



For Sale

# H HOUSE "FLEX HOME" - LAND NEAR DOWNTOWN DELAND

326 E Wisconsin Ave, DeLand, FL 32720

*Presented by:*

**J. Todd Swann, CCIM**

386.738.3688

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**Swann Real Estate**

505 E. New York Ave., Suite 6

DeLand, FL 32724

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# PROPERTY INFORMATION

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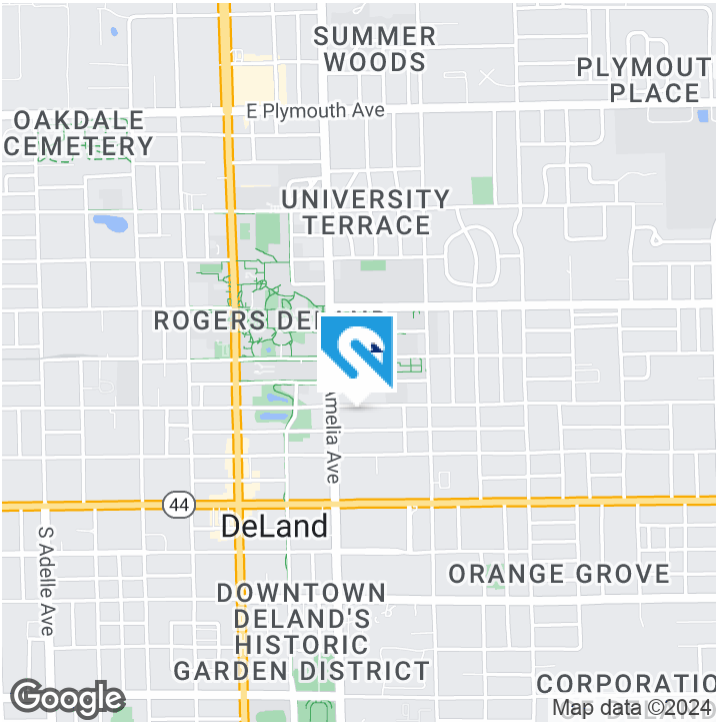


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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.42 Acres
Market:	Central Florida
Submarket:	Deltona-Daytona Beach-Ormond Beach
Price / SF:	\$13.53

### PROPERTY OVERVIEW

**\*\*Land only, description details plans awaiting approval\*\***

Built on a century of tradition and dedicated to innovating, our H-House™ is a stunning residence inspired to create the smallest 4 bedroom, 4 bath, 4 patio home possible. The H-House is an affordable multigenerational home that empowers people throughout the different stages of their individual life cycle, be that single, coupled, marriage, children, income-generating, elder care, and aging-in-place. Picture it like a "flex-home" that allows the rooms to be used independently depending on the homeowner's needs.

About the design:

The H-House is 1,600 sq. ft under air, 2,000 sq. ft. under roof.

The kitchen is at the front entrance, which is a natural place for people to gather, the living area in adjacent and opens up to the back deck and the entire middle room opens up on both sides to create a breeze way.

Floor plans:

The H4 is a four-bedroom, four-bath home where each bedroom has its own patio and entrance, which removes forced interaction and allows for comfortable shared living. Each bedroom has its own bathroom, washer/dryer, closet, and built-in desk.

The H2 is a side-by-side suite option designed for shared living where two people or two couples can live together while having their own wing of the house.

Both floor plans are ideal for creating an assisted living home where two or three elderly people can pull their resources to hire their own live-in nurses.

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## Property Details

Sale Price	\$250,000
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### LOCATION INFORMATION

Building Name	H House "Flex Home" - Land Near Downtown DeLand
Street Address	326 E Wisconsin Ave
City, State, Zip	DeLand, FL 32720
County	Volusia
Market	Central Florida
Sub-market	Deltona-Daytona Beach- Ormond Beach

### BUILDING INFORMATION

Number of Lots	2
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### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Lot Size	18,480 SF
APN #	700901220030

