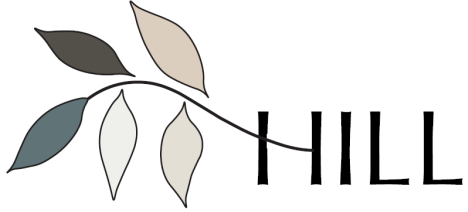


PARC



HILL

PREMIER LAND FOR SALE

IN ORANGE CITY



2.9 ACRES AVAILABLE

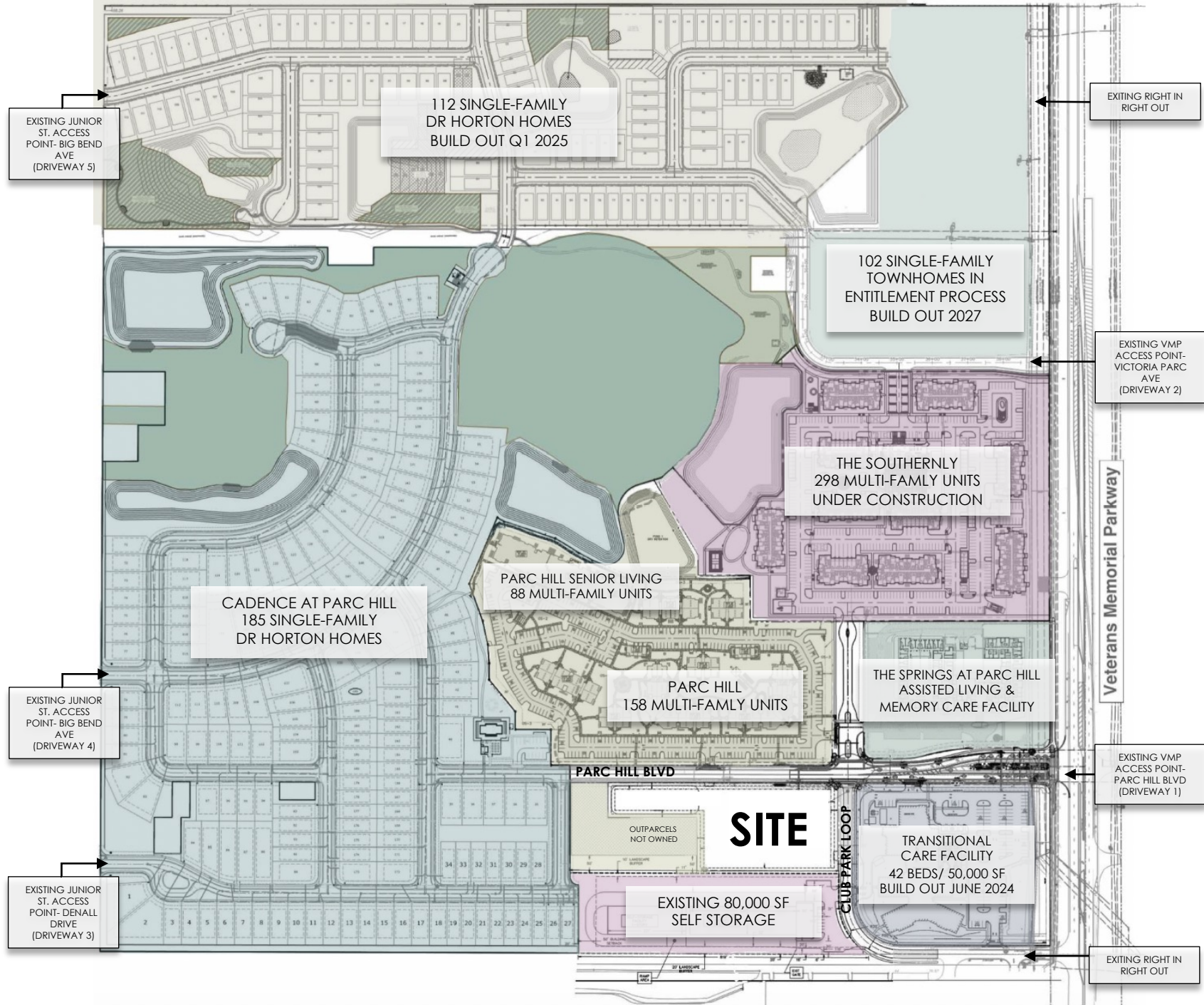
PARC HILL BLVD | ORANGE CITY, FL 32763



AROUND TOWN

1,500+ MULTI-FAMILY UNITS PROPOSED
 298 MULTI-FAMILY UNITS UNDER CONSTRUCTION
 112 SINGLE FAMILY HOMES UNDER CONSTRUCTION





EXISTING JUNIOR ST. ACCESS POINT- BIG BEND AVE (DRIVEWAY 5)

112 SINGLE-FAMILY DR HORTON HOMES BUILD OUT Q1 2025

EXITING RIGHT IN RIGHT OUT

102 SINGLE-FAMILY TOWNHOMES IN ENTITLEMENT PROCESS BUILD OUT 2027

EXISTING VMP ACCESS POINT- VICTORIA PARC AVE (DRIVEWAY 2)

THE SOUTHERNLY 298 MULTI-FAMILY UNITS UNDER CONSTRUCTION

CADENCE AT PARC HILL 185 SINGLE-FAMILY DR HORTON HOMES

PARC HILL SENIOR LIVING 88 MULTI-FAMILY UNITS

PARC HILL 158 MULTI-FAMILY UNITS

THE SPRINGS AT PARC HILL ASSISTED LIVING & MEMORY CARE FACILITY

Veterans Memorial Parkway

EXISTING JUNIOR ST. ACCESS POINT- BIG BEND AVE (DRIVEWAY 4)

