

N Spring Garden Ave

EXHIBIT "B"



SALE

DeLand 5 Acres - Highway Commercial FLU

0 NORTH SPRING GARDEN AVENUE

DeLand, FL 32720

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,000,000
LOT SIZE:	5 Acres
PRICE / ACRE:	\$200,000
ZONING:	Cascades PD - FLU Highway Commercial
TRAFFIC COUNT:	24,500
APN:	700500000122

PROPERTY OVERVIEW

5 Acres on North Spring Garden, DeLand, Florida

FLU- Highway Commercial

Zoning- Cascades PD Phase V - Commercial Use Up to 55,000 SF

Directly Adjacent to Planned Pointe Grand Apartments

Just North of Intersection of W Plymouth Ave & N Spring Garden

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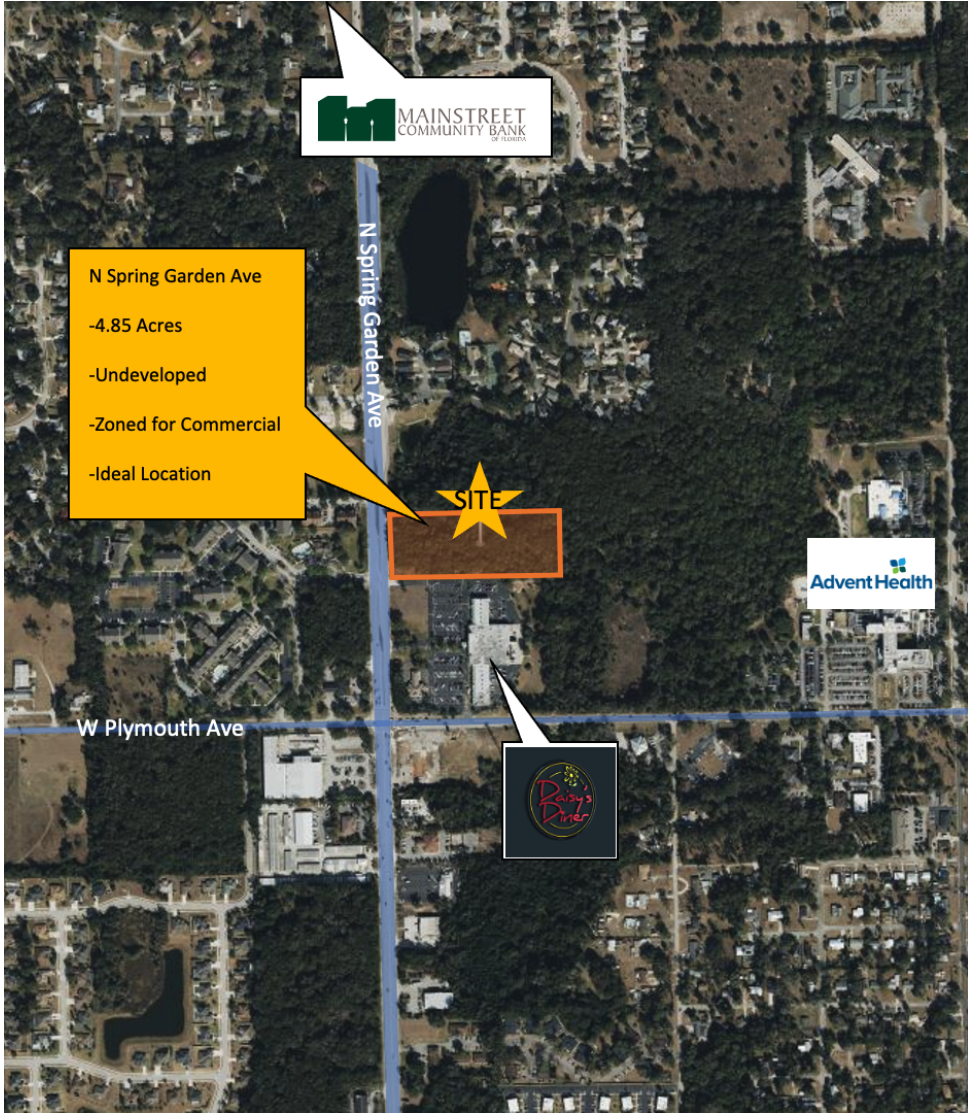
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DELAND 5 ACRES - HIGHWAY COMMERCIAL FLU | 0 North Spring Garden Avenue DeLand, FL 32720

