



For Sale

MULTI-FAMILY LAND - LAKE FRONT

263 N. Blue Lake Ave, DeLand, FL 32724

Presented by:

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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

- Estimated 52 unit approval
- Unique zoning
- Approx 10 AC parcel



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Property Details

Sale Price	\$999,000
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LOCATION INFORMATION

Building Name	Multi-family Land - Lake Front
Street Address	263 N. Blue Lake Ave
City, State, Zip	DeLand, FL 32724
County	Volusia
Market	Central Florida

BUILDING INFORMATION

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
Zoning	E-1 (City of DeLand) Many residential and some commercial uses
Lot Size	10 Acres
APN #	701100000040

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

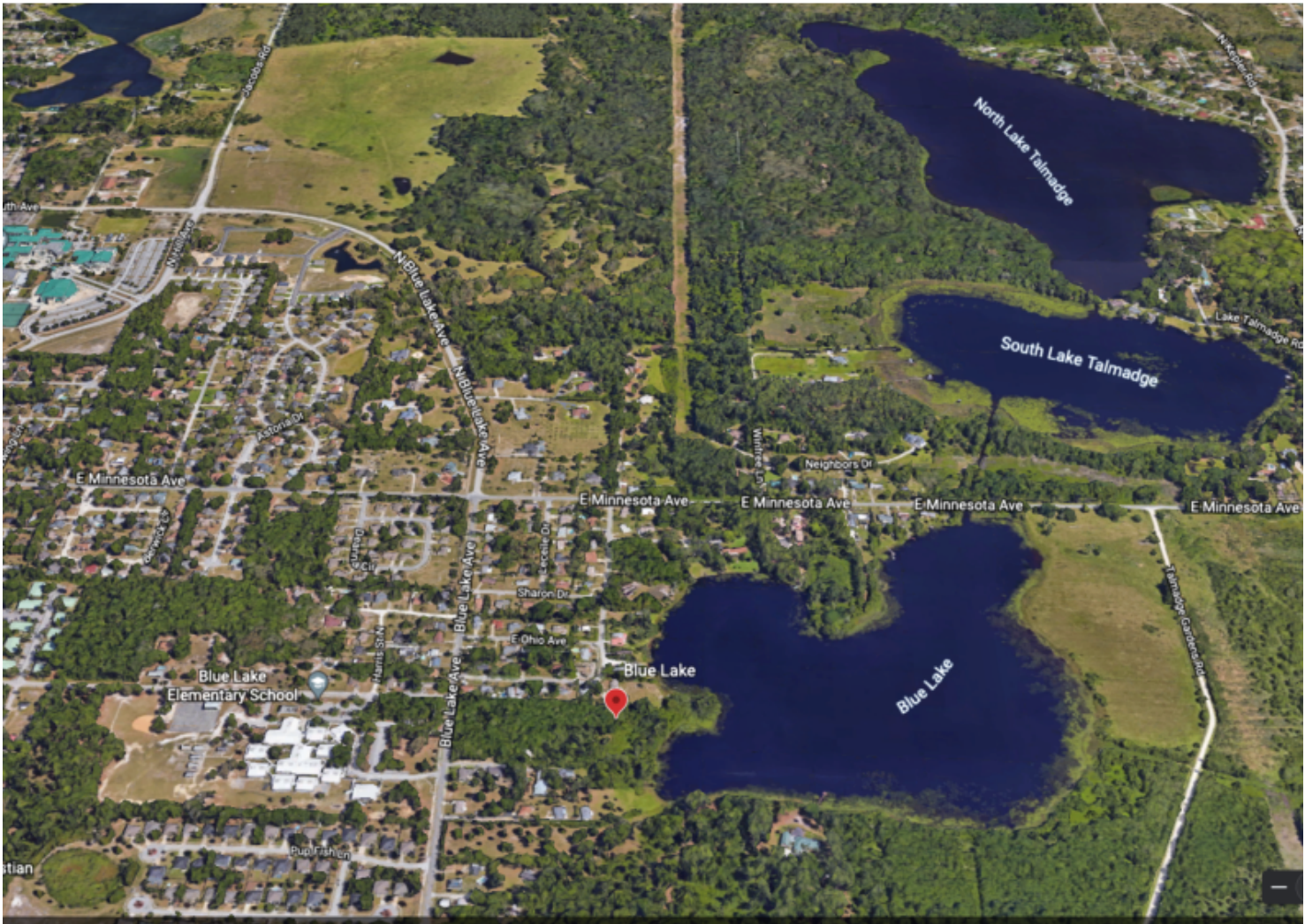


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Map





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Additional Photos



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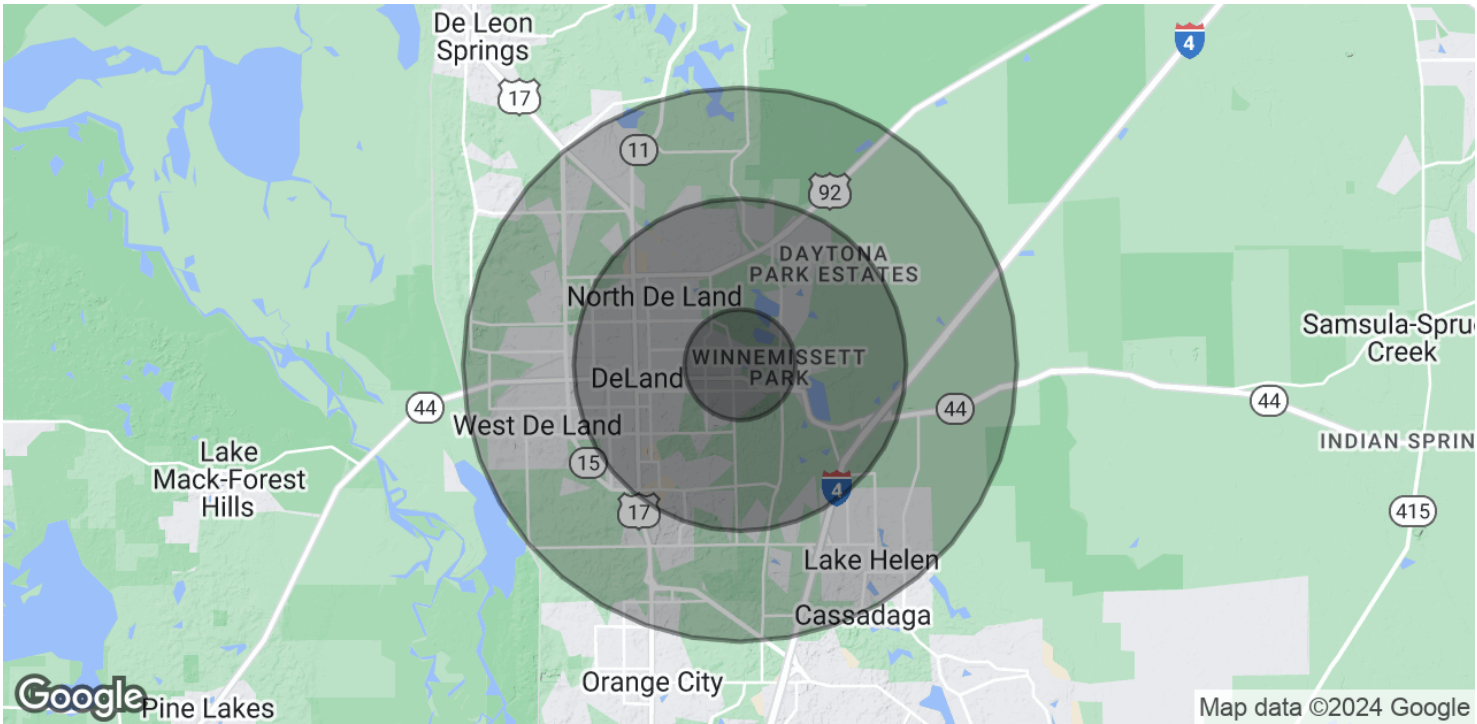


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,639	30,501	57,132
Average age	37.4	37.3	40.1
Average age (Male)	34.1	34.2	37.9
Average age (Female)	39.3	39.9	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,741	11,390	21,649
# of persons per HH	2.7	2.7	2.6
Average HH income	\$52,188	\$51,964	\$55,699
Average house value	\$198,428	\$219,817	\$225,653

