



**1 AC  
COMMERCIAL  
LAND  
FOR SALE**

**amazon**

**GRAVES AVE**

**N NORMANDY BLVD**

**ENERGY AVE**

**N NORMANDY BLVD**

472

HALIFAX HEALTH

McDonalds

Wawa

Opening 26-2X

Wendy's

LOUISIANA KITCHEN

verizon

deltona village  
Mixed Development

HEARTLAND

Burger King

RaceTrac

Deltona High School

INTEGRAMYST

Luxury Apartments  
300 Units  
Under Construction

EPIC THEATRES

Under Construction  
I-4 LOGISTICS PARK

WORLD YMCA

43,560 Sq Ft

OPENED 2024  
The Nutty Bavarian

#300 142,560± SF

#400 112,860± SF

Marcus & Millichap

OFFERING MEMORANDUM

# N NORMANDY DRIVE - 1 AC COMMERCIAL LAND

N Normandy Blvd, Deltona, FL 32725

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## INVESTMENT OVERVIEW

Marcus & Millichap has a rare opportunity to present a commercial property (1 Acre) located at a traffic light intersection for development or investment, which fronts a commercial /industrial main road in Deltona, the largest city between Orlando and Jacksonville, Florida.

Forbes Magazine has ranked this area to be the 4th fastest-growing MSA in the country. Development of this key Deltona I-4 interchange has begun with the opening of a 1.4 million square foot (SF) Amazon Fulfillment Center followed by the ongoing construction of I-4 Logistics Park; both fronting the same N Normandy Blvd as the subject property (1 Acre) and are only a few hundred feet away. Additionally, another 1 million square foot (SF) Amazon warehouse has opened across the road as the first Pre-First-Mile facility in Florida, storing products before fulfillment.

With Integra Apartments completing 300 units, as the first phase of their planned 600 apartments, and Deltona Village across the street encompassing a plethora of anticipated new developments ranging from hotels, restaurants, and offices, those numbers will continue to explosively grow to critical mass in Deltona, FL., as predicted by Forbes Magazine to be the 4th fastest growing MSA in the USA.

## INVESTMENT HIGHLIGHTS

Amazon Fulfillment Center (1.4 Million SF) and Amazon Storage Facility (1 Million SF)

The area newly features Wawa, Starbucks, Raceway, McDonald's, Burger King, Dollar General, Halifax Health / UF Health Hospital, Integra Myst Apartments (300 Apts Completed with 300 under construction)

Upcoming Developments: I-4 Industrial Park, Verizon, Popeyes, Serenity (Industrial, Commercial & Apartments), Halifax Senior Living (600 Apts), Deltona Village (Mixed Development)

Abundant traffic count: 1 Acre Commercially Zoned Site with frontage on N Normandy Drive with 10,600 cars/day AADT and easy access to I-4's (exit 114) with 105,000 cars/day AADT

# OFFERING SUMMARY

**N NORMANDY BLVD**



Listing Price  
**\$700,000**



Lot Size  
**43,560 SF**



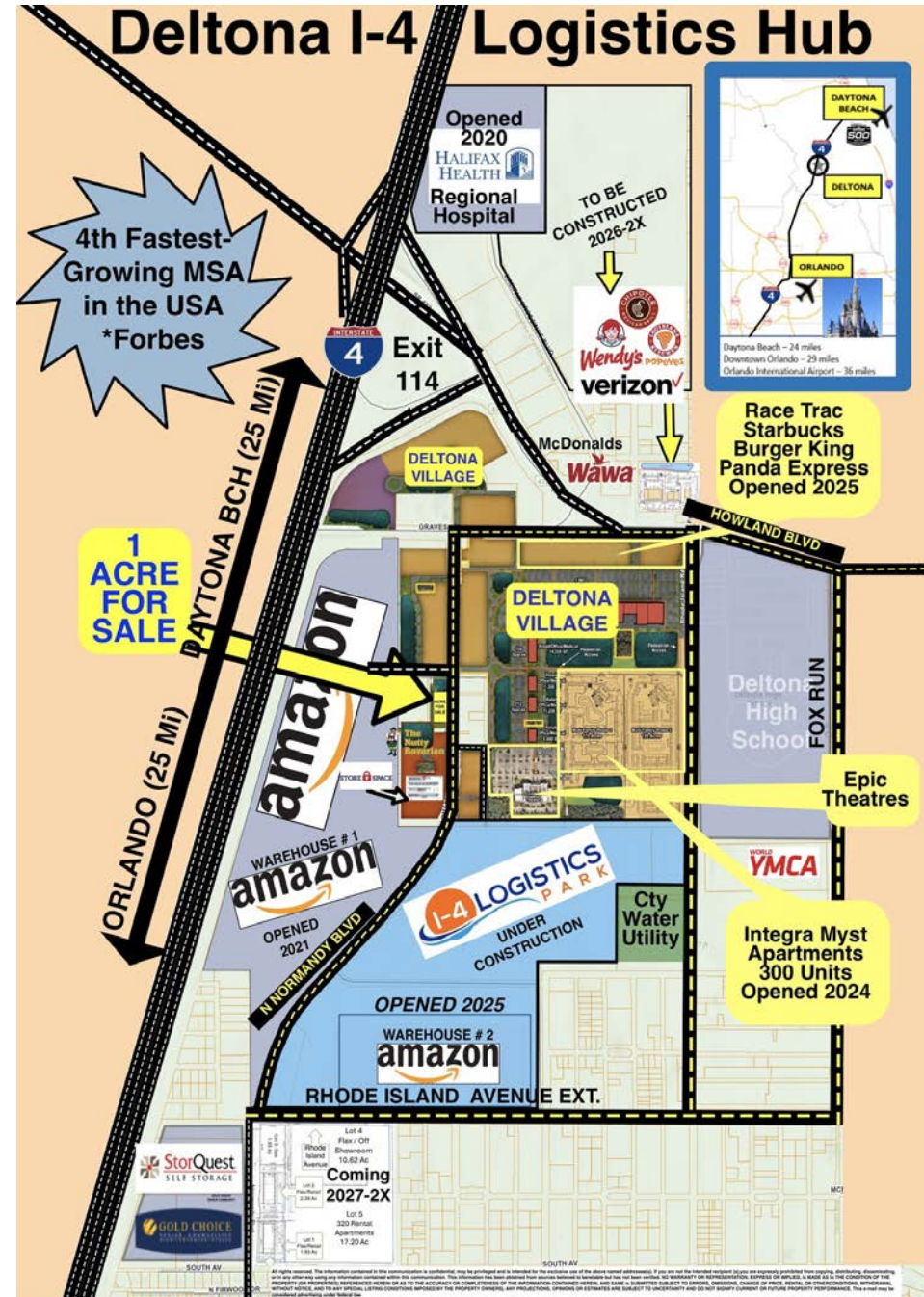
Allowable Buildable SF  
**-**

## FINANCIAL

Listing Price	\$700,000
Down Payment	100% / \$700,000
NOI	\$1
Cap Rate	0.00%
Total Return	0.00%
Price/SF	\$16.06

## OPERATIONAL

Zoning	Commercial
Development Type	Land
Lot Size	1 Acre (43,560 SF)



# N NORMANDY DRIVE & ENERGY AVE - 1 AC COMMERCIAL LAND

AERIAL MAP



# N NORMANDY DRIVE & ENERGY AVE - 1 AC COMMERCIAL LAND

REGIONAL MAP



N NORMANDY BLVD

# EXCLUSIVELY LISTED BY

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**Marcus & Millichap**

N NORMANDY BLVD

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## FIRST NAME LAST NAME

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Marcus & Millichap

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