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

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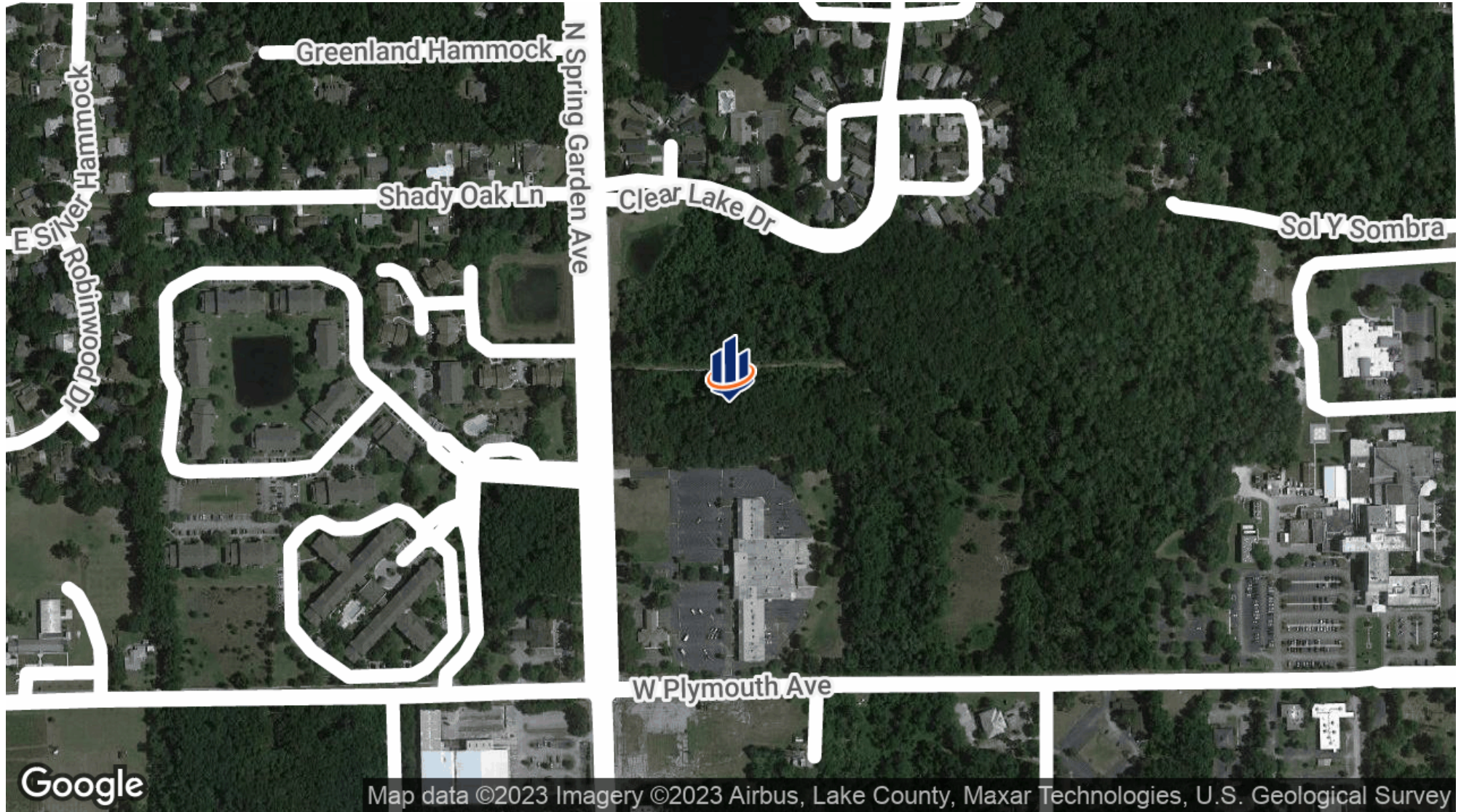
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