PARC HILL BLVD

OUTPARCELS NOT OWNED
SITE
EXISTING 80,000 SF SELF STORAGE

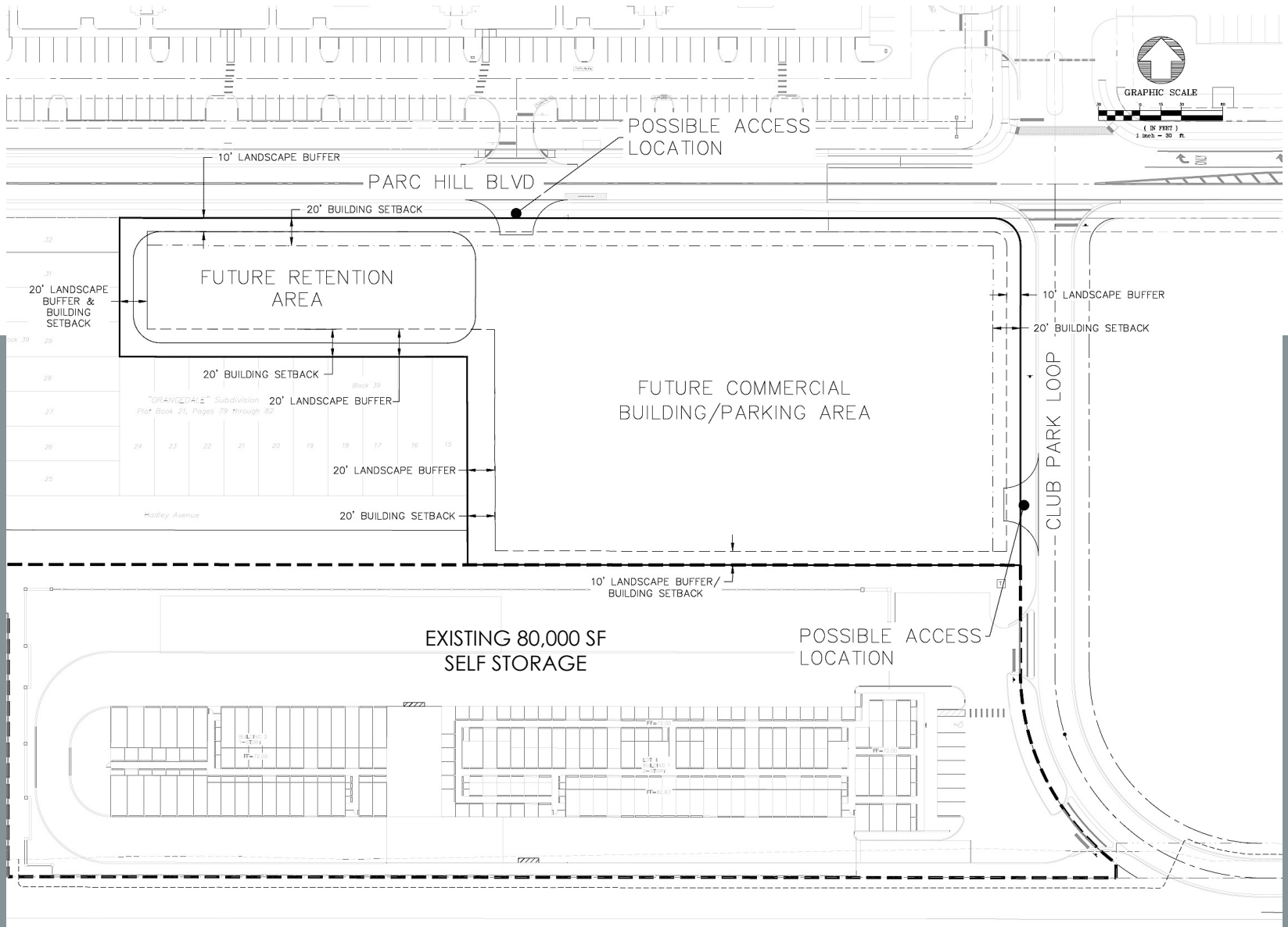
CLUB PARK LOOP

TRANSITIONAL CARE FACILITY 42 BEDS/ 50,000 SF BUILD OUT JUNE 2024

EXISTING VMP ACCESS POINT- PARC HILL BLVD (DRIVEWAY 1)

EXISTING JUNIOR ST. ACCESS POINT- DENALL DRIVE (DRIVEWAY 3)

EXITING RIGHT IN RIGHT OUT



PROPERTY DETAILS

- The property is positioned in a highly desirable location surrounded by a mix of established and forthcoming retail. Boasting an impressive lineup of national retailers nearby, such as Walmart, Home Depot, Lowe's, Target, Aldi, Ross, Kohl's, Five Below, Michael's, Petco, and ULTA Beauty.
- Complimented by a diverse blend of existing and upcoming residential developments, the area is poised for sustained growth, ensuring a steady stream of potential customers and patrons for businesses located within the vicinity.
- Strategically positioned just 1-mile away from Advent Health Fish Memorial and within easy reach of the major thoroughfare I-4, the property enjoys exceptional accessibility and convenience for both clients and employees alike.
- Ideal for a diverse range of uses including medical facilities, daycare centers, professional offices, and retail outlets, the property presents an unparalleled opportunity for businesses seeking a dynamic and thriving locale to establish their presence.