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

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# ADDITIONAL PHOTOS

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Additional Photos



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# LOCATION

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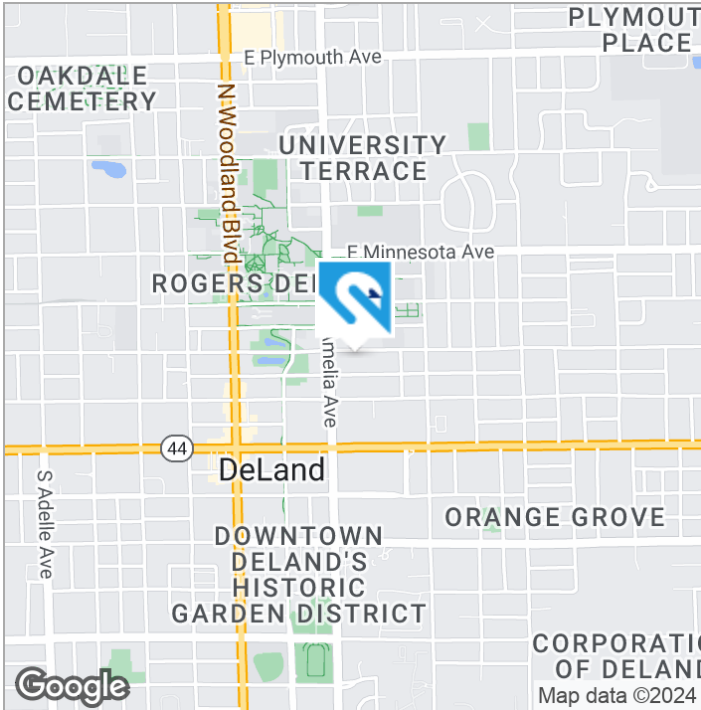
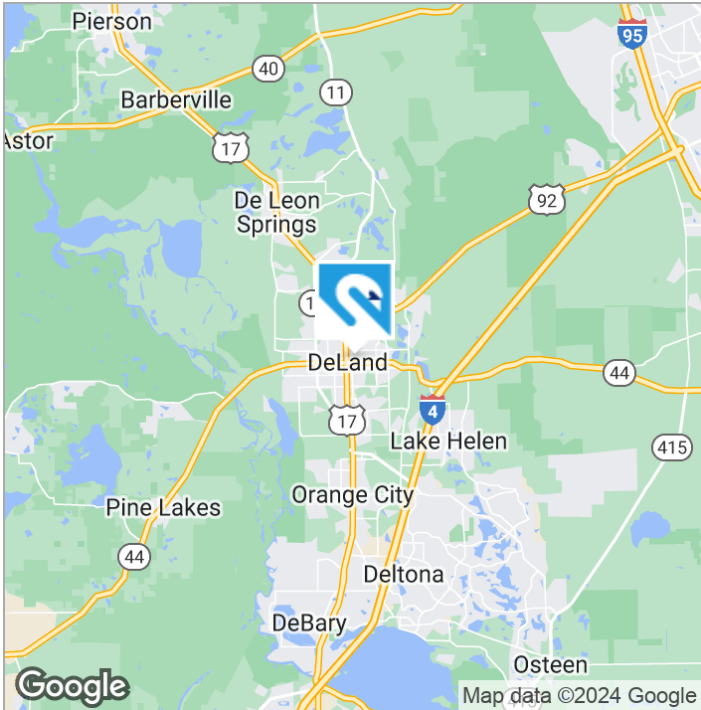
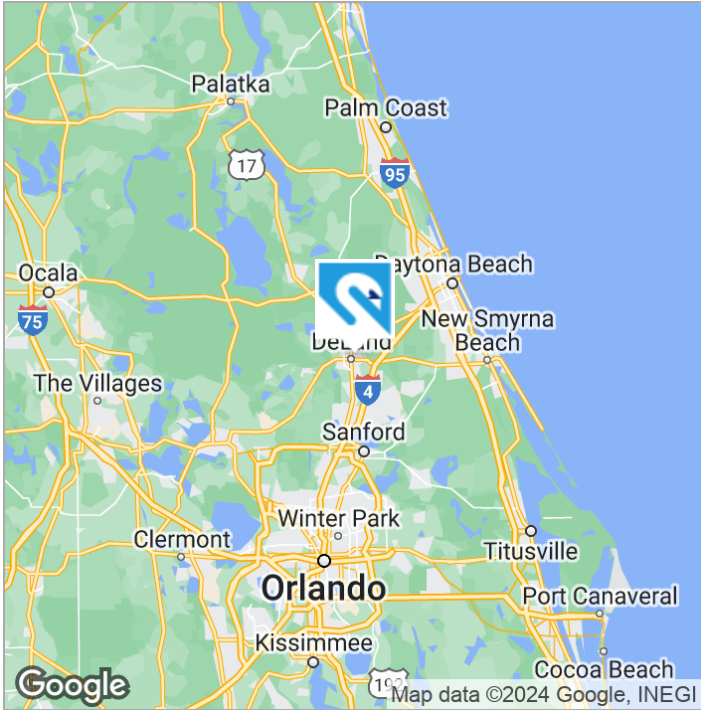


