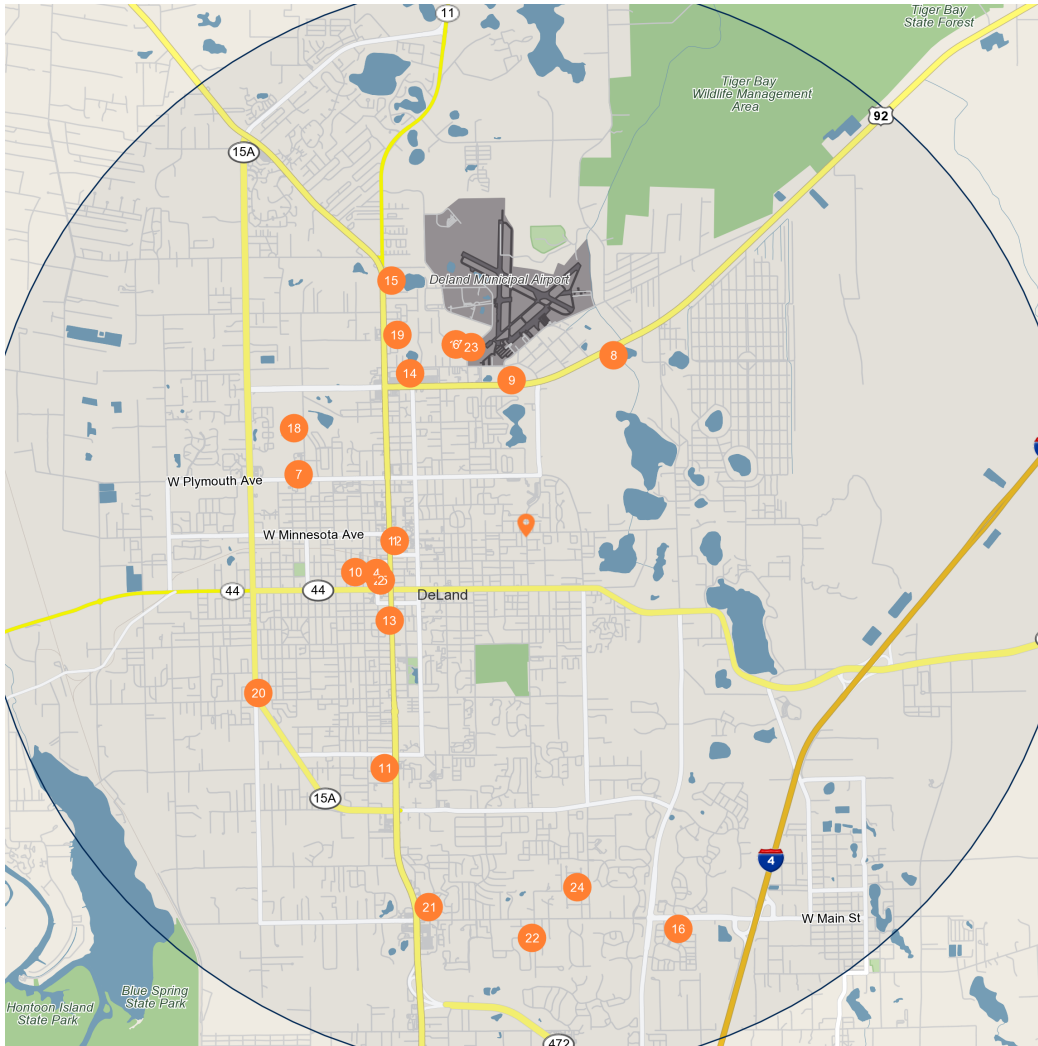
EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. Only 10.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 16.3 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.8 percent vs. 8.5 percent, respectively.

