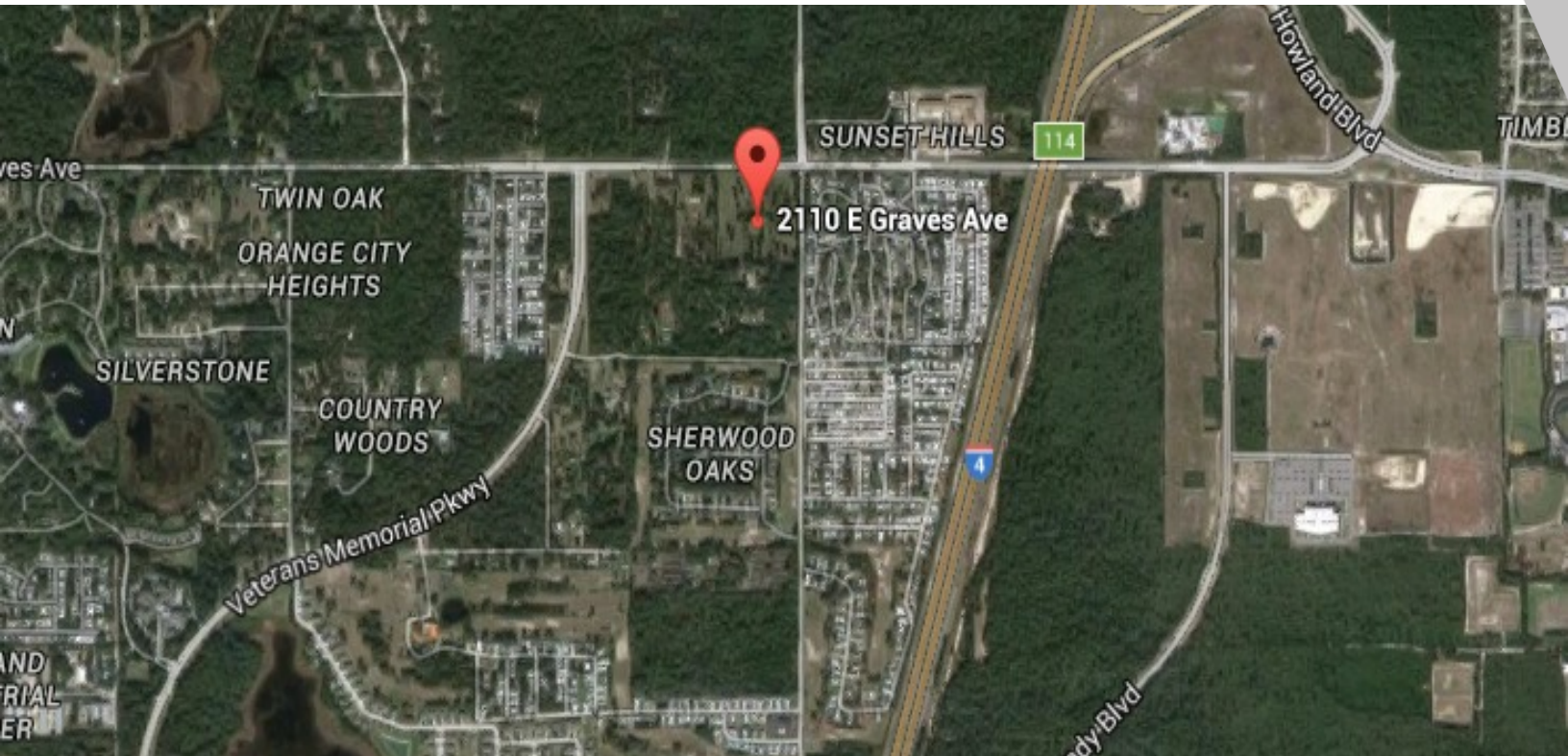


## LAND FOR SALE

MIXED-USE DEVELOPMENT OPPORTUNITY - 37.71 ACRES

2110 East Graves Avenue, Orange City, FL 32763



SALE PRICE:	Accepting Offers
PRICE / ACRE:	
GROSS SIZE:	37.71 Acres
MUNICIPALITY	Orange City
ZONING:	PUD
CROSS STREETS:	Veterans Memorial Parkway Kentucky Avenue
TRAFFIC COUNT:	17,160 AADT - Graves Avenue

### PROPERTY OVERVIEW

Mixed-use Development Opportunity; 37.71 acres; PD zoning allows for flexibility in residential and commercial development components. The residential component has flexible density depending on product type. A portion of the site is at the signalized corner of Graves Avenue and Kentucky Avenue. This is an excellent mixed-use development opportunity.

