



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



Portfolio Price: \$38,500/MF Unit | \$10,433,500 Total

SHOVEL-READY MULTIFAMILY PORTFOLIO IN VOLUSIA COUNTY

Hidden Oaks & Vista Grove - Orange City, FL

Call Today!

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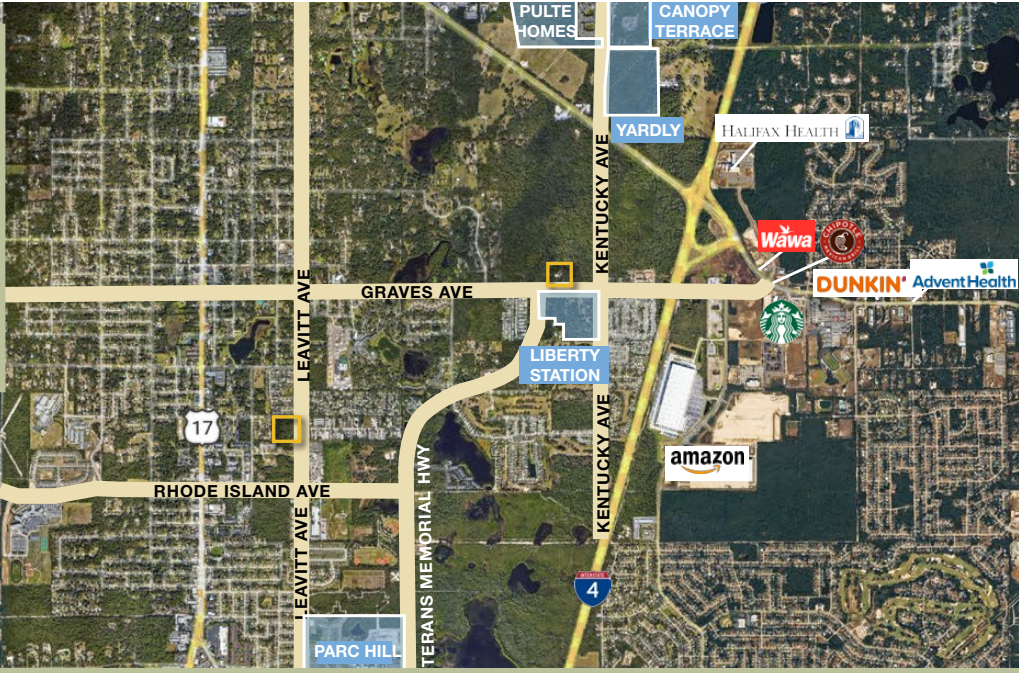
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PROPERTY DETAILS

Rare opportunity to purchase fully entitled & approved 271-unit multifamily portfolio (±10,000 commercial bldg sqft.) of development land in Orange City, FL. Minutes away from Sanford and Deltona.

DAILY TRAFFIC COUNTS

- Graves Rd: 7,800
- Veterans Mem. Pkwy: 15,800
- S. Leavitt Ave: 5,000
- Kentucky Ave: 11,400
- HWY 17: 32,500



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HIDDEN OAKS

- Size: ±9.11 acres
- Parcel: 8011-08-29-0150
- Zoning: Multifamily - 109 units
- Utilities: Available

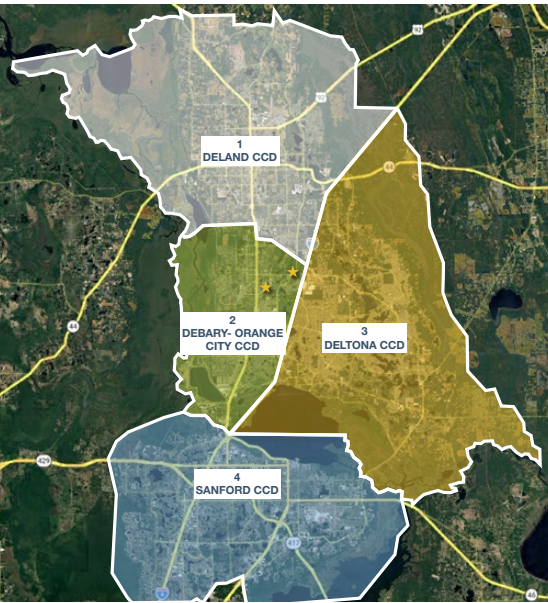
A 109-unit multi-family garden style property located at 500 E Ohio Avenue in Orange City, Florida. The property will consist of 8 two-story apartment buildings situated on a 9.11 ac site. The subject amenities include Clubhouse, Pool, Grilling / outdoor gathering area, and Fitness center. The subject is located in South Volusia County, which is north of Orlando MSA and has proximity to Halifax and AdventHealth medical campuses and access to I-4.

