

LAND FOR SALE | ±20 ACRES | CALL FOR DETAILS
I - 4 FRONTAGE

S. KENTUCKY AVE, ORANGE CITY, FL 32763



IDEAL FOR MULTIFAMILY DEVELOPMENT



PROPERTY DETAILS

PARCEL SIZE:	±20+ ACRES
SALE PRICE:	CALL FOR DETAILS
TYPE:	LAND
ZONING:	RR

HIGHLIGHTS

- Capacity for approximately 300 multifamily units (see the Conceptual Site Plan page)
- Frontage along I-4
- Just North of the Beyond the I-4 Rhode Island Overpass
- High growth area

RESIDENTIAL LAND SITE WITH OUTSTANDING OF DEVELOPMENT POTENTIAL

This Property is roughly 20 acres of raw agriculture land, zoned low density residential and is directly west of I-4. It is approximately 1,330 feet wide (East to West) by 665 feet tall (North to South) with the East side of the property abutting to S Kentucky Ave.

This Parcel is located within Volusia County's jurisdiction but is surrounded by parcels located within the city of Orange City's jurisdiction. Because of this, the property presents a great opportunity to annex into the city under a rezone. Currently Orange City is very aggressive on annexing properties into the City because they are trying to square up city boundaries to aid in the provision of emergency services.

In addition, this property is located just north of a future FDOT planned overpass expansion. The FDOT "I-4 Beyond the Ultimate" plan proposes an overpass connecting Orange City to Deltona via an extension of E Rhode Island Ave from Veterans Memorial Pkwy to Normandy Blvd.

OFFERED BY:



COLIN CHOU
colin@4acre.com
850.218.1902



NICHOLAS FOURAKER
nick@4acre.com
407.601.1466

AERIAL PHOTO | SOUTH VIEW



THE
PROPERTY



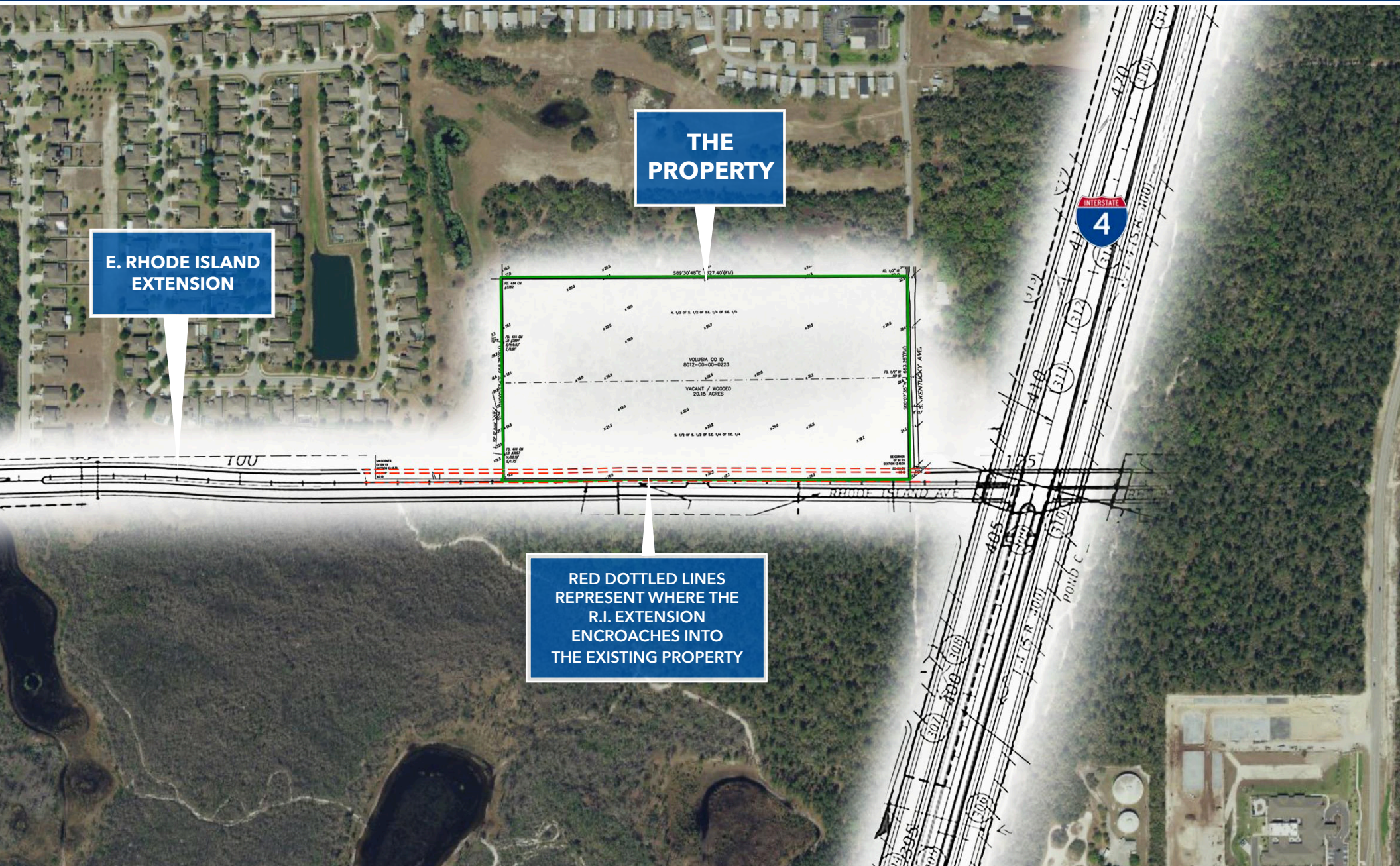
COLIN CHOU

COLIN@4ACRE.COM
850.218.1902

NICHOLAS FOURAKER, CCIM

NICK@4ACRE.COM
407.601.1466

E. RHODE ISLAND EXTENSION

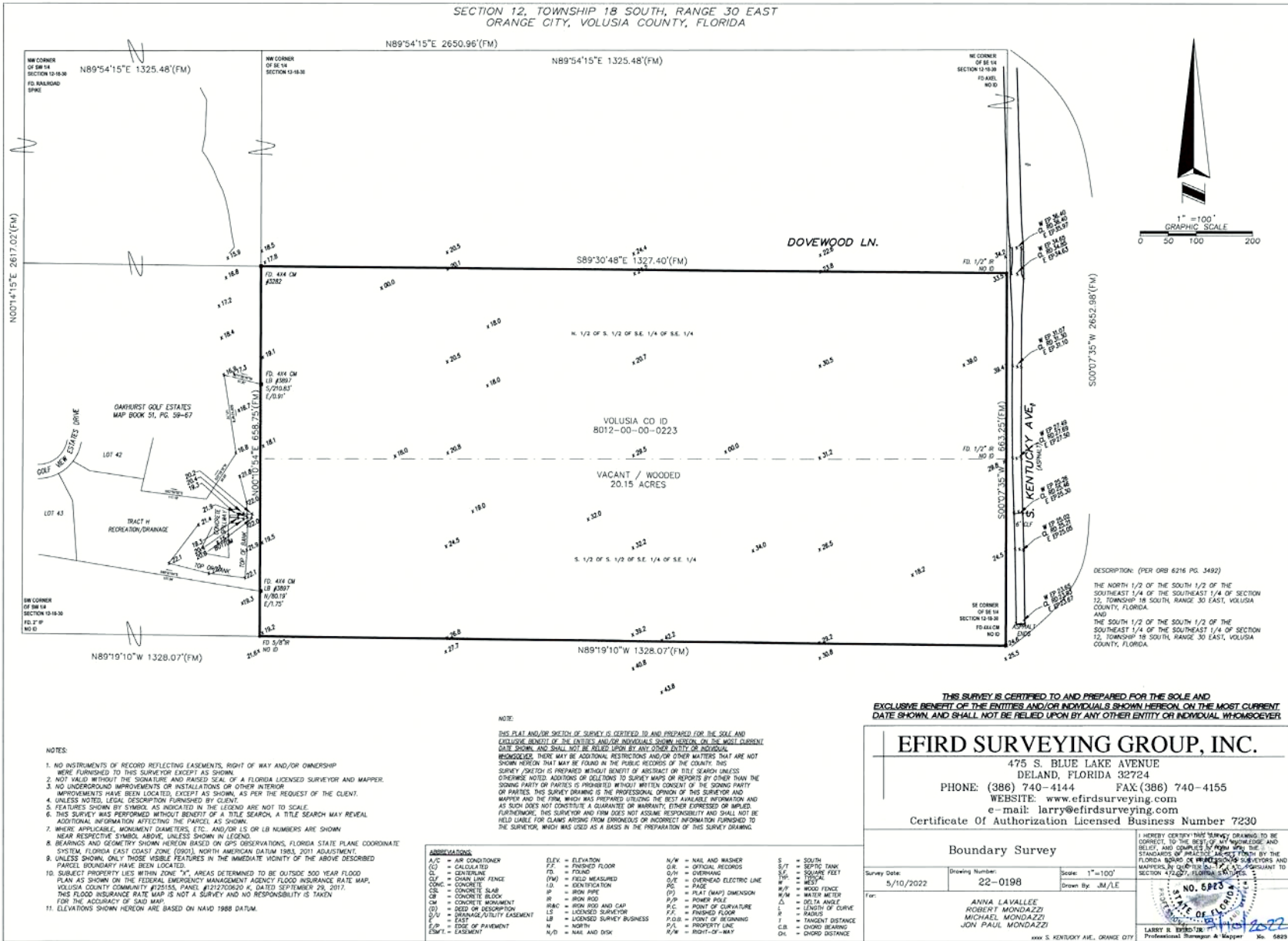


THE PROPERTY

E. RHODE ISLAND EXTENSION

RED DOTTLED LINES REPRESENT WHERE THE R.I. EXTENSION ENCLOSES INTO THE EXISTING PROPERTY

SURVEY



THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTIRE AND/OR INDIVIDUALS SHOWN HEREON ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL, WHOSOEVER.

EFIRD SURVEYING GROUP, INC.

475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724
PHONE: (386) 740-4144 FAX: (386) 740-4155
WEBSITE: www.efirdsurveying.com
e-mail: larry@efirdsurveying.com
Certificate of Authorization Licensed Business Number 7230

Boundary Survey

Survey Date: 5/10/2022 Drawing Number: 22-0198 Scale: 1"=100'
Drawn by: JM/LE

For: ANNA LAVALLEE ROBERT MONDAZZI MICHAEL MONDAZZI JON PAUL MONDAZZI
www.s.kentucky Ave., ORANGE CITY

I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLETELY ACCORD WITH THE STANDARDS OF PRACTICE AND ETHICS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPLERS IN ORIGINATING THIS SURVEY.