** Demographic data derived from 2020 ACS - US Census*

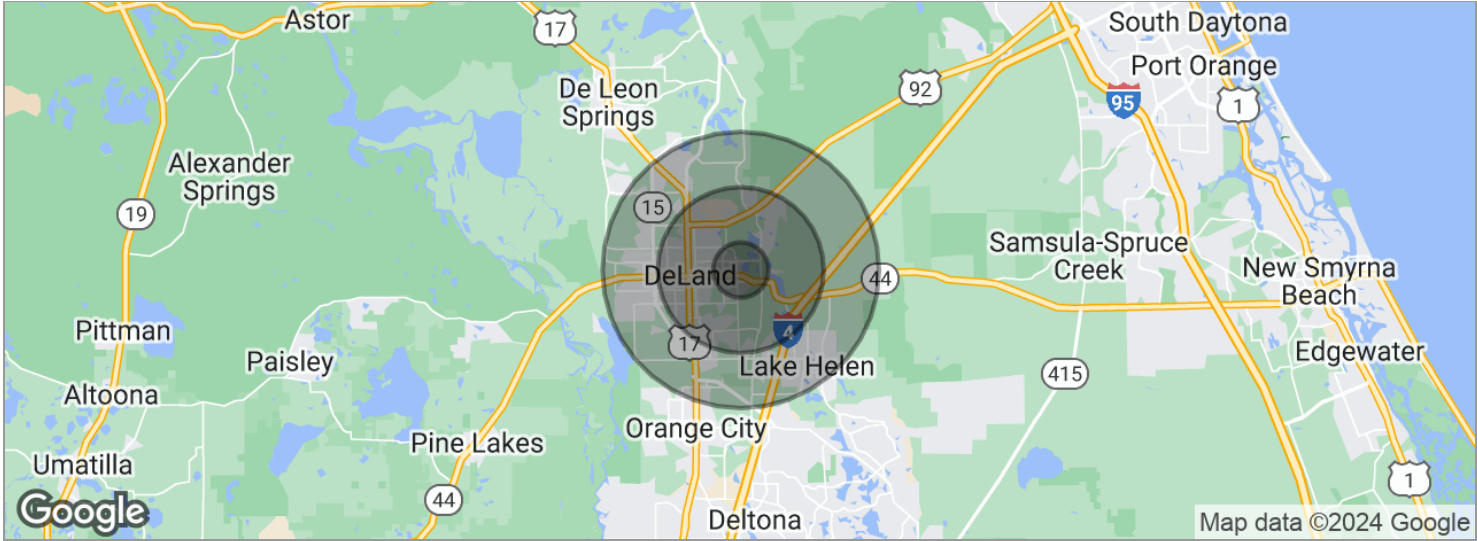


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Founded as a real estate brokerage firm in 1987 by J. Todd Swann (a native Delandite and Stetson University graduate), Swann Real Estate has served the DeLand and Central Florida area for over thirty years. Soon after its founding, Commercial and Property 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.

See Map Page 9

E-1 EDUCATIONAL DISTRICT ALLOWED USES	
PRIMARY USES AND STRUCTURES	
Dormitories	
Single-family dwelling, except mobile homes.	
Two-family dwellings.	
Multifamily residential dwellings.	
College and university land uses, including sorority and fraternity houses, recreational, athletic and other normal accessory uses of such colleges and universities.	
Government facilities and land uses normally associated with the provision of government services, including city, county and state parks and recreation areas.	
Public, private or parochial primary and secondary schools.	
Day care facilities.	
Private clubs and lodges.	
Mini and neighborhood parks.	
Communication towers per section 32-24.	
Churches, houses of worship, and religious institutions, with their customary accessory educational and recreational uses and buildings.	
Other uses approved by the city commission after review and recommendation by the planning board, which are unquestionably similar to those uses permitted herein.	
CONDITIONAL USES (See also Chapter 33, section 33-19)	
Communication towers per section 32-24.	
Community residential homes, single-family.	
Community residential homes, multifamily.	
Printing and lithography establishments, not to exceed 2,000 square feet of floor area.	
SPECIAL EXCEPTIONS (See also Chapter 33, section 33-18)	
Communication towers per section 32-24.	
Community and regional parks.	
Community gardens.	
Golf courses and appurtenant structures connected thereto, including but not limited to the clubhouse, storage rooms and locker rooms.	
Microwave, radio, telephone and television facilities and transmission towers.	
Regulations governing other accessory uses appear in Article III.	
Shade structures over 800 square feet.	
MAXIMUM DENSITY ALLOWED	
Dwelling units per gross acre	Single-family development, 4.3 duplex developments, 4.8 triplexes, 5.4 multi-family dwellings, 8.0.
MINIMUM LOT DIMENSIONS	
MINIMUM WIDTH Lots fronting on a curve must have a minimum 50-foot width at the street line. Corner lots must be 15 percent greater in width and area than the minimum requirement for interior lots. Lots fronting on a cul-de-sac must have a minimum 25-foot lot width at the street line and must meet the minimum lot width at the building set back line.	
	Single-family dwelling: 75 feet
	Nonresidential: No standards
MINIMUM SIZE	Single-family dwelling: 7,500 square feet