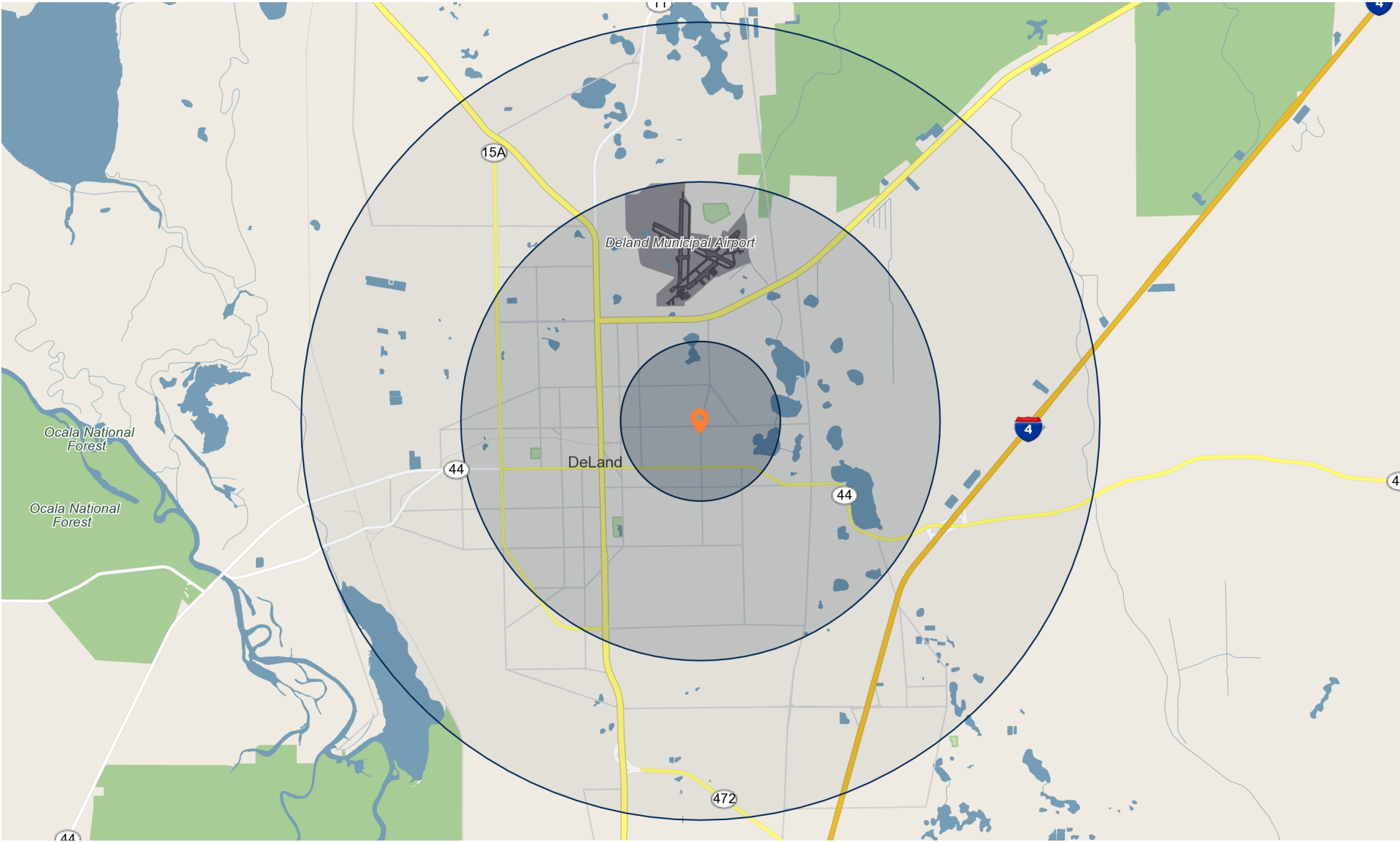
The area had more high-school graduates, 30.8 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 21.0 percent in the selected area compared with the 20.1 percent in the U.S.

Jacobs Rd - 1.58 AC Industrial Land // DEMOGRAPHICS



Major Employers		Employees
1	Stetson University Inc-Stetson University	800
2	County of Volusia-Health Facilities Authority	693
3	County of Volusia-County of Volusia	596
4	County of Volusia-County	515
5	County of Volusia	500
6	Pall Aeropower Corporation	458
7	Memorial Hosp - W Volusia Inc-Adventist Hlth System/Sunbelt	436
8	Technetics Group LLC-Technetics Group Burbank	436
9	ARC Acquisition Corp-ARC Group Worldwide	406
10	Volusia County School District	400
11	Frontier Southwest Inc	350
12	Compass Group Usa Inc-Chartwells	345
13	Sandcastle Care II LLC-Sandcastle Homecare	273
14	Publix Super Markets Inc-Publix	267
15	Country Pure Foods Inc	265
16	Adventist Hlth Sys Snbelt Hlth	259
17	Pall Filtration and Sep-Fluid Dynamics	250
18	Ridgecrest Nh LLC-Ridgecrest Nrsing Rhbltition Ct	242
19	Walmart Inc-Walmart	232
20	Duvall Homes Inc-DUVALL HOME	225
21	Publix Super Markets Inc-Publix	222
22	Xander Blue Salon LLC-Xander Blue Salon	214
23	Total Renal Laboratories Inc	200
24	Jon Ric Intl Salon & Spas-Imagination Management Tech	195
25	County of Volusia-Courts	177

DEMOGRAPHICS // Jacobs Rd - 1.58 AC Industrial Land





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Ryan Nee

Florida
(954) 245-3400
License: FL BK3154667

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