

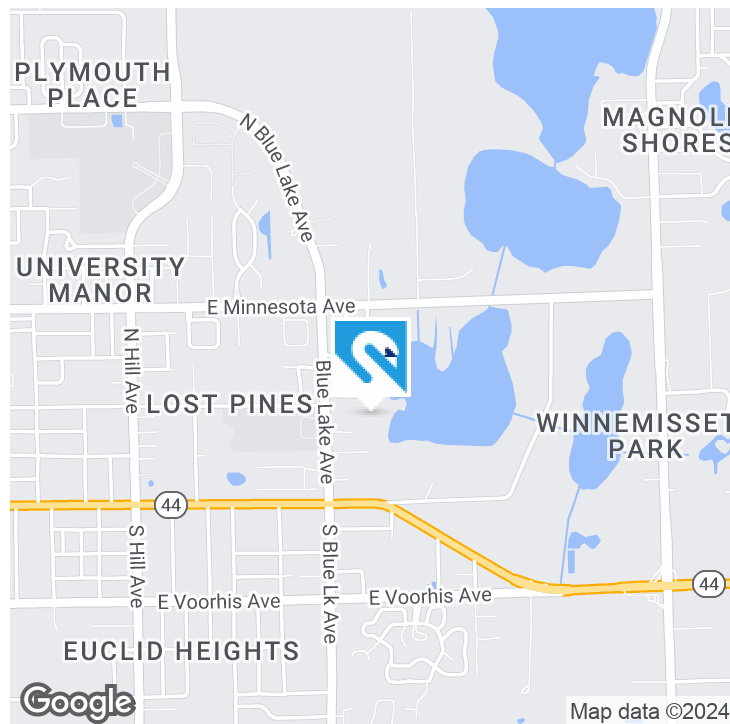


MULTI-FAMILY LAND - LAKE FRONT

263 N. Blue Lake Ave, DeLand, FL 32724

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	10.0 Acres
Zoning:	E-1 (City of DeLand) Many residential and some commercial uses
Market:	Central Florida
Price / SF:	\$2.29

PROPERTY OVERVIEW

Developer/Investor Lakefront Development Opportunity
Ideal property for multifamily use. Potential for up to 80 units per acre with zoning change.

Are you seeking to capitalize on the tremendous demand for workforce, student and young professional housing in the DeLand/West Volusia market? If so, this stunning lakefront property demands your attention. A perfect property for condos which could be sold or held for long term passive income. The unique and flexible E-1 zoning allows for your vision to become reality. Allowed uses include, multifamily, dormitories, single & two family dwellings, daycare facilities and houses of worship allowing for many creative development options all within the purview of the city staff approvals. With over 330' of direct frontage on Blue Lake and boat-able access to two additional lakes, North & South Lake Talmadge this "one of a kind" property will capture the market like no other. Located in Historic DeLand, FL which was recently chosen by Southern Living Magazine as one of "The South's Best Small Towns 2020". Property consists of approximately 10 acres and is just minutes to I- 4 yet within walking/biking distance to downtown. City water and sewer are available. Don't miss this opportunity to create something special!

PROPERTY HIGHLIGHTS

- Waterfront on Blue Lake with canal access to North & South Lake Talmadge
- 10 AC parcel

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