

Deland, FL Townhome Development

422 E Beresford Ave, Deland, FL 32724

Sale Price: \$1,200,000.00



Residential | For Sale

Property Overview

+ Zoning:

- R-8
- Current zoning allows for 47 units

+ Lot Size:

- 5.97 AC

+ Property Type:

- Residential Development

+ Utilities:

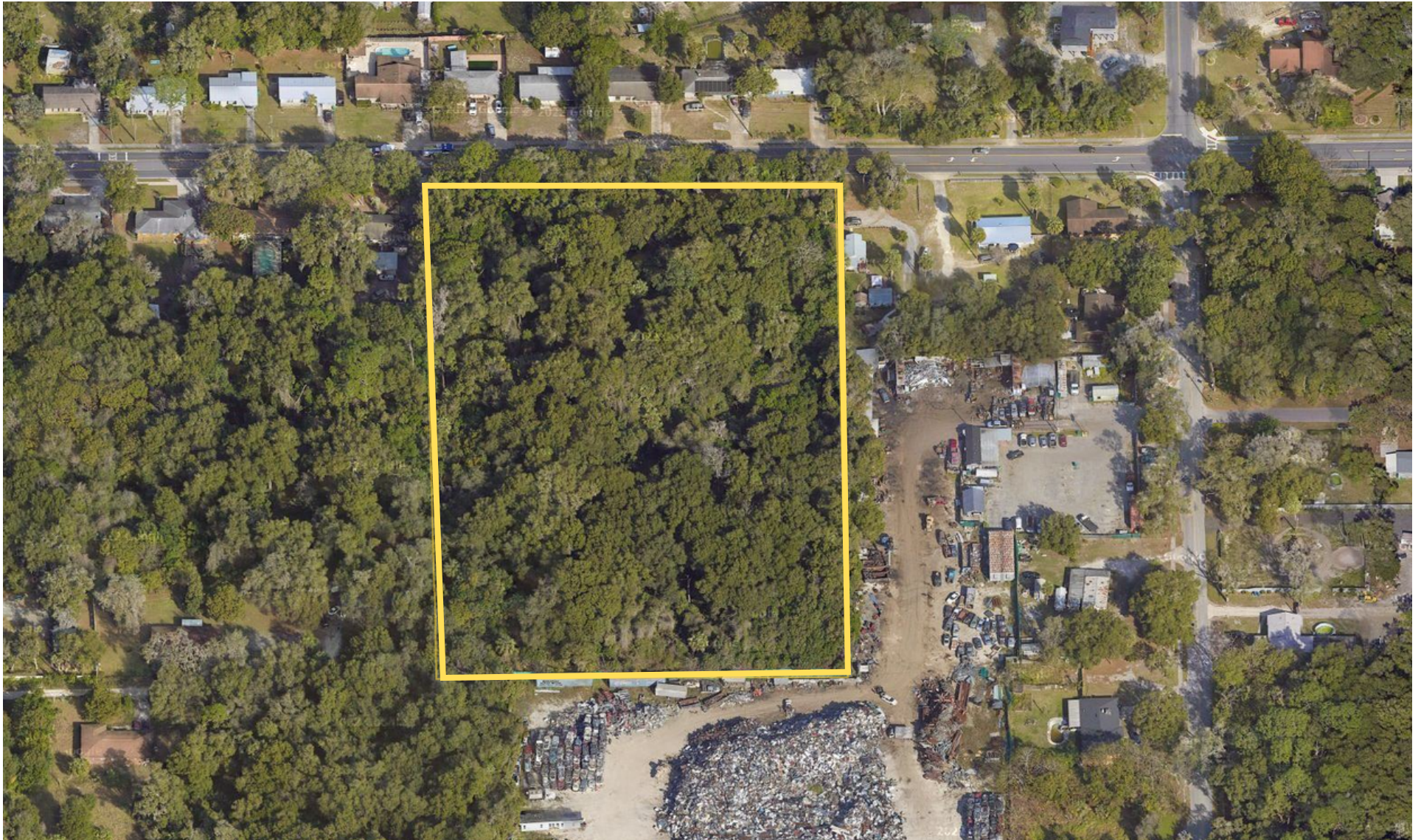
- Water and sewer available to be provided by City of Deland Public Utilities

+ Proposed Units

- 47 townhouses (8 buildings)
- 2-Story buildings consisting of 3 bedrooms, 2-1/2 bathrooms, and single car garage