### PROPERTY FEATURES

- High traffic location - signalized corner/intersection
- Close proximity to I-4 interchange (111B)
- 1.2 miles southwest of proposed Deltona Halifax Health hospital site
- 2.6 miles northeast of Orange City primary commercial district and Florida Hospital Fish Memorial facility
- 1,443 ft frontage on Graves Avenue & over 400 ft of frontage along Veterans Memorial Highway
- PUD zoning - residential & commercial development

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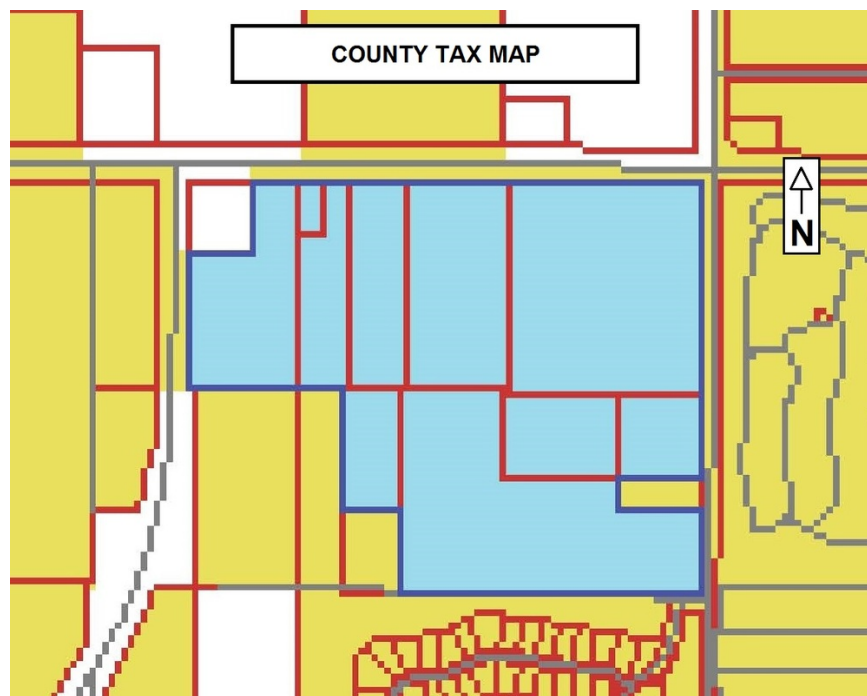
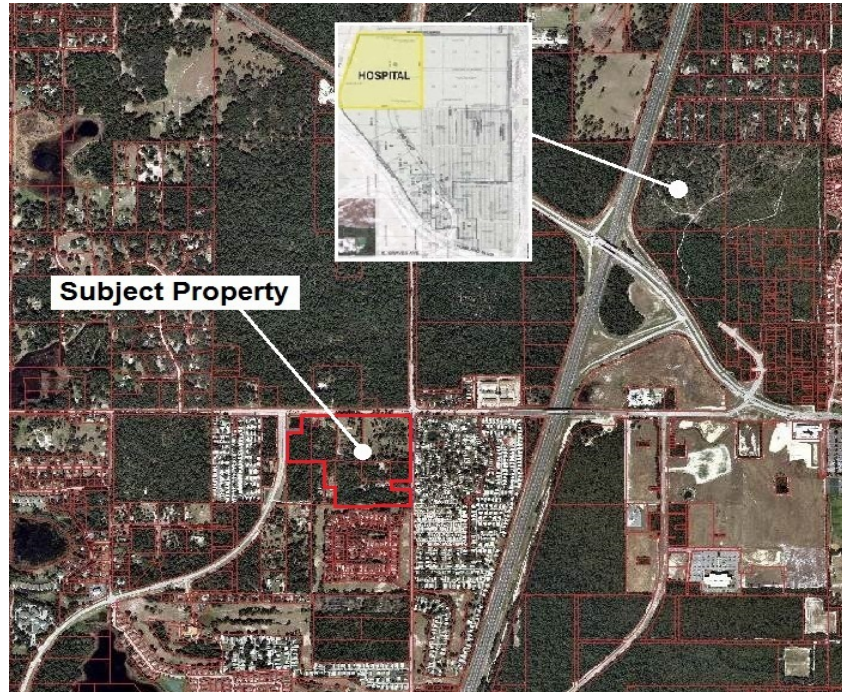
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**LAND FOR SALE**