NO. 6216

STATE OF FLORIDA

LARRY R. ESTERLIN
Professional Surveyor & Mapper No. 5829



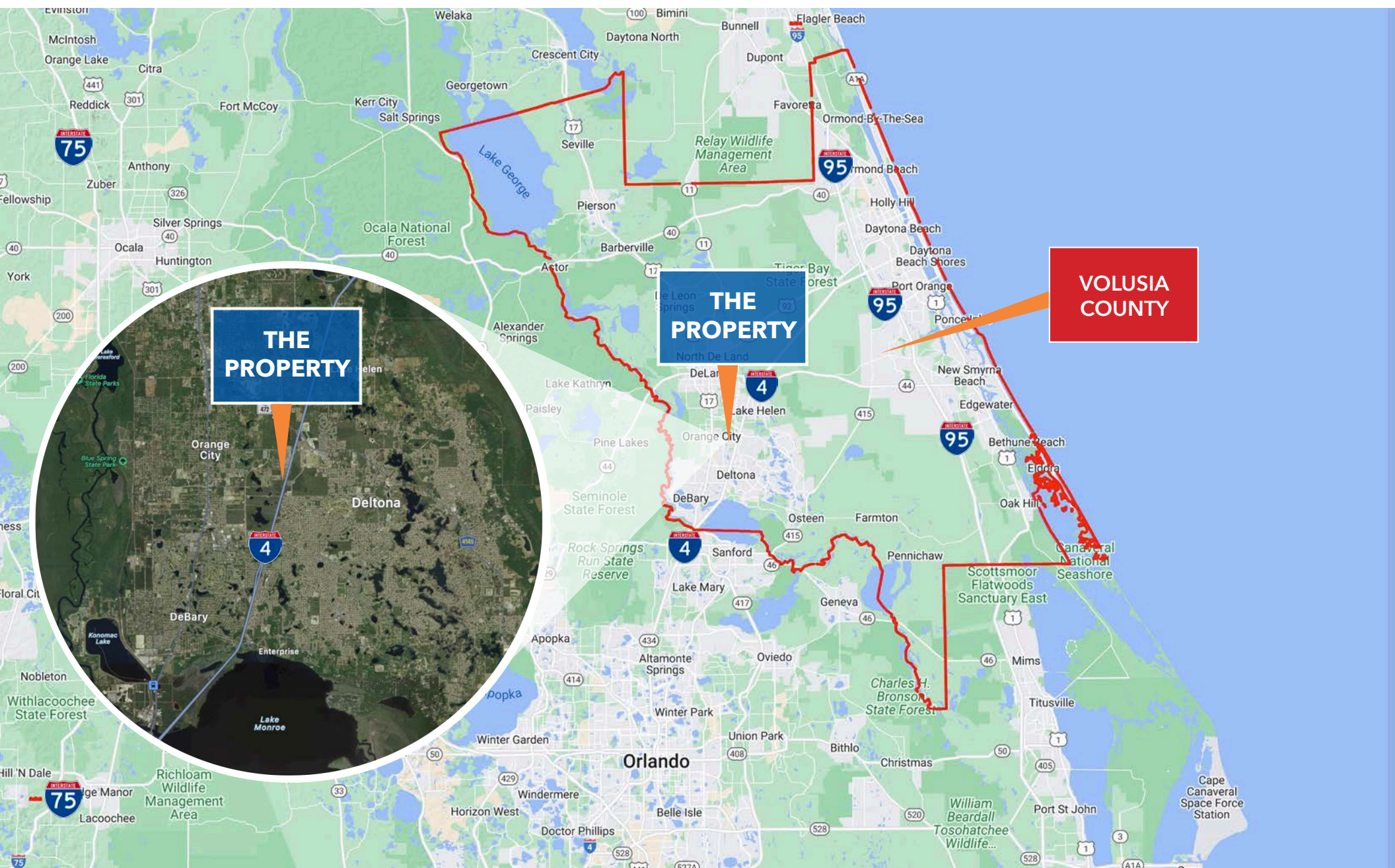
COLIN CHOU

COLIN@4ACRE.COM
850.218.1902

NICHOLAS FOURAKER, CCIM

NICK@4ACRE.COM
407.601.1466

MUNICIPALITY MAP



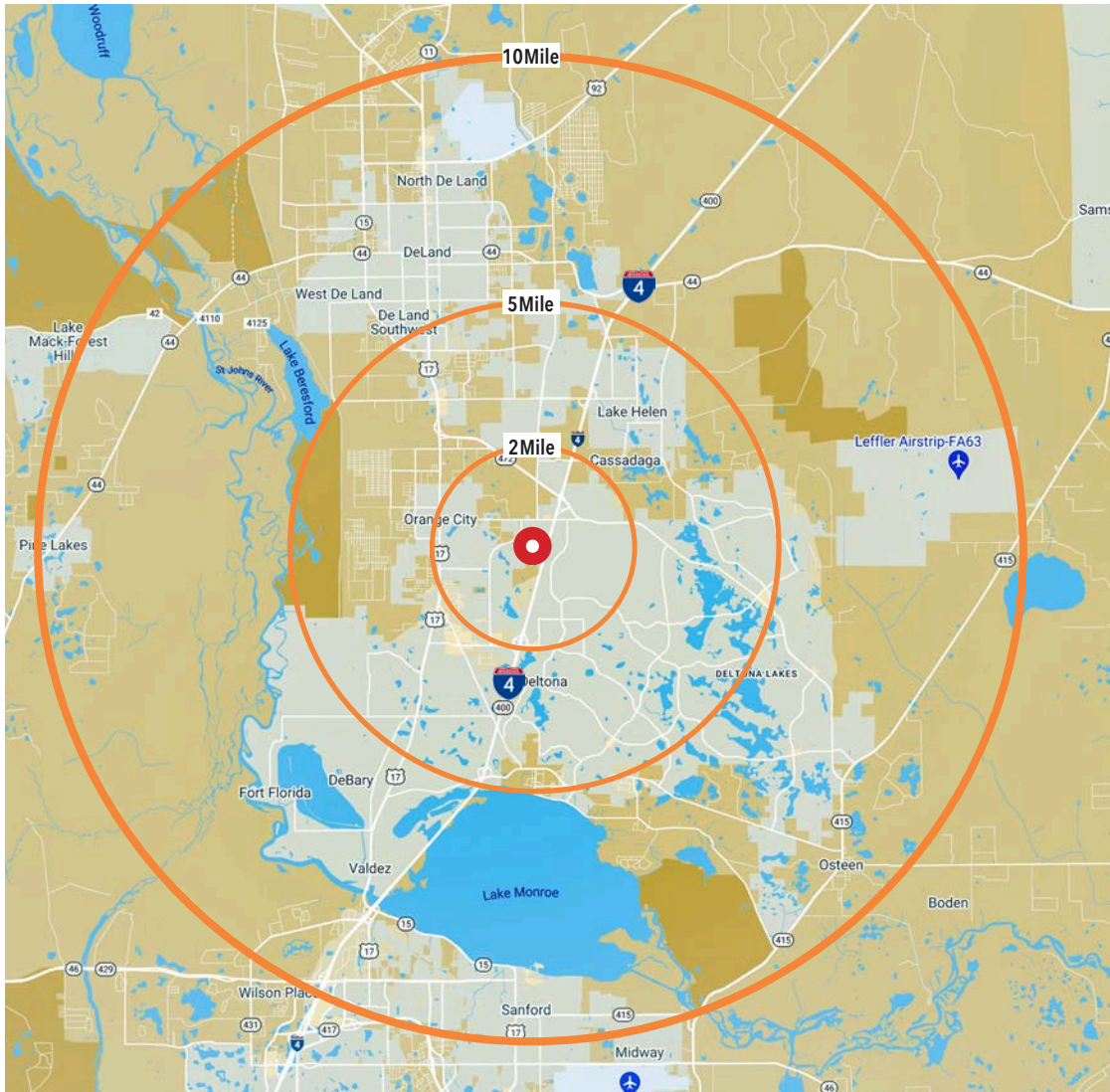
COLIN CHOU

COLIN@4ACRE.COM
850.218.1902

NICHOLAS FOURAKER, CCIM

NICK@4ACRE.COM
407.601.1466

DEMOGRAPHICS



ESTIMATED RADIUS RING DEMOGRAPHICS

	2Mi	5Mi	10Mi
Population	20,778	125,266	2,479,978
Population Growth 5Yr Projection	22,357	135,267	268,758
Median Age	45.6	44.1	42.0
Average Household Income	\$63,506	\$71,382	\$72,173
Median Household Income	\$52,685	\$58,682	\$57,750
Households w/Income over \$50K	\$172,229	\$191,081	\$191,081
Households w/Income over \$75K	4,535	27,978	53,608
Daytime Population (Employees)	2,810	17,655	34,482
Business Establishments	34,482	11,186	27,628

POINTS OF INTEREST MAP





COLIN CHOU
colin@4acre.com
850.218.1902

NICHOLAS FOURAKER, CCIM
nick@4acre.com
407.601.1466

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.