

36.6± ACRES
HOWLAND & CATALINA BOULEVARD
VOLUSIA COUNTY, FLORIDA

SIZE: 36.6± acres

PRICE: \$4,900,000.00 ——— (\$3.07 per square foot)
\$3,500,000.00 (\$2.20 per square foot)

LOCATION: Property is located approximately two (2) miles east of I-4 in the southwest quadrant of the Howland Boulevard and Catalina Boulevard intersection.

ROAD FRONTAGE: 1,361'± on south side of Howland Boulevard
888'± on west side of Catalina Boulevard

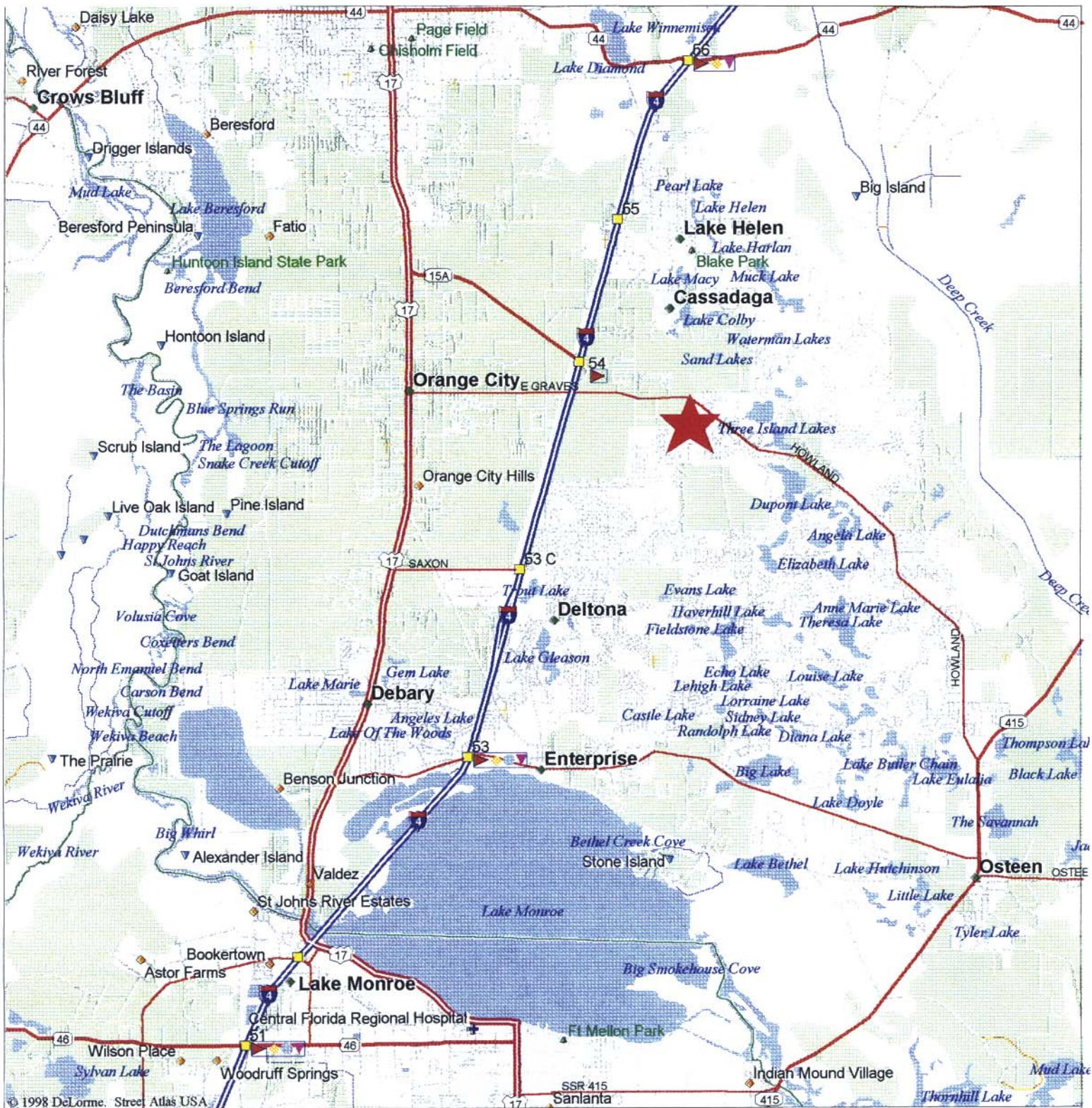
UTILITIES: Water and sewer available on Howland Boulevard with force main at intersection of Howland Boulevard and Catalina Boulevard.

ZONING/APPROVALS: Currently zoned Business PUD along Howland Boulevard and Commercial along Catalina Boulevard. Attached BPUD Preliminary Plan is for property along Howland Boulevard.

NOTE: Offering subject to errors, omissions, prior sale or withdrawal without notice.

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Mag 12.00

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Scale 1:125,000 (at center)

2 Miles

2 KM

- | | |
|---------------------------|--------------------|
| Local Road | Railroad |
| Major Connector | Small Town |
| State Route | Geographic Feature |
| Trail | Hospital |
| Interstate/Limited Access | Park/Reservation |
| US Highway | Exit/Gas |
| Exit | Exit/Lodging |
| Utility/Pipe | Exit/Food |





TOTAL SITE AREA = 31.97 AC.



Leonard Dr.

Catalina Blvd

Howland Boulevard

25.6 Acres