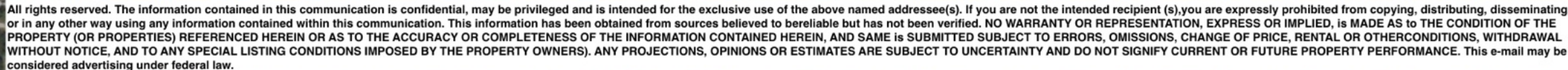


6.26 Acres - Land Offering at Deltona I-4 Commercial / Industrial Hub /



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6.26 Acres - Land Investment - I-4 Activity Center - Deltona, FL
ACTIVITY NUMBER: ZAG0390177

Ryan Nee Florida Broker of Record License: FL BK3154667 954.245.3400

Marcus & Millichap

Deltona I-4 Logistics Hub

4th Fastest-Growing MSA in the USA
*Forbes

ORLANDO (25 Mi)
DAYTONA BCH (25 Mi)

Opened 2020
HALIFAX HEALTH
Regional Hospital

TO BE CONSTRUCTED
2026-2X

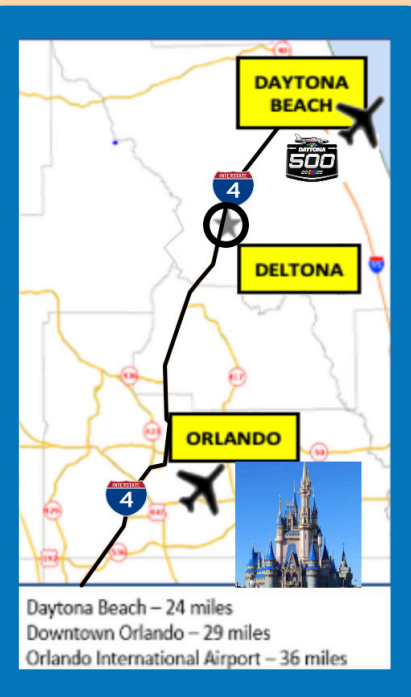


McDonalds

Wawa

DELTONA VILLAGE

Race Trac
Starbucks
Burger King
Panda Express
Opened 2025



amazon

WAREHOUSE #1
amazon
OPENED 2021

STORE & SPACE

The Nutty Bavarian

DELTONA VILLAGE

I-4 LOGISTICS PARK
UNDER CONSTRUCTION

Cty Water Utility

Deltona High School

Epic Theatres

Integra Myst Apartments
300 Units
Opened 2024

WORLD YMCA

OPENING 2025
WAREHOUSE #2
amazon

RHODE ISLAND AVENUE EXT.

RHODE ISLAND AVENUE EXT.

StorQuest SELF STORAGE

GOLD CHOICE SENIOR COMMUNITIES

Lot 4 Flex / Off Showroom 10.62 Ac
Lot 2 Flex/Retail 2.39 Ac
Lot 5 320 Rental Apartments 17.20 Ac
Lot 1 Flex/Retail 1.93 Ac