# MIXED-USE DEVELOPMENT OPPORTUNITY

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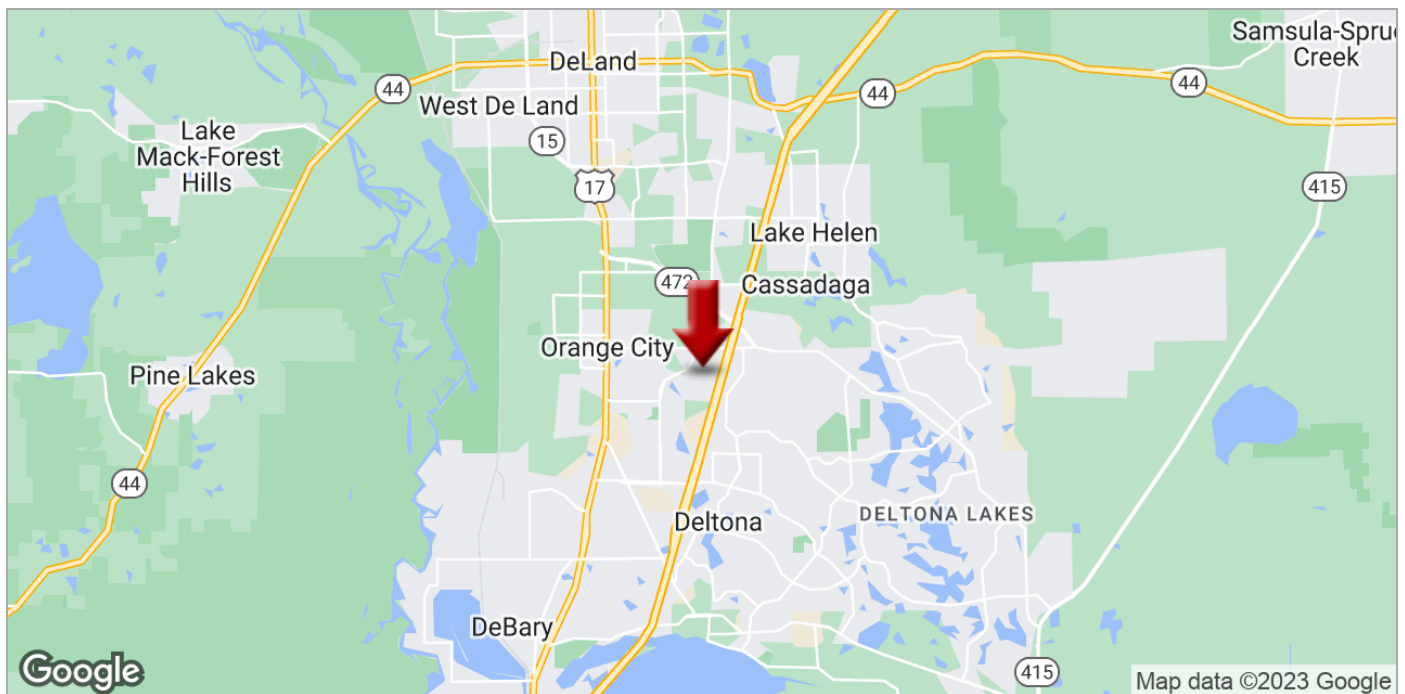
