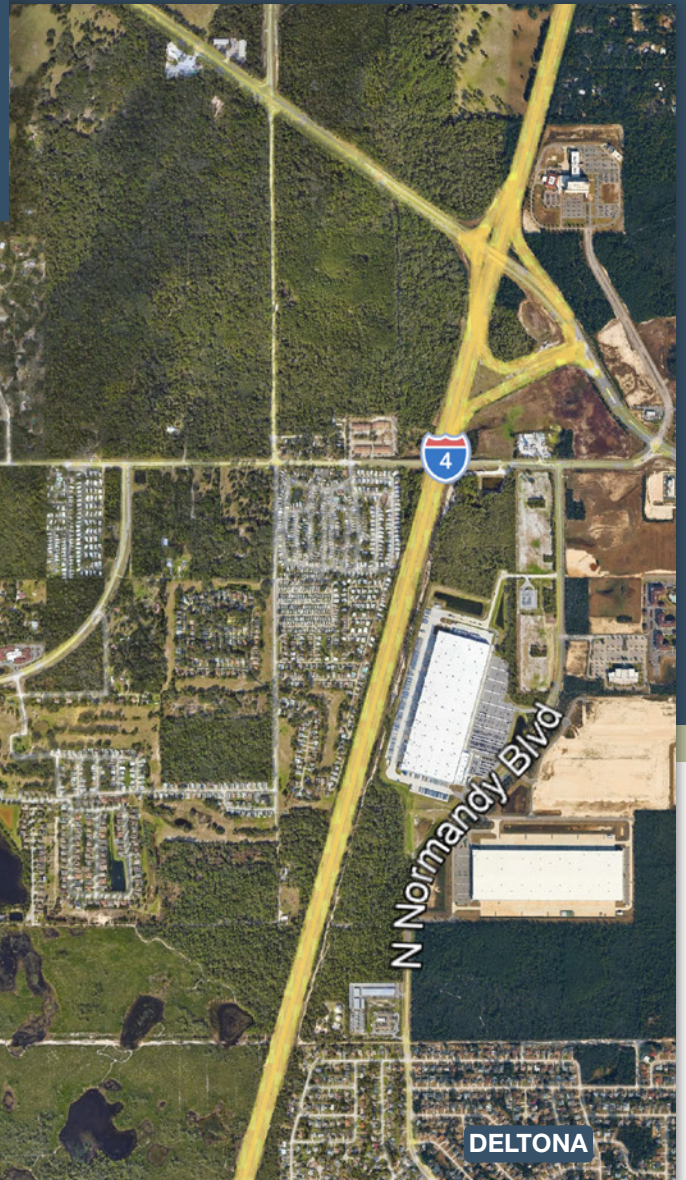




**MAURY L. CARTER  
& ASSOCIATES, INC.**  
FLORIDA LICENSED REAL ESTATE BROKER



**HIDDEN OAKS  
109-UNIT MULTI-FAMILY**

**Price: ~~\$38,500/MF Unit~~ NOW \$29,950/MF Unit or \$3,264,550 Total**

# **ZONED & APPROVED MULTIFAMILY DEVELOPMENT SITE**

**Hidden Oaks - Orange City, Volusia County, FL**

*Call Today!*

**Jonathan Clayton**

Vice President  
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Sales Associate  
407-760-3327  
PBustamante@maurycarter.com

# PROPERTY DETAILS

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

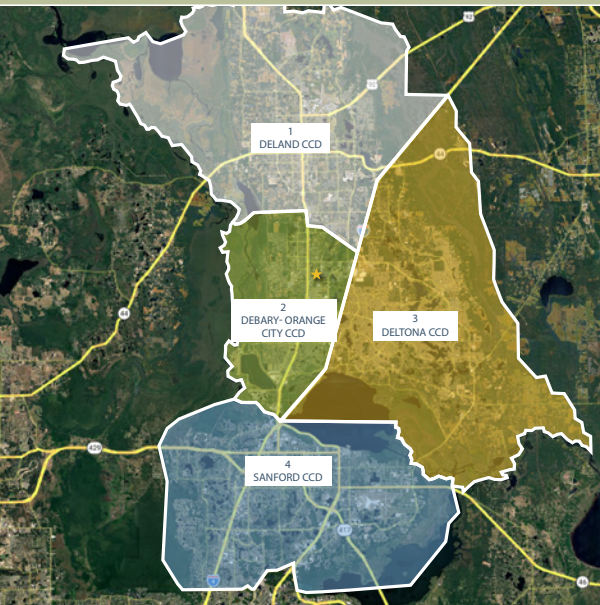
**Price: \$29,950/MF Unit (109 units) or \$3,264,550 Total**

## PROPERTY HIGHLIGHTS

This site is a proposed 109-unit multi-family garden style property located at 500 E Ohio Avenue in Orange City, Florida. The development will consist of 8 two-story apartment buildings situated on a 9.11-acre site, offering a flexible footprint well-suited for a variety of residential product types including market-rate, age-restricted, or senior living communities. Planned amenities include a clubhouse, pool, grilling/outdoor gathering area, and fitness center, features that resonate with conventional multifamily renters and active adult residents alike. The site is located in South Volusia County, north of the Orlando MSA, with proximity to Halifax Health and AdventHealth medical campuses and convenient access to I-4. The surrounding submarket has experienced consistent population growth driven by an expanding retiree and workforce base, supporting strong demand fundamentals across multiple renter profiles.