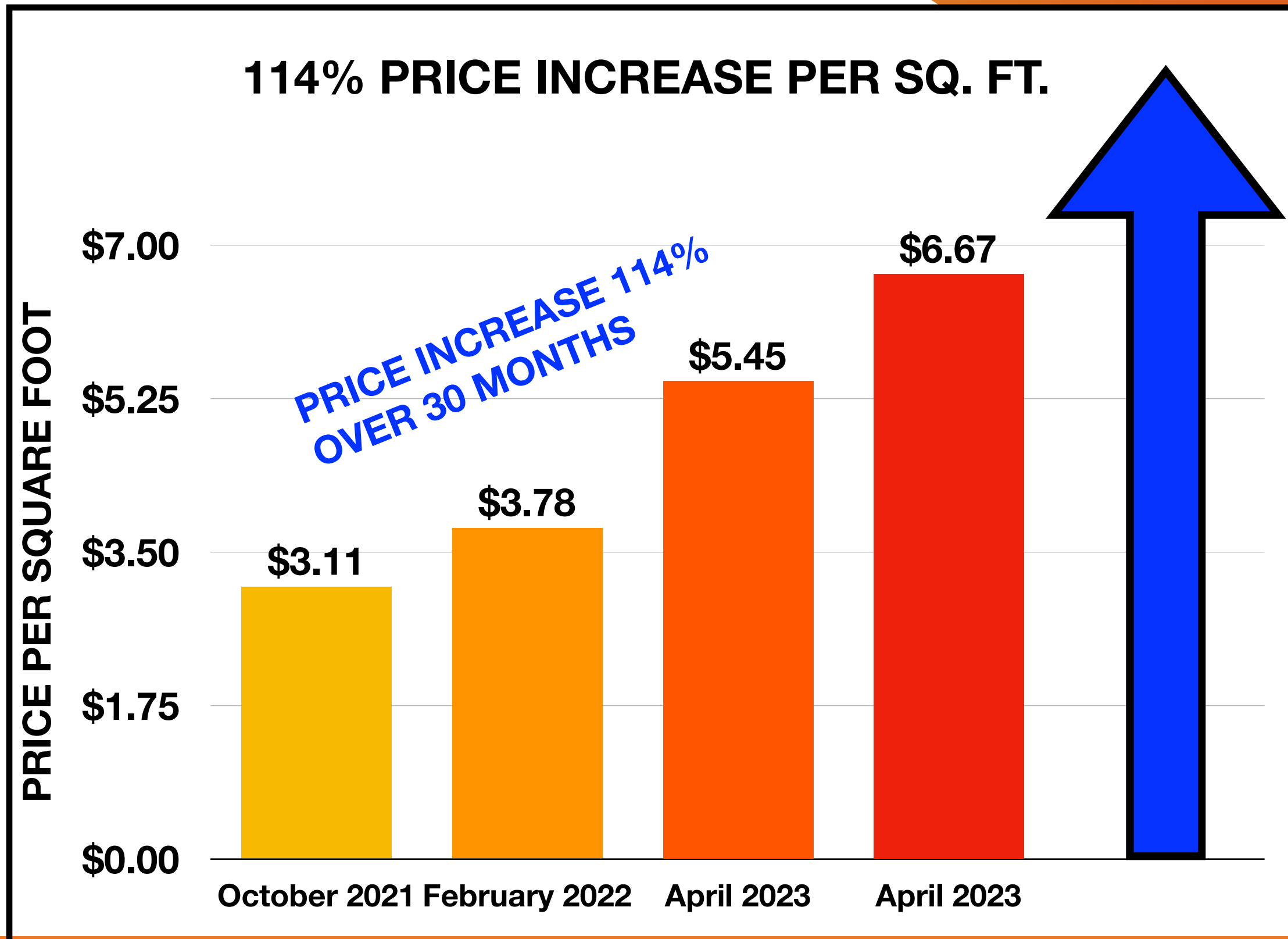
FOR SALE

LAND INVESTMENT

BLOCK 36 3.13 AC

BLOCK 37 3.13 AC

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6.26 Acres - Land Offering at Deltona

INVESTMENT OVERVIEW

DELTONA, FLORIDA:
GROWING MSA'S (2017)

RANKED #4 ON FORBES LIST OF FASTEST

LOCATED AT DELTONA'S : CURRENTLY DEVELOPING I-4 COMMERCIAL / INDUSTRIAL HUB

DELTONA, FLORIDA:

RANKED #4 ON FORBES LIST OF FASTEST GROWING MSA'S (2017)

LOCATED AT DELTONA'S : CURRENTLY DEVELOPING I-4 COMMERCIAL / INDUSTRIAL HUB

EVERY AREA TAKES ITS TURN FOR DEVELOPMENT ALONG THE HIGH TRAFFIC I-4 CORRIDOR AND THE TIME IS NOW FOR DELTONA, FLORIDA. LOCATED 33 MILES FROM ORLANDO AND 29 MILES FROM DAYTONA BEACH, DELTONA IS IN THE CENTER OF DEVELOPMENT OF THIS REGION OF FLORIDA. NEW WAREHOUSES, HOSPITALS AND MULTI-FAMILY HOUSING CONSTRUCTION ARE TURNING DELTONA INTO A PRIME AREA FOR EVEN MORE FUTURE DEVELOPMENT AND THIS PARCEL IS IN PROXIMITY TO ALL OF IT.

RECENT APPROVALS IN NEARBY DEVELOPMENT PROJECTS, INCLUDING A NEW 1,000,000 SQ. FT. AMAZON WAREHOUSE MERE FEET AWAY, ARE LEADING TO CONSTRUCTION WHICH WILL PROVIDE HIGH TRAFFIC TO THIS INVESTMENT. MEETING THE REQUIREMENTS FOR PRIME PLANNED URBAN DEVELOPMENT DISTRICT ZONING.

THIS PRIZED PARCEL HAS ALL THE MAKINGS FOR LUCRATIVE DEVELOPMENT OR SALE TO A FUTURE DEVELOPER.