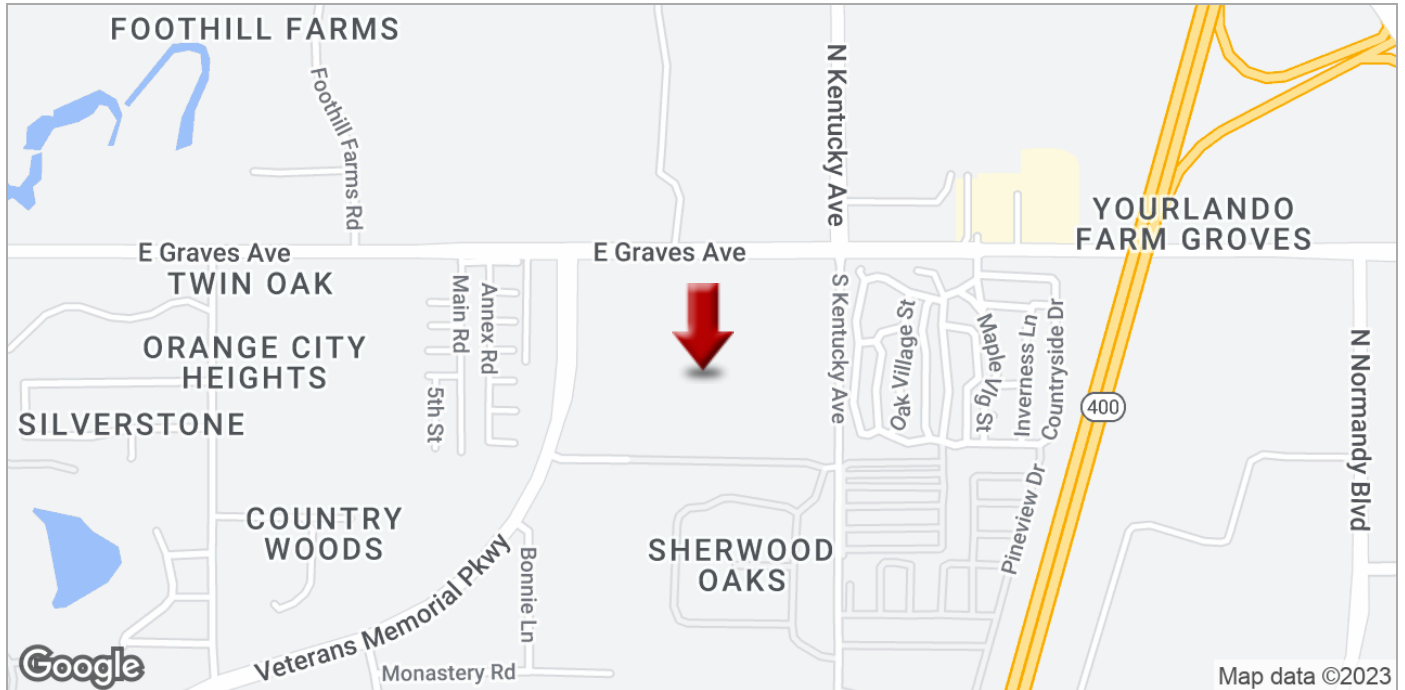
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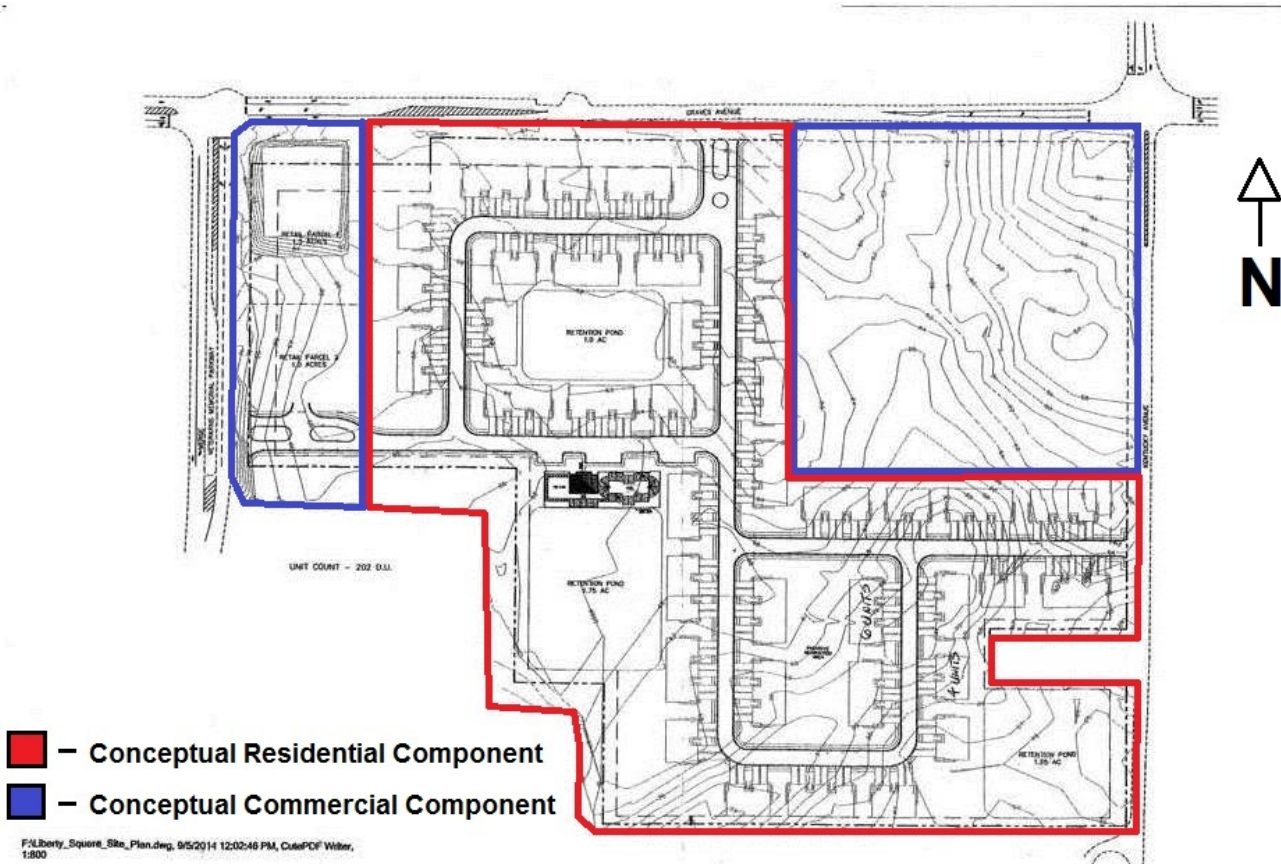
**LAND FOR SALE**

