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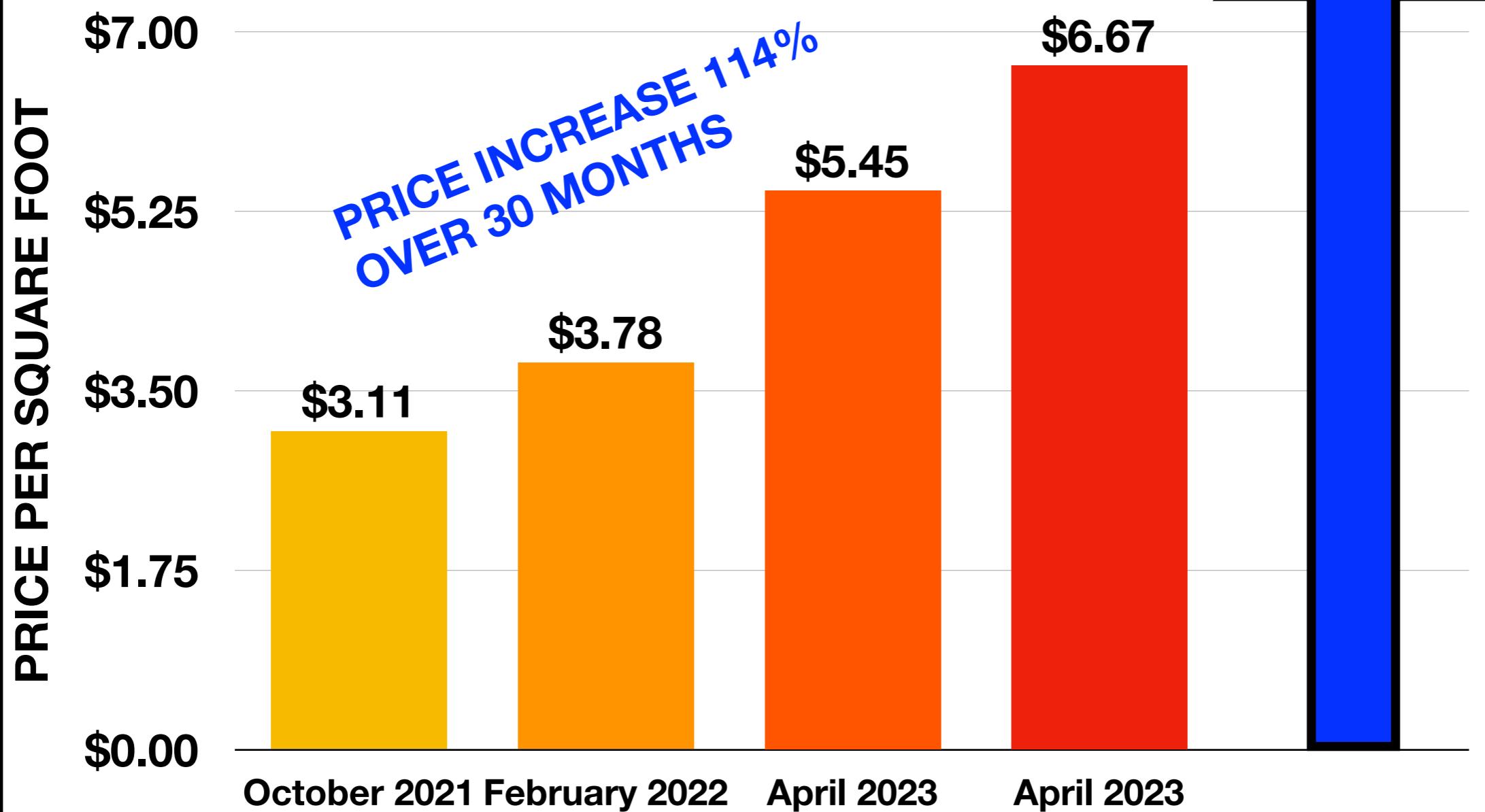
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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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

114% PRICE INCREASE PER SQ. FT.