COMPLETED DEVELOPMENTS (2020-2024):

- Amazon Fulfillment Center (Opened 2021/ 500 Employees)
- Halifax Health / UF Health Medical Center (Opened 2020)
- Wawa, RaceTrac, McDonald's, Burger King, StarBucks
- Integra Myst Apartments (300 Apts.)
- The Nutty Bavarian (World Headquarters)
- StorQuest Self Storage

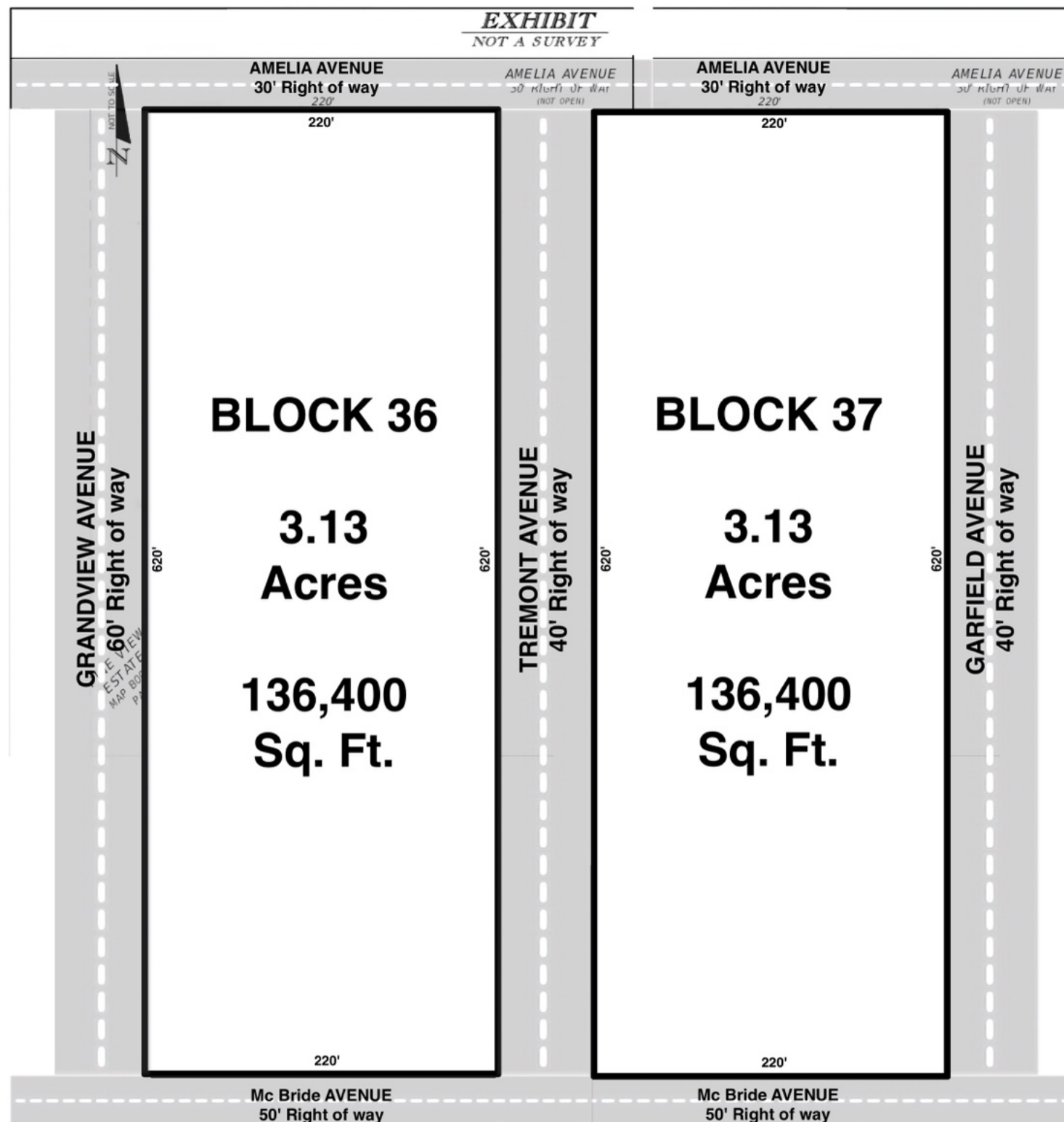
APPROVED & UPCOMING DEVELOPMENTS (2025-2X):

- Amazon Storage Warehouse
- I-4 Logistics Park
- Deltona Village (mixed use)
- Synergy at Normandy (Industrial Warehouses / Apts. / Gas Station)
- Howland Marketplace (Chipotle, Wendy's, Verizon...)

Block	Acre	Sq. Ft.	Parcel
36	3.13	136,400	811801360010
37	3.13	136,400	811801370010 811801370080 811801370200 811801370250



FRONTAGE ON RHODE ISLAND AVE. EXT.



FOR SALE

**Blocks
36 & 37**

**6.26 AC
272,800 Sq. Ft.**

**\$1,900,000
\$6.97 / Sq. Ft.**