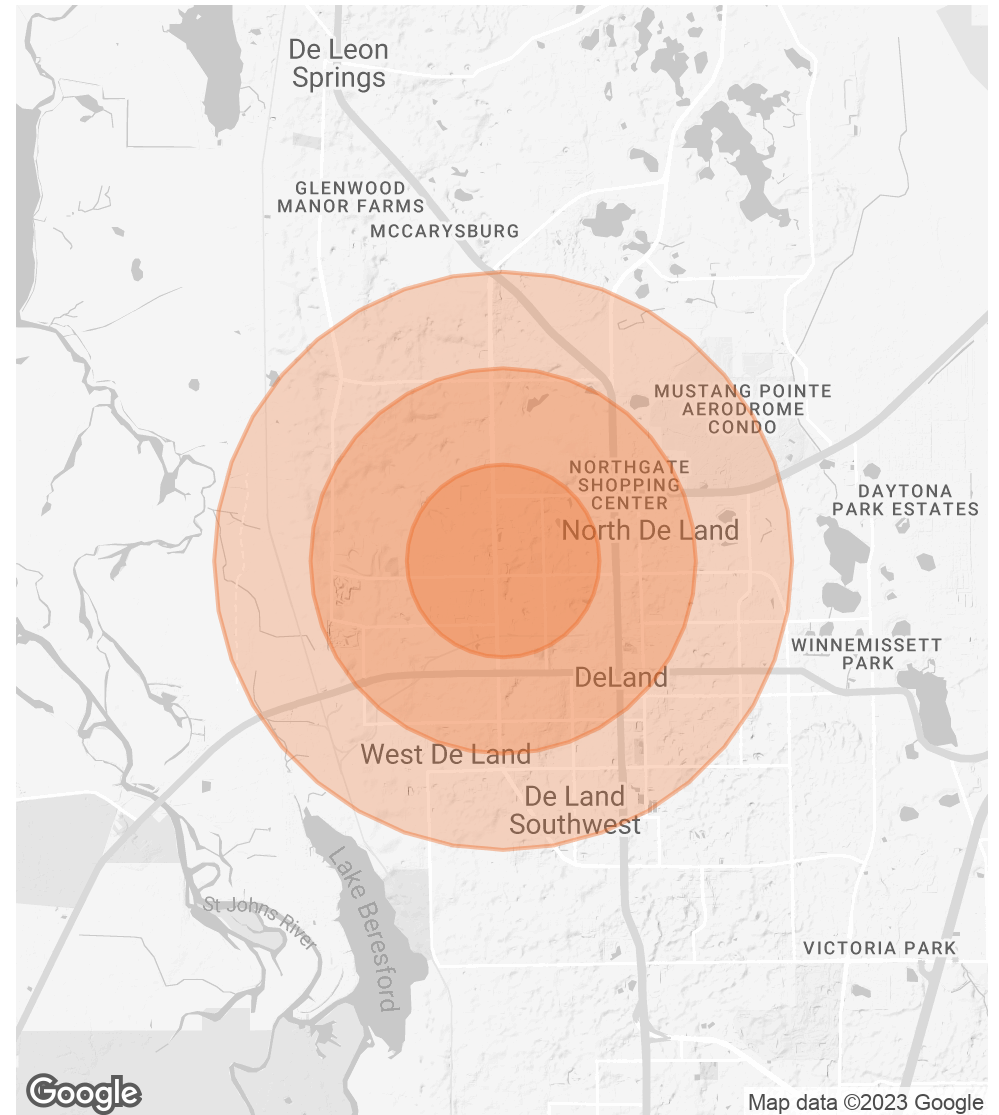
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,694	13,247	29,194
AVERAGE AGE	49.8	42.0	41.6
AVERAGE AGE (MALE)	49.8	39.5	37.8
AVERAGE AGE (FEMALE)	49.8	43.9	44.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,063	5,542	12,574
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$67,446	\$59,383	\$55,126
AVERAGE HOUSE VALUE	\$216,576	\$233,048	\$203,758

* Demographic data derived from 2020 ACS - US Census



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