# GEOGRAPHICAL DETAILS



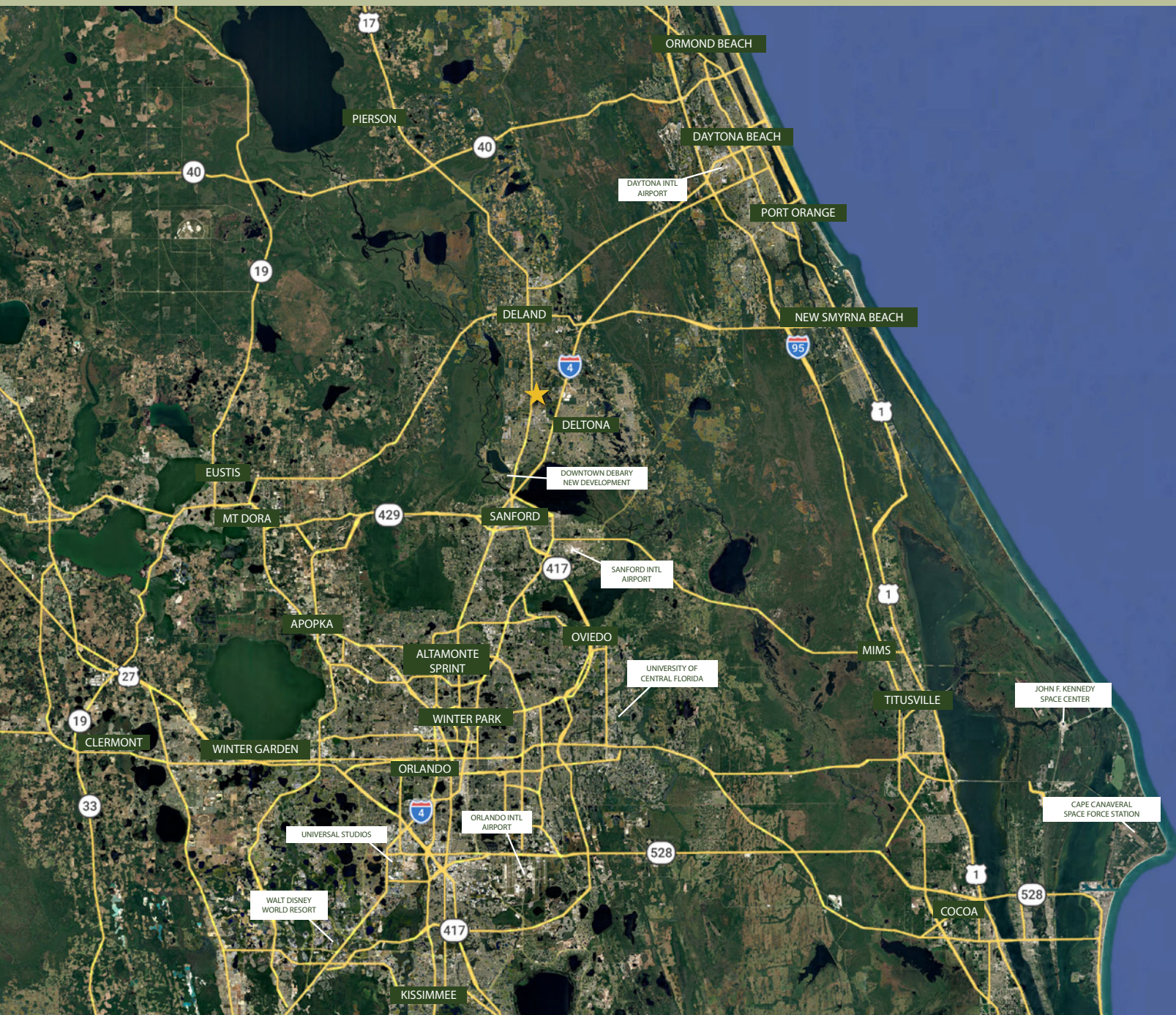
## DEMOGRAPHICS

	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

## LOCAL ASSISTED LIVING, SENIOR LIVING, AND 55+ COMMUNITIES



# REGIONAL MAP

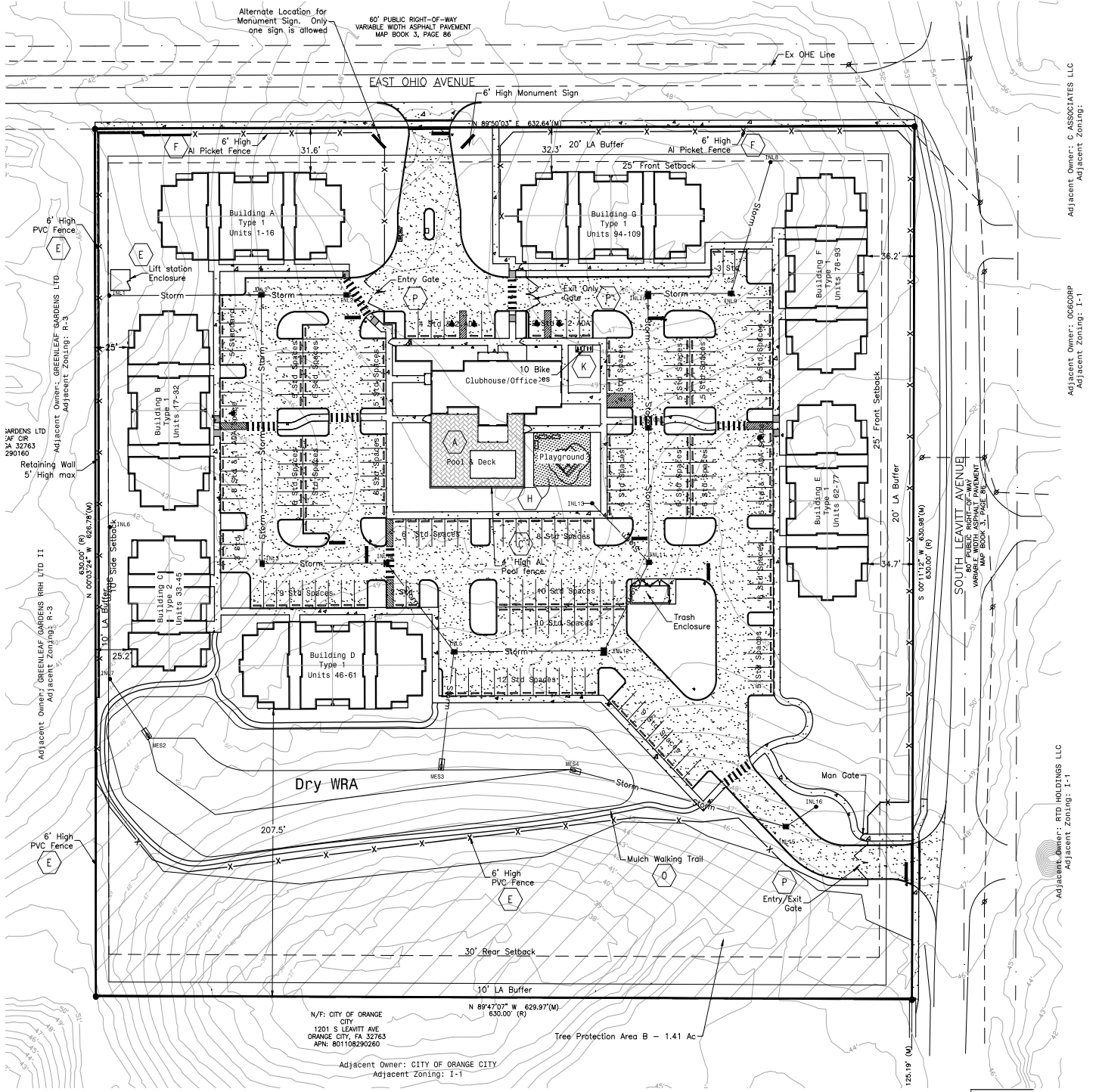


## DRIVE TIMES

- 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

# SITE PLANS

Adjacent Owner: BLUE SPRINGS VILLAS  
Adjacent Zoning: R-2



Adjacent Owner: C ASSOCIATES LLC  
Adjacent Zoning:

Adjacent Owner: OSGOPP  
Adjacent Zoning: I-1

Adjacent Owner: BTD HOLDINGS LLC  
Adjacent Zoning: I-1

N/F: CITY OF ORANGE  
CITY  
1201 S LEAVITT AVE  
ORANGE CITY, FL 32763  
APN: 801108290260

Adjacent Owner: CITY OF ORANGE CITY  
Adjacent Zoning: I-1

Tree Protection Area B - 1.41 Ac

Apartment Unit Breakdown		
Building Type	Number of Bldgs	1 B1 unit
Type 1	6	8
Type 2	1	12
<b>Total</b>	<b>7</b>	<b>60</b>