SETBACKS/BUILDING SEPARATION/IMPERVIOUS SURFACE LIMITATIONS	
Maximum impervious surface: Educational	50 percent
Maximum impervious surface: Single-family	50 percent
SETBACKS: EDUCATIONAL	
Front yard (building)	30 feet
Front yard (parking, slabs, courts and wall or fence not in excess of 6 feet in height)	20 feet
Side yard	0
Side yard (abutting residentially zoned property)	15 feet
Rear yard	30 feet
SETBACKS: MULTIFAMILY	
Maximum impervious surface: Multifamily	One-, two-, three-story: 50 percent
	Four-story: 45 percent
	Five-story: 40 percent
	Six-story: 30 percent
Front	30 feet from project perimeter lot line
Rear and side	20 feet from project perimeter lot line
Interior	All buildings shall be set back at least ten feet from all interior private roads and parking areas. An additional set back from private roads of one foot shall be required for every two feet of height for structures exceeding 35 feet.
Spacing between buildings	The following minimum spacing shall be maintained between buildings: 25 feet between sides of buildings; 25 feet between sides and rear of adjacent buildings and 50 feet between any combination of fronts or rears of adjacent buildings.
SETBACKS: SINGLE-FAMILY	
Front	30 feet
Rear	25 feet. For residences, where 60% of neighboring residential structures within 500 feet have an existing lesser setback staff may approve a matching setback
Side	15 feet
Corner lot: Side street	15 feet Provided the corner lot faces the same as all other lots on street.
BUILDING DIMENSIONS	
Maximum height	65 feet
Minimum floor area under heat and air, Single family	One story 1,200 square feet Two story: Ground floor: 900 square feet Second floor: 500 square feet

MINIMUM REQUIREMENTS FOR DRIVEWAYS AND PARKING	
The minimum separation required between vehicle use areas and the property line is one foot for one and two family residences and 10 feet for all other uses. Staff may adjust in conjunction with redevelopment or change in use where the separation is less or absent.	
A minimum of two, off-street parking spaces compliant with Figure 33-91.05(b) are required per unit.	
Parking on grass and sidewalks is prohibited. Vehicle use areas must be paved with concrete, asphalt concrete or industry recognized porous paving approved by the city's engineer. Paved areas must be included in the site's impervious surface calculation. Compacted gravel or milled asphalt may be proposed for single family dwellings in accordance with Sec. 33-91.06(d)3.f.	
Visitor parking shall be provided at 0.5 spaces per unit.	
MINIMUM REQUIREMENT FOR STORMWATER MANAGEMENT	
Stormwater generated by, during and after construction or improvement must be contained on-site or within a communal stormwater collection and management system permitted by the State.	
MINIMUM REQUIREMENTS FOR WATER AND SEWER	
Application for and connection to municipal water and sewer is required within areas served by the city.	
MINIMUM REQUIREMENTS FOR LOTS WHERE SEPTIC TANKS ARE USED	
SEWER/WATER SYSTEM	LOT AREA
Septic or aerobic tank with individual well	1-acre per unit
Septic tank with public water supply	½-acre per unit
MINIMUM REQUIREMENTS FOR TREE COVERAGE—RESIDENTIAL	
Each lot must have at a minimum one front yard tree and one tree for every 2,500 square feet of lot area. Historic trees and trees utilized to meet the minimum tree protection requirement or trees located inside a designated tree protection area, as defined in Article VI of Chapter 33, may not be removed without application and approval of a permit by the city. In a campus setting, the overall 15% tree preservation area must be maintained and may be used to meet this requirement.	
LANDSCAPING	
Landscaped buffers are required along street frontages where developments are proposed (Article VIII of Chapter 33). Additional buffer and sign requirements apply to developments within and/or along special overlay districts (Article IV of Chapter 33).	
OUTDOOR STORAGE AND DISPLAY PROHIBITED	
No outdoor storage or display of equipment, supplies, merchandise, or personal property is permitted regardless of the nature of the principal development (See also section 33-27.04).	
TRAFFIC IMPACT ANALYSIS	
Calculation and submittal of average annual daily trips is required for all non-private residence developments. The developer of any development which will generate 1,000 or more Average Annual Daily Trip (AADT) ends per day, as determined by reference to the Institute of Traffic Engineers Trip Generation Manual or to locally derived trip generation rates accepted by the city as accurate, shall provide the city with a traffic impact analysis prepared by a qualified traffic engineer at the time application is made for approval of a site plan or preliminary plat. See also, Section 33-41.04.1	
COMMUNITY DESIGN STANDARDS	
Site and building aesthetics need to comply with the Community Design Standards (Article VIII, section 33-94).	