VISTA GROVE

- Size: ±9.25 acres
- Parcel: 8001-00-00-0290
- Zoning: Multifamily - 162 units
 - Commercial - ±0.7 ac pad
±10,000 sqft
bldg
- Utilities: Available

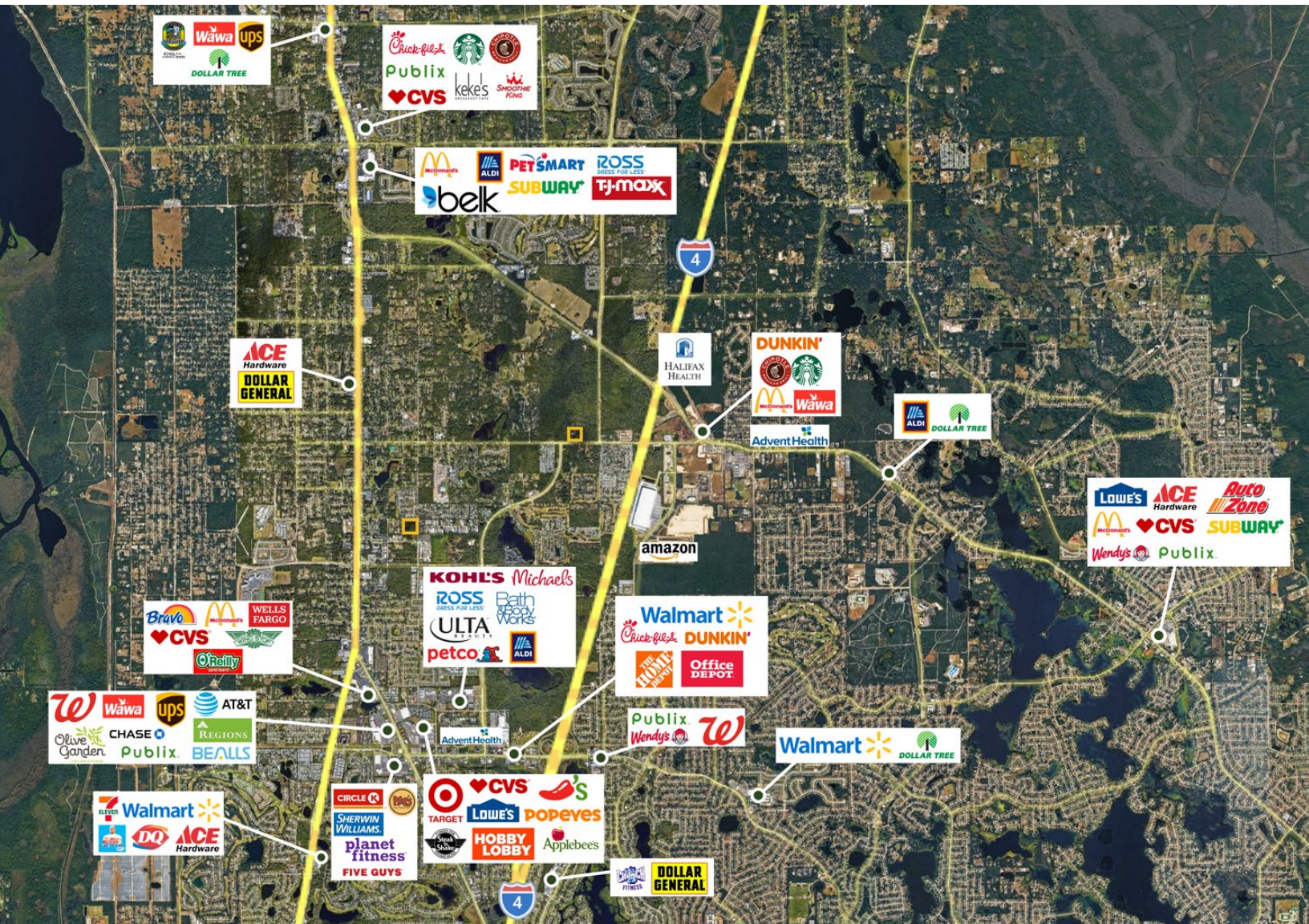
This site is a proposed 162-unit multi-family garden style property with a 0.7 acre commercial pad (±10,000 sqft building) located at 2025 E Graves Avenue in Orange City, Florida. The property will consist of 6 two-story apartment buildings. The improvements will be completed in 2027 and situated on a 9.25-acre site. The subject amenities include Clubhouse, Pool, Grilling / outdoor gathering area, and Fitness center. The subject is located in South Volusia County, which is north of Orlando MSA and has proximity to Halifax and AdventHealth medical campuses and access to I-4.

