

SALE

ORANGE CAMP RD.

Orange Camp Rd. DeLand, FL 32724

FIVE (5) ACRES SALE PRICE

\$500,000.00



COLDWELL BANKER
COMMERCIAL
AI GROUP

Eric Alexander

386 956 9366

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PROPERTY DESCRIPTION

Beautiful 5 Acre Parcel of Land, currently Zoned A-2, allowing One Home per 5 Acres, but could be Re-Zoned to allow for One Home Per Acre. 322 Feet of Frontage on Orange Camp Rd. next to the Victoria Park Community.

PROPERTY HIGHLIGHTS

- Beautiful High and Dry Parcel
- 322 Ft. of Frontage on Orange Camp Rd.
- Not heavily wooded
- Could be potentially Re-Zoned to build One House per Acre
- Near Golf Course and lots of Retail Establishments
- Close to I-4 to the East and 17/92 to the West

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	5 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,083	5,322	13,947
Total Population	2,611	12,699	33,481
Average HH Income	\$96,237	\$86,061	\$69,242

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OFFERING SUMMARY

Sale Price:	\$500,000
Available SF:	
Lot Size:	5 Acres
Price / Acre:	\$100,000
Zoning:	A-2
Market:	Deland
Submarket:	West Volusia County

PROPERTY OVERVIEW

Beautiful 5 Acre Parcel, conveniently located 20 minutes from Daytona Beach, 20 minutes from New Smyrna Beach and 30 minutes from Orlando, next to the beautiful master planned community of Victoria Park and Victoria Hills Golf Course, where a variety of neighborhoods are situated among parks, lakes, natural conservation areas, walking and bike paths. Just down the street from the quaint, historic town of Deland, Florida, home to Stetson University, Florida's oldest college.