# MIXED-USE DEVELOPMENT OPPORTUNITY

2110 East Graves Avenue, Orange City, FL 32763



## CONCEPTUAL PLAN A



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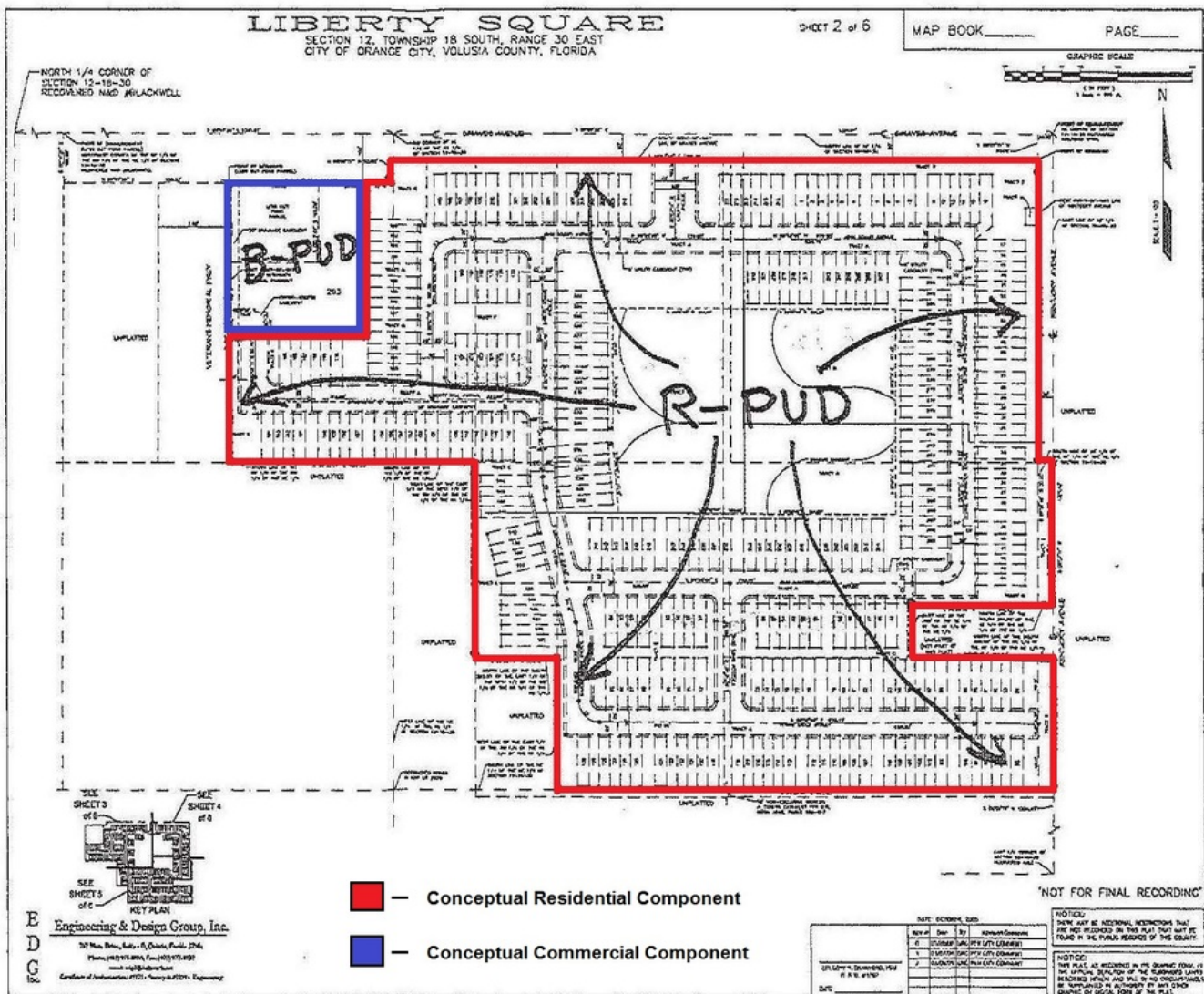