GEOGRAPHICAL DETAILS

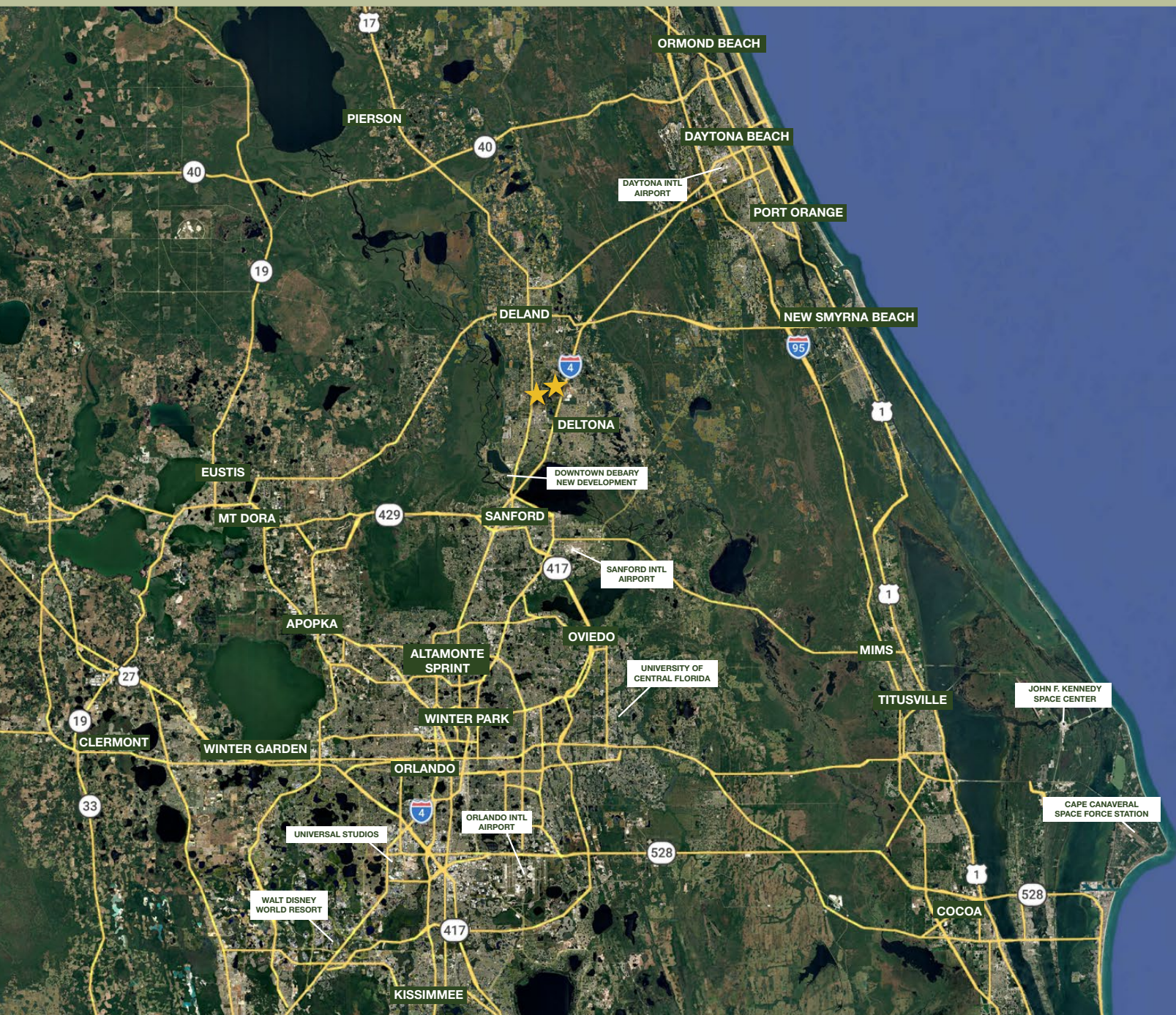


DEMOGRAPHICS

	Total Population	Avg. HH Income	Avg. Home Value
1. DeLand CCD	74,329	\$70,813	\$315,000
2. DeBary-Orange City CCD	46,130	\$80,247	\$321,100
3. Deltona CCD	104,461	\$77,521	\$295,900
4. Sanford CCD	148,683	\$86,536	\$391,000



REGIONAL MAP



DRIVE TIMES

- DeLand: 15 min
- Sanford: 20 min
- Sanford: Int'l Airport: 25 min
- Orlando: 35 min
- New Smyrna Beach: 35 min
- Daytona Beach: 35 min
- Univ. Of Central Florida: 45 min
- Orlando Int'l Airport: 50 min
- Titusville: 1 hr
- Walt Disney World: 1 hr
- Clermont: 1 hr 15 min
- Kennedy Space Center: 1 hr 15 min