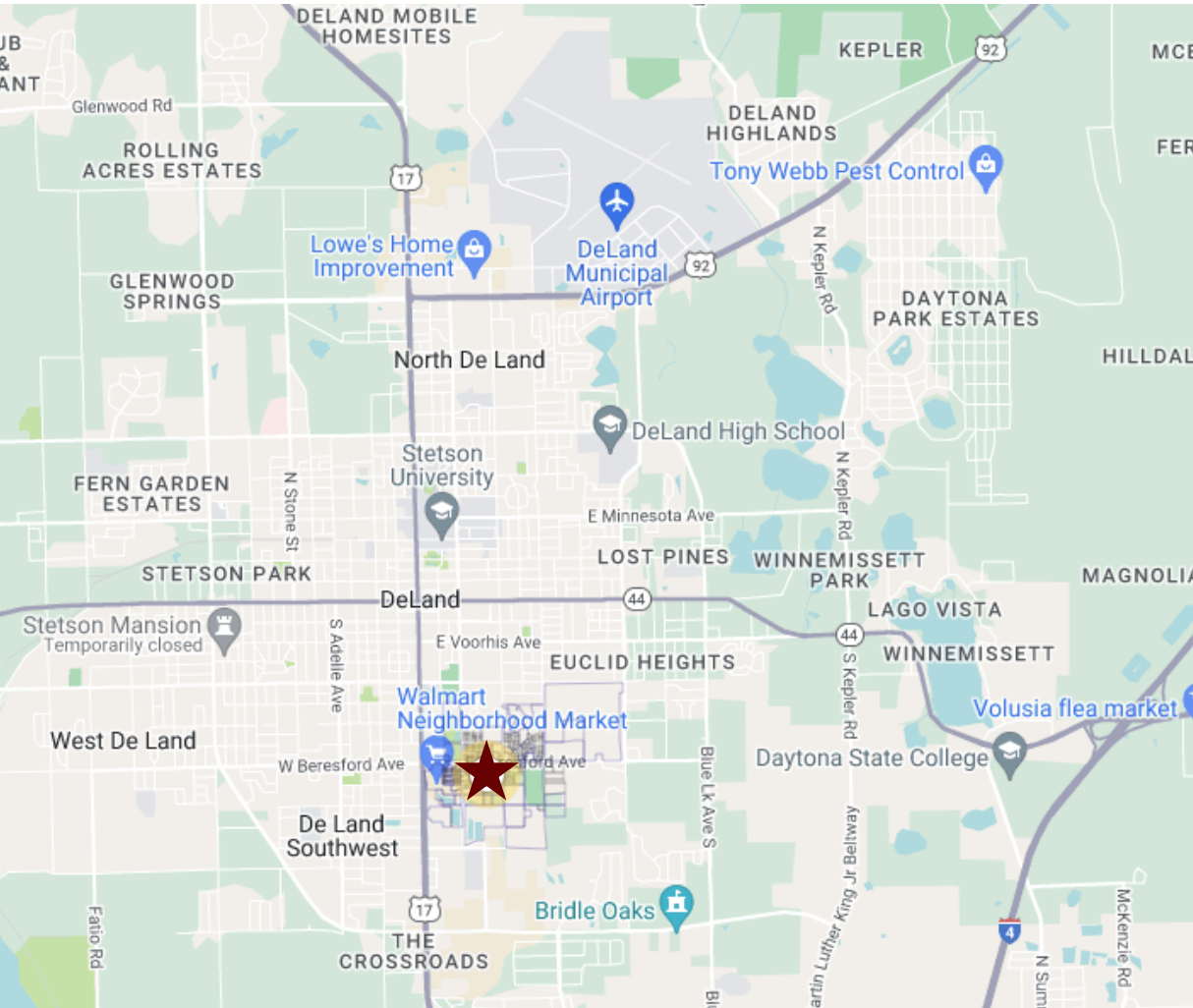
Aerial



Site Plans



Location Information



Walmart Neighborhood Market
0.4 miles

West Volusia Regional Shopping Center
3 miles

Orlando Sanford International Airport
27 miles

Daytona Beach
25 miles

Demographics

Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	9,435	47,799	79,122	202,215	71,751
5 Yr Growth	5.0%	3.8%	3.3%	2.9%	4.4%
Median Age	39	41	43	43	43
5 Yr Forecast	39	42	43	44	43
White / Black / Hispanic	60% / 35% / 25%	78% / 17% / 19%	83% / 13% / 17%	84% / 11% / 27%	82% / 13% / 18%
5 Yr Forecast	60% / 36% / 25%	78% / 17% / 19%	82% / 13% / 18%	84% / 11% / 27%	82% / 13% / 18%
Employment	4,058	21,877	34,140	58,802	29,590
Buying Power	\$166M	\$1.1B	\$1.9B	\$4.7B	\$1.8B
5 Yr Growth	8.2%	6.2%	5.4%	4.9%	6.9%
College Graduates	17.5%	24.7%	23.7%	19.6%	31.0%
Household					
Households	3,696	19,006	31,855	79,205	28,755
5 Yr Growth	5.3%	4.1%	3.5%	3.2%	4.6%
Median Household Income	\$44,922	\$56,800	\$60,953	\$59,094	\$64,076
5 Yr Forecast	\$46,181	\$57,969	\$62,078	\$60,115	\$65,511
Average Household Income	\$66,547	\$75,149	\$76,578	\$72,902	\$79,145
5 Yr Forecast	\$67,799	\$76,525	\$77,952	\$74,022	\$80,679
% High Income (>\$75K)	32%	38%	39%	37%	42%
Housing					
Median Home Value	\$218,608	\$221,021	\$214,599	\$194,736	\$247,479
Median Year Built	1984	1984	1985	1987	1985
Owner / Renter Occupied	45% / 55%	64% / 36%	70% / 30%	76% / 24%	69% / 31%



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