## MIXED-USE DEVELOPMENT OPPORTUNITY

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## CONCEPTUAL PLAN B



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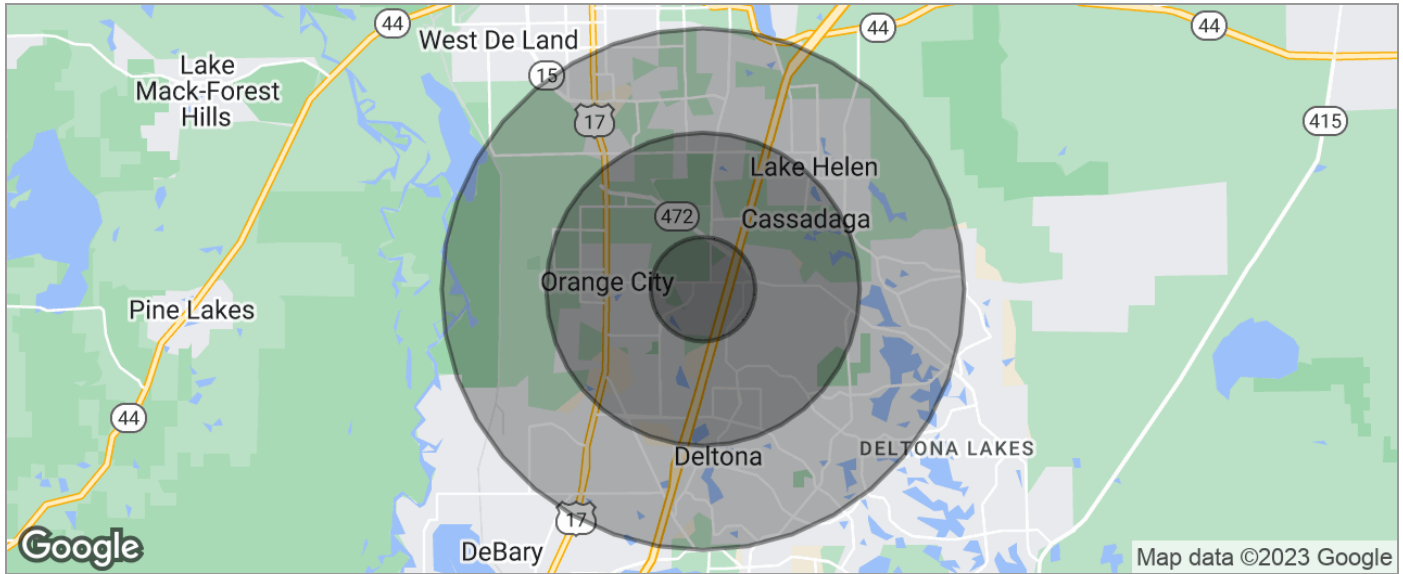
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# LAND FOR SALE

2110 East Graves Avenue, Orange City, FL 32763



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,755	33,417	93,418
MEDIAN AGE	56.4	44.4	42.5
MEDIAN AGE (MALE)	55.7	43.2	40.9
MEDIAN AGE (FEMALE)	58.9	45.8	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,804	13,488	36,406
# OF PERSONS PER HH	2.1	2.5	2.6
AVERAGE HH INCOME	\$52,147	\$56,002	\$57,225
AVERAGE HOUSE VALUE	\$134,014	\$184,641	\$202,138
RACE	1 MILE	3 MILES	5 MILES
% WHITE	92.2%	83.4%	81.4%
% BLACK	3.0%	7.2%	8.1%
% ASIAN	1.1%	1.6%	1.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.0%	0.8%	0.4%
% OTHER	1.4%	4.0%	5.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.2%	20.4%	21.3%

\* Demographic data derived from 2020 ACS - US Census

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