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Location Maps



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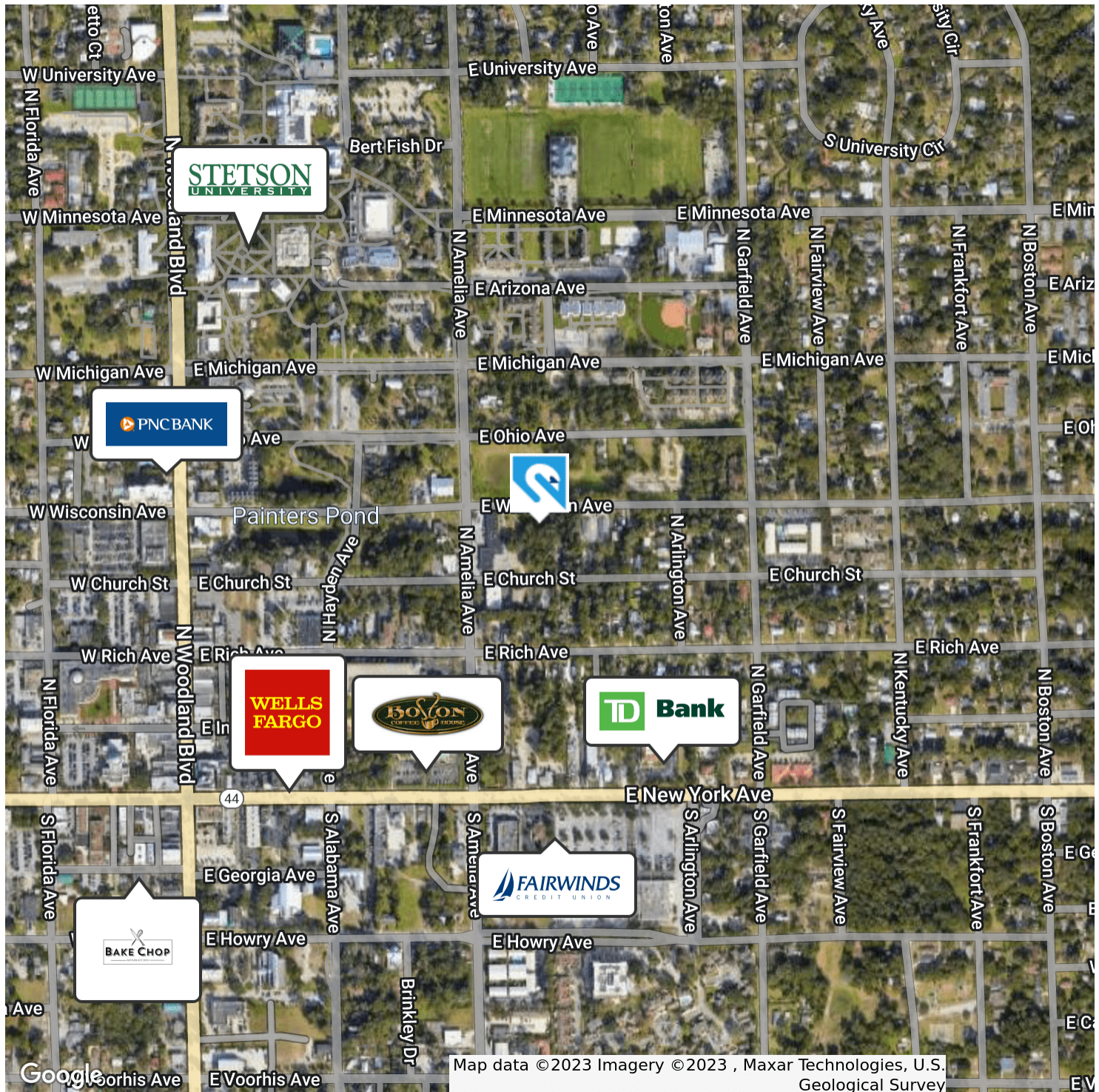


