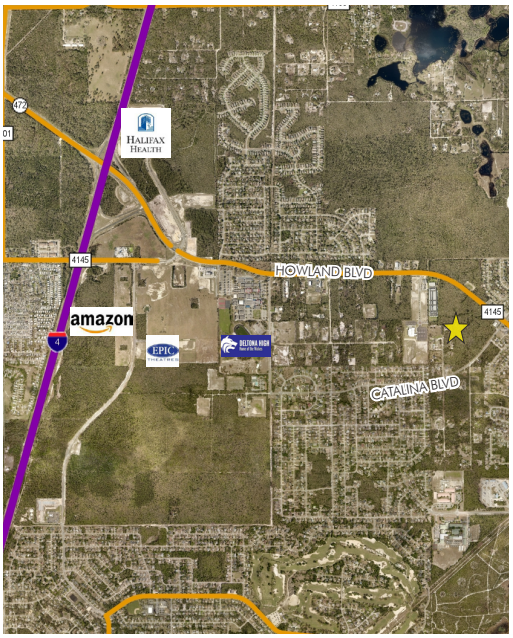
HOWLAND & CATALINA BLVD

36.6 ± acres
Volusia County, FL

LAND FOR SALE



LOCATION/DESCRIPTION

Property is located approximately two miles east of I-4 in the southwest quadrant of the Howland Boulevard and Catalina Boulevard intersection. Just 1 mile west of the subject is the Halifax Health hospital site as well as the recently announced Amazon Distribution Center slated to open in the last quarter of 2020 and expected to create over 500 jobs in the first 5 years.

SIZE

36.6 ± acres

PRICE

$3,500,000 or $2.20/sq ft

ZONING

Currently zoned Business PUD along Howland Boulevard and Commercial along Catalina Boulevard.

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.

Offering subject to errors, omission, prior sale or withdrawal without notice.

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407-422-3144 | www.maurycarter.com

Maury L. Carter & Associates, Inc.℠
Licensed Real Estate Broker

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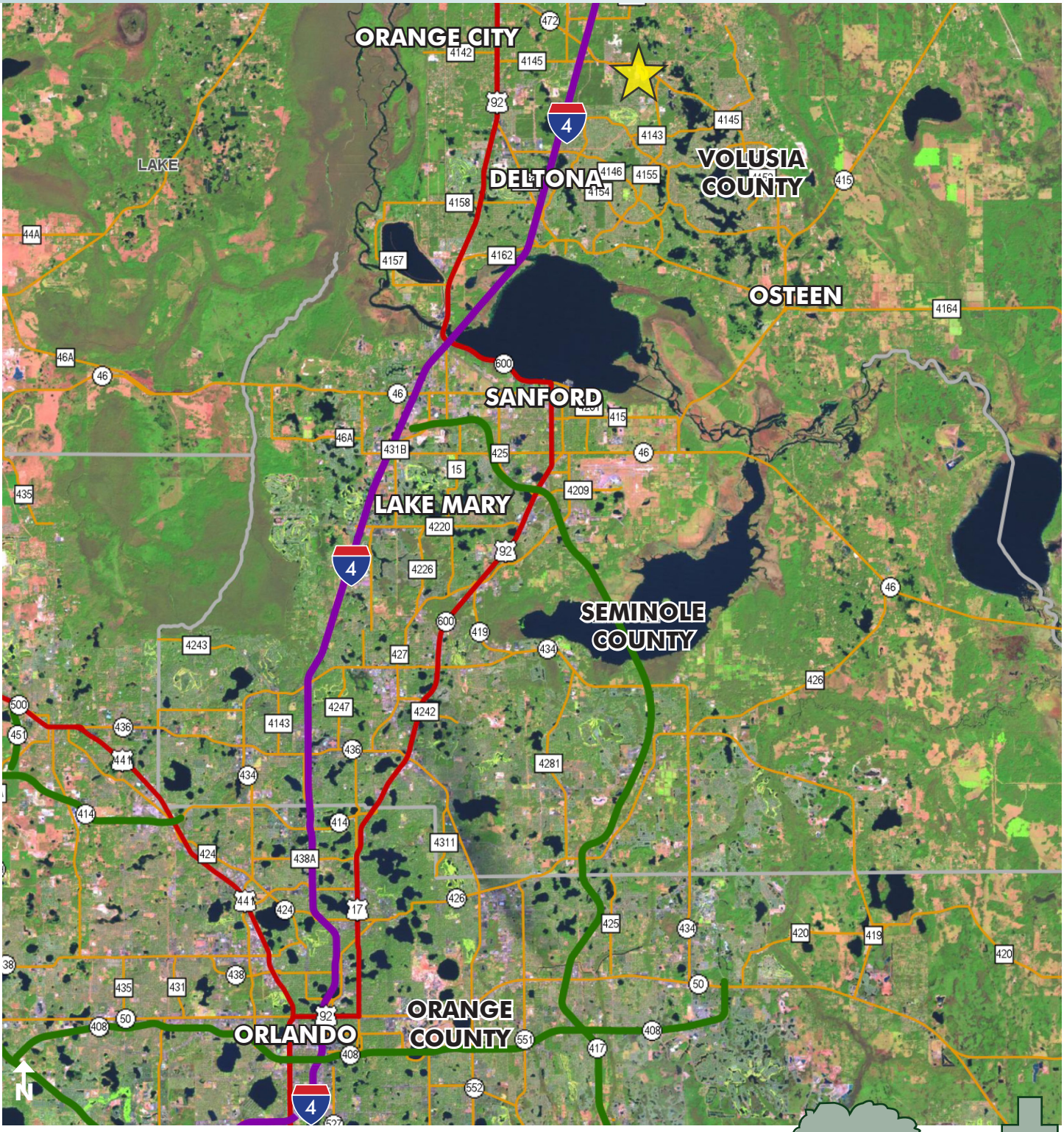

