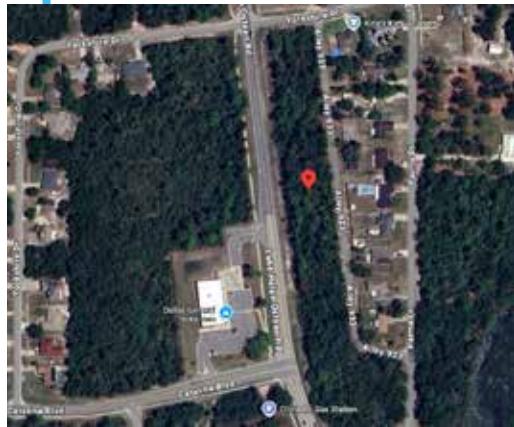


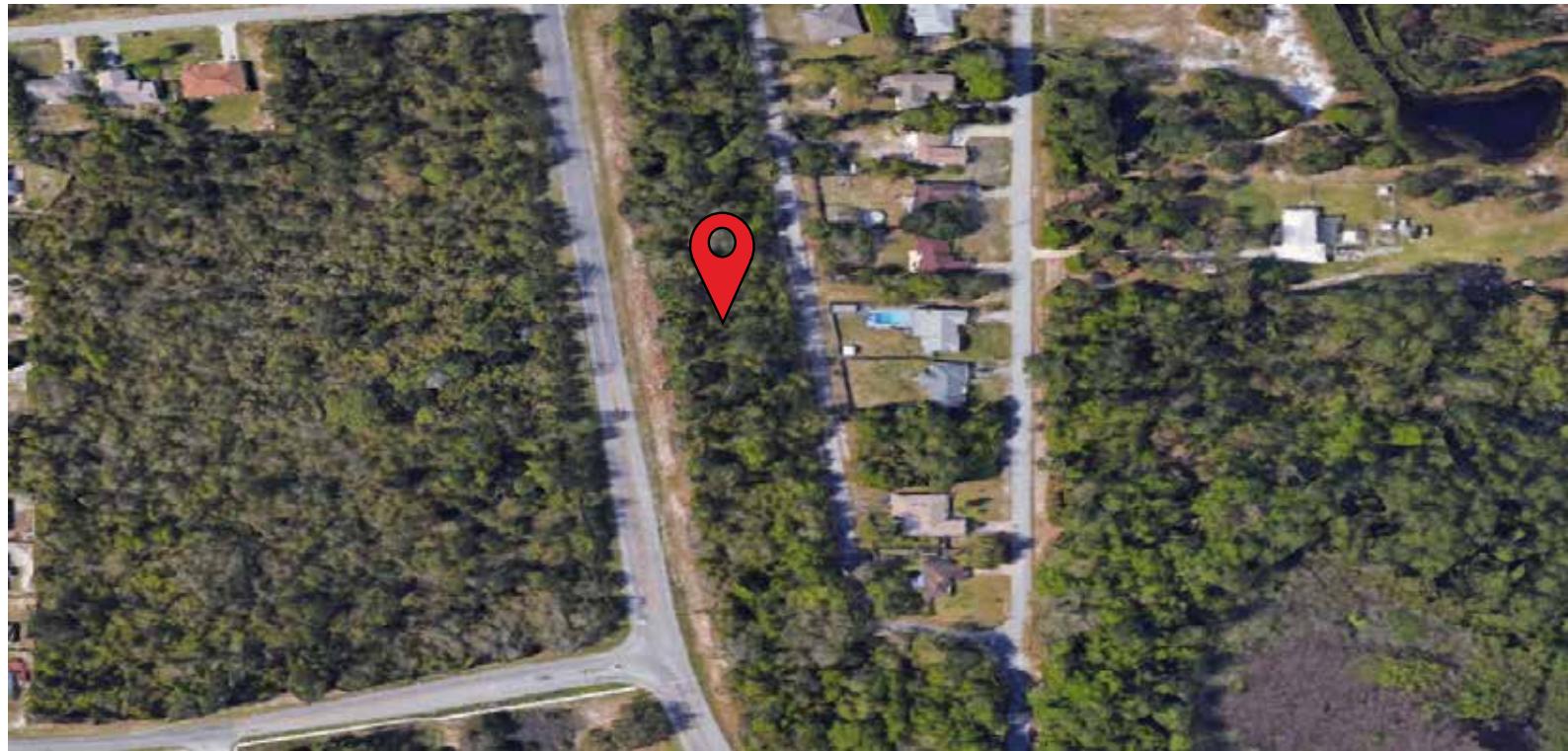
3061 LAKE HELEN OSTEEN RD
DELTONA, FL 32738



FOR SALE



Prime opportunity in a growing area! Four consecutive parcels across from national retailers with excellent visibility and potential right-in, right-out access. Ideal for retail, medical, or mixed-use development.



PRIME VACANT LAND



108,500± AADT on I-4, offering high traffic



Available 0.68± acres on Lake Helen Osteen RD



Located just outside of Downtown Deltona and only 3 miles from I-4.



Prime Investment Opportunity



DEMOGRAPHICS

HOUSEHOLDS

	3 MILE	5 MILE	10 MILE
2020 Households	12,020	33,918	79,314
2024 Households	11,402	32,974	78,875
2029 Projection	12,489	36,272	87,096

INCOME

	3 MILE	5 MILE	10 MILE
Average Household Income	\$74,870	\$78,821	\$77,148
Median Household Income	\$66,454	\$66,648	\$64,106



WHO WE ARE

Cross Regions Group, based in Jacksonville, Florida, stands out as a premier development firm and brokerage, specializing in a diverse range of real estate services. With a strong commitment to excellence, the firm integrates innovative development strategies with expert brokerage services.

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