DEMOGRAPHICS

5 MILES

3 MILES

1 MILE



FLORIDA HOSPITAL FISH MEMORIAL

POPULATION



1 MI- 3,594
3 MI- 53,178
5 MI- 107,136

AVG HH INCOME



1 MI- \$69,351
3 MI- \$93,792
5 MI- \$92,451

DAYTIME POPULATION

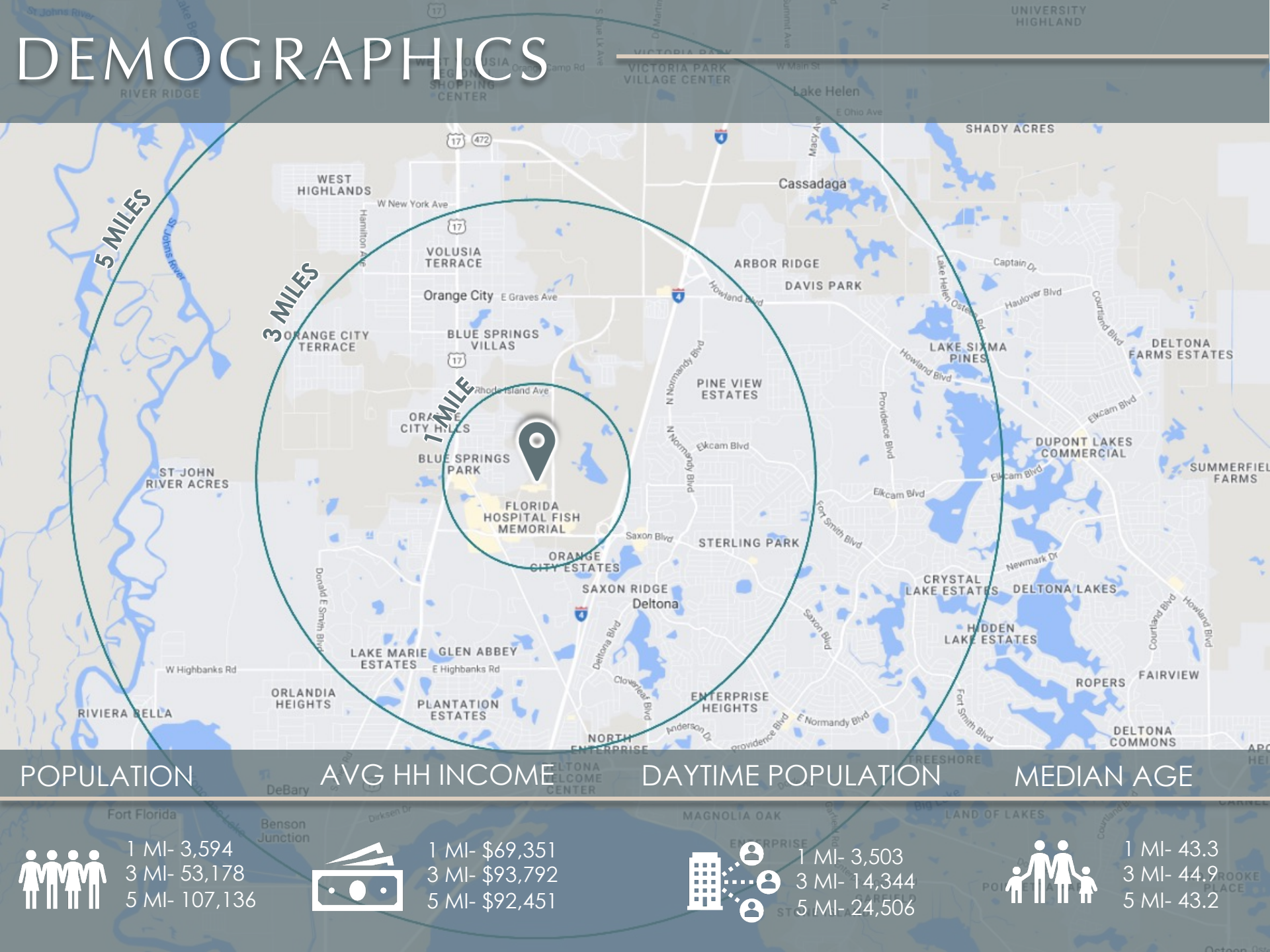


1 MI- 3,503
3 MI- 14,344
5 MI- 24,506

MEDIAN AGE



1 MI- 43.3
3 MI- 44.9
5 MI- 43.2







RETAIL LEASING CONTACT

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SERVING RETAIL MARKETS THROUGHOUT FLORIDA

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