LOCATION MAP

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VICINITY MAP

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PROPERTY MAP

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ORLANDO BUSINESS JOURNAL

New Amazon warehouse may bring hundreds of jobs

Oct 3, 2019, 3:27pm EDT

FRANK H. CONLON

Amazon may become the largest private employer in Deltona if the city commission approves a massive warehouse for the e-commerce user.

Deltona soon may become an Amazon town.

Seattle-based e-commerce giant Amazon.com Inc. (Nasdaq: AMZN) plans to build an 85-acre, 1.4 million-square-foot warehouse between Interstate 4 and Normandy Boulevard, south of Graves Avenue. If it receives city approval this month, the new fulfillment center may bring hundreds of jobs to Deltona.

Amazon representatives declined to comment; city of Deltona officials and Atlanta-based developer Seefried Industrial Properties didn't respond to requests for comment.

However, Seefried is a preferred builder for Amazon — including developing fulfillment centers in Orlando's Lake Nona; Salt Lake City; Nashville, Tennessee; Macon, Georgia; and Richmond, Virginia.

The Deltona facility is expected to create numerous jobs and become the city's "largest private employer" — meaning private industry — according to city documents. Raleigh, North Carolina-based Kimley-Horn & Associates Inc. is the project engineer, according to Deltona documents.

Though it wasn't revealed how many jobs the new distribution center will spur, a 2.3 million-square-foot, four-story Amazon Robotics fulfillment center in Lake Nona created roughly 1,500 full-time jobs. Amazon warehouse positions generally pay $15 an hour.

But it remains to be seen how effective these jobs will be in growing the Deltona area's economy. Amazon's fulfillment center openings can add 30% more warehousing and storage jobs in an area but no new net jobs, according to a February 2018 paper by Economic Policy Institute. That's because the warehouse and storage jobs are "likely offset" by job losses in other industries.

Amazon on its website argued that its $160 billion in U.S. investments have created more than 360,000 spinoff jobs in sectors such as construction, health care and professional services.

Additionally, Deltona and nearby cities likely will attract more future industrial real estate development as land becomes scarce near Orlando's urban core. Industrial is a hot real estate sector, mostly because of the e-commerce boom led by Amazon. Retailers want distribution centers closer to customers so they can deliver products faster, which is why new users are lining up for industrial space.

“We’ll start to see distribution in southern Volusia County," said industrial expert Larry Kahn, senior director of Tampa-based Franklin Street in Orlando, who isn't involved in the deal. "It’s the next logical place.”

Meanwhile, Amazon's Central Florida presence is growing. It plans to open a 115,280-square-foot logistics and distribution center at the northwest corner of Grand Street and South Orange Blossom Trail in Orlando. And the e-commerce giant on Sept. 26 opened a 66,000-square-foot facility in Daytona Beach.