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

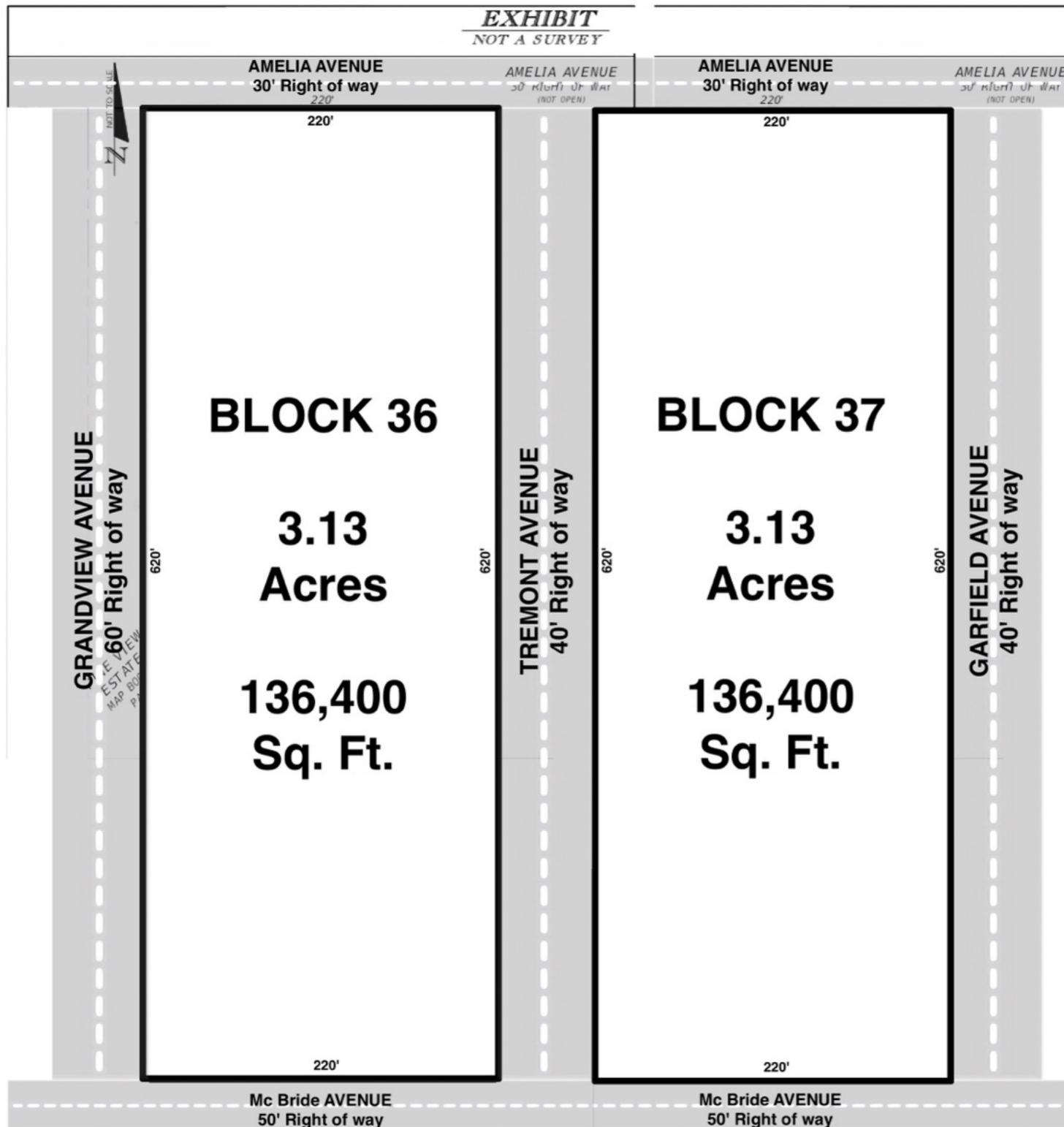
APPROVED & UPCOMING DEVELOPMENTS (2025-2X):

- 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.**