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Retailer Map



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# DEMOGRAPHICS

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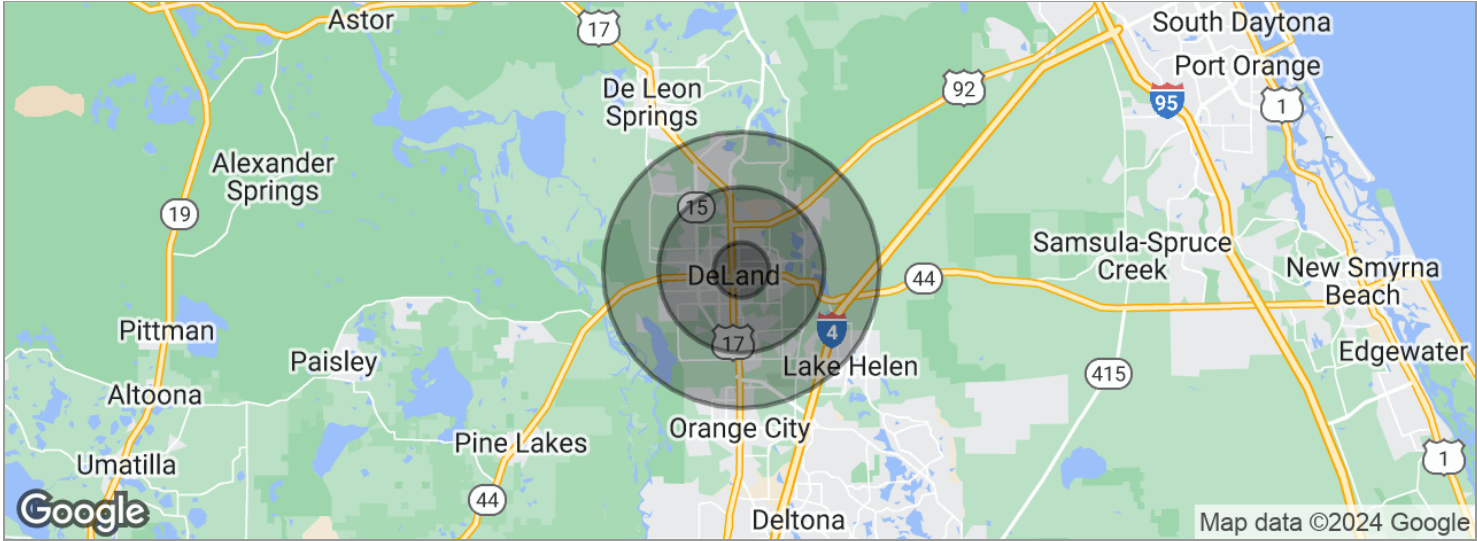


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## Demographics Map



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	10,031	41,456	65,560
Median age	34.9	39.5	42.7
Median age (male)	28.1	36.5	40.0
Median age (Female)	38.1	41.7	44.6
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	4,173	17,300	27,989
# of persons per HH	2.4	2.4	2.3
Average HH income	\$41,777	\$59,211	\$63,304
Average house value	\$214,998	\$197,947	\$203,581

\* Demographic data derived from 2020 ACS - US Census

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Meet Our Commercial Team



Founded as a real estate brokerage firm in 1987 by J. Todd Swann (a native Delandite and Stetson University graduate), Swann Real Estate has served the DeLand and Central Florida area for over thirty years. Soon after its founding, Commercial and Property Management divisions were established to assist with investors looking to own real estate assets in DeLand.

Over its history, Swann Real Estate has constantly grown and adapted to market conditions and cycles. Through real estate transactions and management, the team at Swann Real Estate has been instrumental in the development of DeLand and Central Florida as both a home and destination. Part of the fabric of DeLand and Central Florida, Swann Real Estate has been an established part of the local community since 1987. We understand local policy and work hard to support local business.

Real estate is a people business. At Swann Real Estate, we consider every one our customers to be friends and strive to represent them and their interests with integrity, responsibility, and persistence. All Swann Real Estate agents are REALTORS® and most have additional credentials including: CCIM, Master's of Science in Real Estate, GRI, CDPE, e-PRO, Argus DCF & Developer Certifications. We've got you covered.

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