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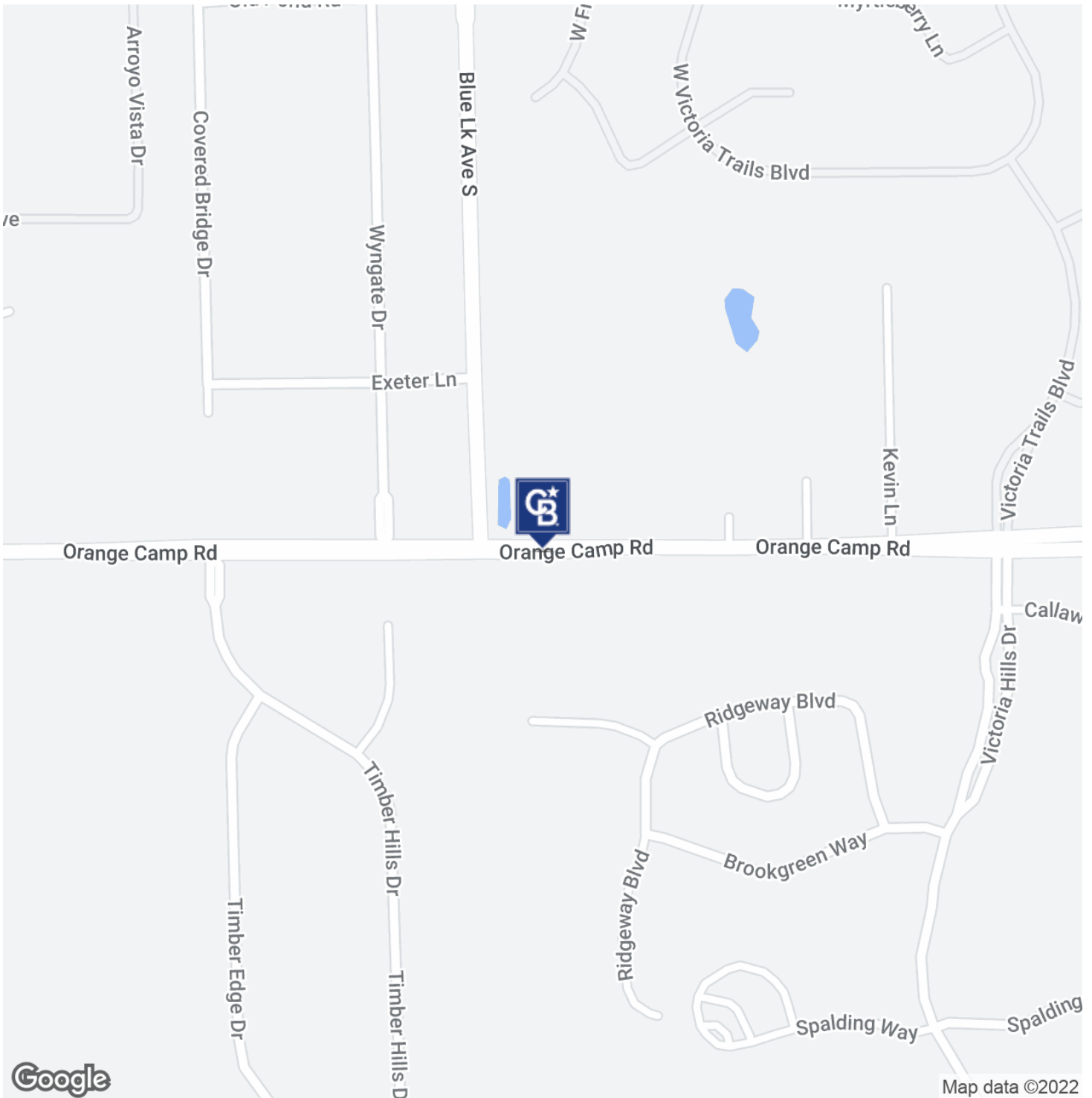
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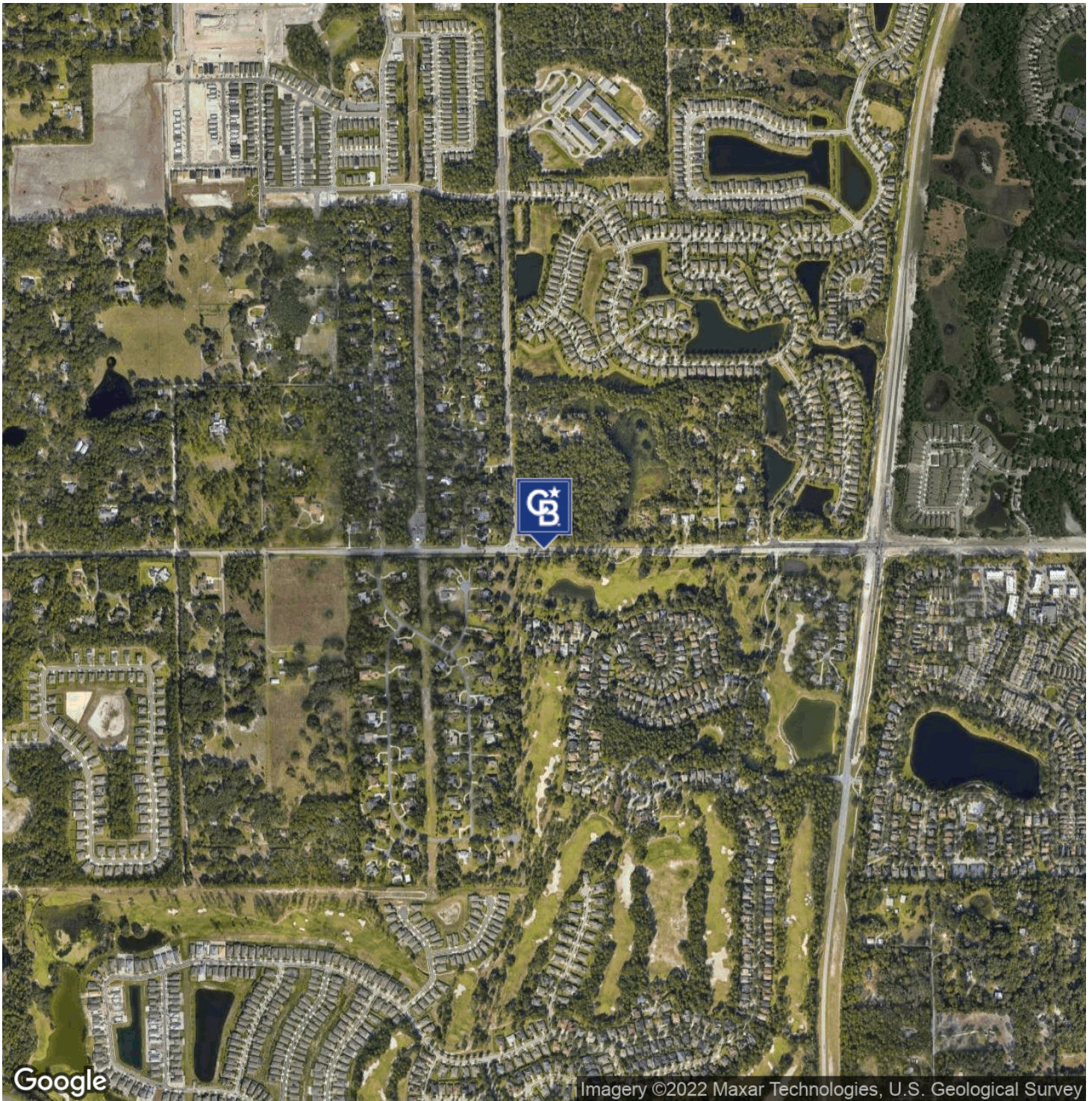
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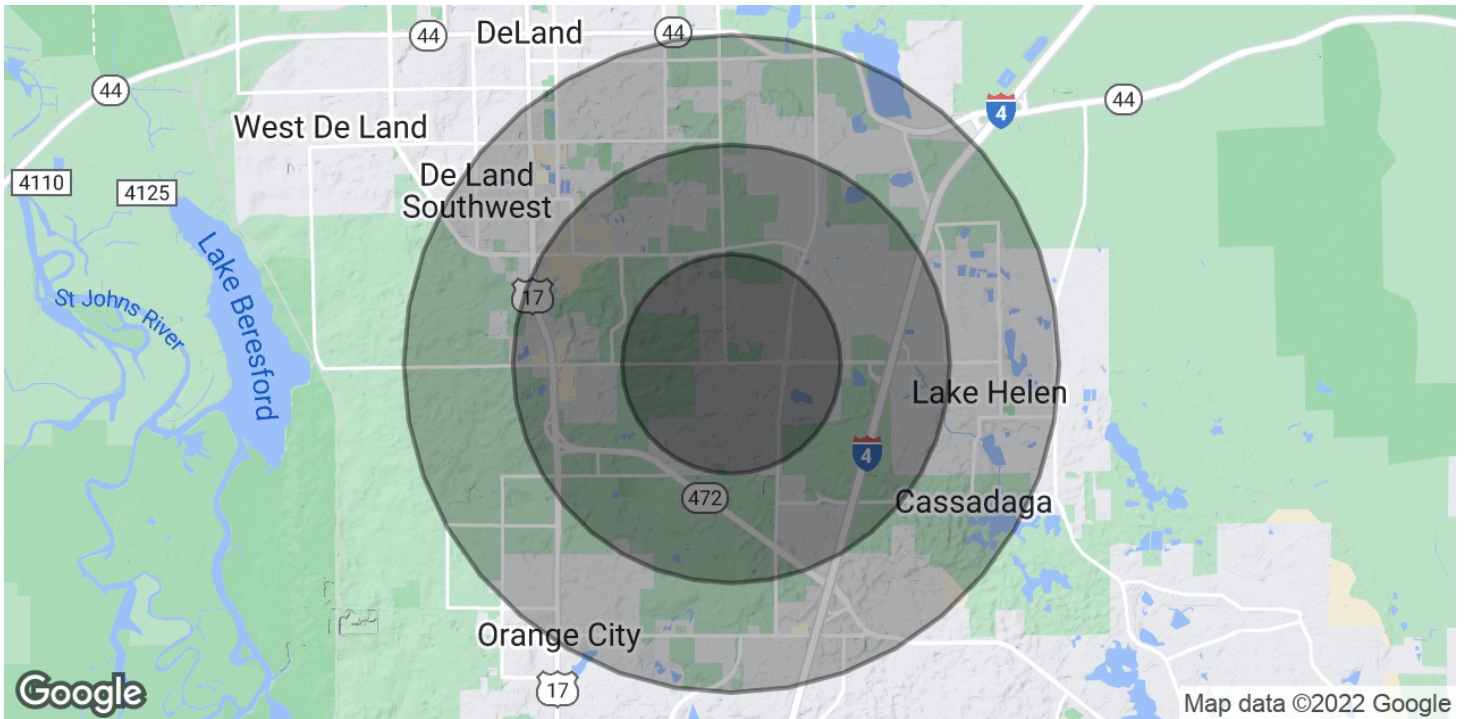
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,611	12,699	33,481
Average Age	52.7	45.0	42.4
Average Age (Male)	52.7	45.0	39.6
Average Age (Female)	52.5	45.4	44.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,083	5,322	13,947
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$96,237	\$86,061	\$69,242
Average House Value	\$281,976	\$256,518	\$205,274

* Demographic data derived from 2020 ACS - US Census

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