To be sure, Central Florida's overall population and business growth have driven demand for warehouses, distribution centers and manufacturing plants. More than 21 million people live within 250 miles of the Interstate 4 corridor between Daytona Beach and Tampa, which is creating requirements for more industrial space, Colliers International Central Florida (N

CIGI) reported. The region's overall industrial vacancy rate is 6.6%, and its average rent for warehouse and distribution space is $6 per square foot, Cushman & Wakefield Inc. (NYSE: CWK) reported.

Universal, Unicorp snap up $73M in land sales

Two property sales that closed in late September may set in motion more development around Universal Orlando Resort's new Epic Universe theme park and a redevelopment of Orlando Fashion Square mall. Here's more:

Tourist corridor, 56 acres

Buyer: Universal Orlando Resort
Seller: CPR Money LLC, an entity related to Boston-based Palmier Foundation
Location: Near Universal Boulevard and Destination Parkway
Date closed: Sept. 26
Sales price: $48 million, $857,142 per acre
Listing agent: Robbie McEwan, CBRE Group Inc. (NYSE: CBRE)
Future plans: May help Universal expand around the future theme park

Orlando Fashion Square, 46 acres

Buyer: Orlando-based developer Unicorp National Developments Inc. and Maury L. Carter & Associates Inc.
Seller: MMM Lakewood Ltd. LLLP
Location: 3201 E. Colonial Drive, Orlando 32803
Date closed: Sept. 27
Cost: $22.9 million, $497,826 per acre
Buyer's representative: Jill Rose, Bishop Beale Duncan
Future plans: Unicorp aims to redevelop the struggling mall.

Sources: Orange County Property Appraiser, OBJ reporting

Buyer sought for downtown tower

Downtown Orlando's 245,201-square-foot Regions Bank Tower — a 21-story skyscraper at 111 N. Orange Ave. — is for sale for an unlisted price. Here's more:

Owner: G And I VIII 111 N Orange Ave LLC (entity related to Orlando-based Tower Realty Partners Inc. and New York-based DRA Advisors LLC)
Assessed value: $43 million
Occupancy rate: 94%
Year built: 1986
Garage: 675 parking spaces
Notable tenants: Regions Bank, UBS Financial, Geico
Seller's representatives: CBRE Group Inc.'s (NYSE: CBRE) Ron Rogg and Chip Wooten, (407) 839-3194

Sources: CBRE, Orange County Property Appraiser

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Jack Witthaus
Staff Writer
Orlando Business Journal

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Exclusive: Halifax Health buys Deltona property for new hospital

ARTICLE FROM
ORLANDO BUSINESS JOURNAL

Nov 24, 2015, 4:17pm EST Updated: Nov 24, 2015, 9:01pm EST

Rachel Williams
Staff Writer- Orlando Business Journal

HH Holdings LLC, a subsidiary of **Halifax Health**, bought 31 acres in Deltona in preparation for building a new hospital.

Trafalgar Holdings LLC, an entity of Orlando-based Property Investment Brokers, sold the parcel last week for $4.5 million, said Bobby Luthra, Property Investment Brokers' director of operations. The land is near the intersection of Interstate 4 and Howland Boulevard.

[redacted]

Luthra told Orlando Business Journal that Halifax Health plans to build a 120-bed hospital. Chris Bowley, director of planning and development services in Deltona, confirmed the plans for the hospital, as well.

Halifax Health spokeswoman Tangela Boyd declined to comment beyond saying, "We've acquired property, but we're not ready at this time to talk about the future of it."

The **Florida Agency for Health Care Administration** has not received a certificate of need application from Halifax Health, said Shelisha Coleman, AHCA press secretary.

Meanwhile, Bowley said development plans for the hospital have not been filed with the city yet. "There's no anticipated timeline. We've been talking to the landowner for some time now, and we've been on the side waiting for this day to come. We're glad it's finally here."

Meanwhile, earlier this year Halifax Health announced plans to open a new hospice in Orlando.

Currently, Florida Hospital Fish Memorial is the only hospital in the Deltona area. However, Central Florida Regional Hospital announced on Nov. 12 that it will build a 12-bed, freestanding emergency center in Deltona, which would be modeled after Oviedo ER. This led to speculation that Central Florida Regional Hospital's parent company, **HCA Holdings Inc.**, was eyeing Deltona for a new hospital.

Check back at OrlandoBusinessJournal.com for more information.

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