



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



ORANGE CITY

E Graves Ave

**VISTA GROVE  
162-UNIT MULTI-FAMILY  
& COMMERCIAL PAD**

FUTURE  
VETERANS MEMORIAL  
PKWY EXTENSION

4

Howland

N Normandy Blvd

DELTONA

Price: ~~\$38,500/MF Unit~~ **NOW \$29,950/MF Unit or \$4,851,900 Total**

# ZONED & APPROVED MULTIFAMILY DEVELOPMENT SITE

Vista Grove - Orange City, Volusia County, FL

*Call Today!*

**Jonathan Clayton**

Vice President  
407-670-9113  
JClayton@maurycarter.com

**Joe Skinner**

Vice President  
386-747-3618  
JSkinner@maurycarter.com

**Phillip Bustamante**

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

# PROPERTY DETAILS

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

**Price: \$29,950/MF Unit (162 units) or \$4,851,900 Total**

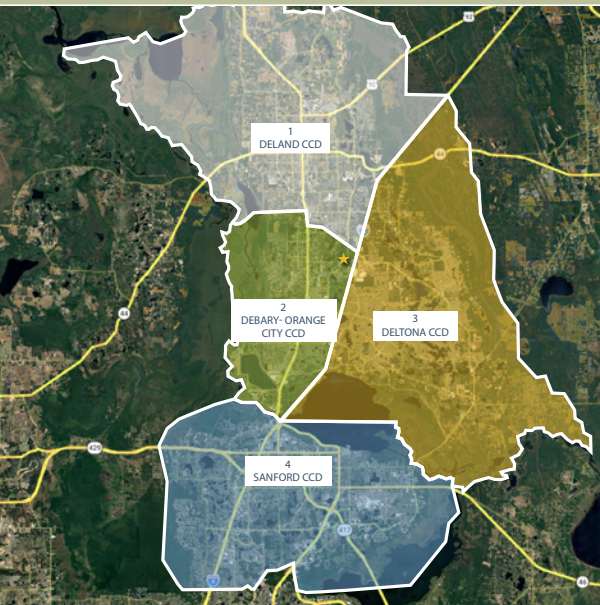
## PROPERTY HIGHLIGHTS

The proposed 162-unit multi-family garden style development, with a 0.7-acre commercial pad (±10,000 sq ft building), is located at 2025 E Graves Avenue in Orange City, Florida, and is purpose-built to serve the growing Volusia County population. The property is entitled for 6 two-story apartment buildings on a 9.25-acre site with amenities including a Clubhouse, Pool, Grilling/ Outdoor Gathering Area, and Fitness Center. The site enjoys immediate proximity to Halifax Health and AdventHealth medical campuses, providing residents with convenient access to the healthcare services. Regional connectivity via I-4 ensures easy access to the broader Orlando MSA, while the quieter South Volusia County setting offers suburban character.

Improvements are expected to be completed in 2027, positioning this development to capitalize on the accelerating demand for senior housing across Central Florida's high-growth corridor.



# GEOGRAPHICAL DETAILS



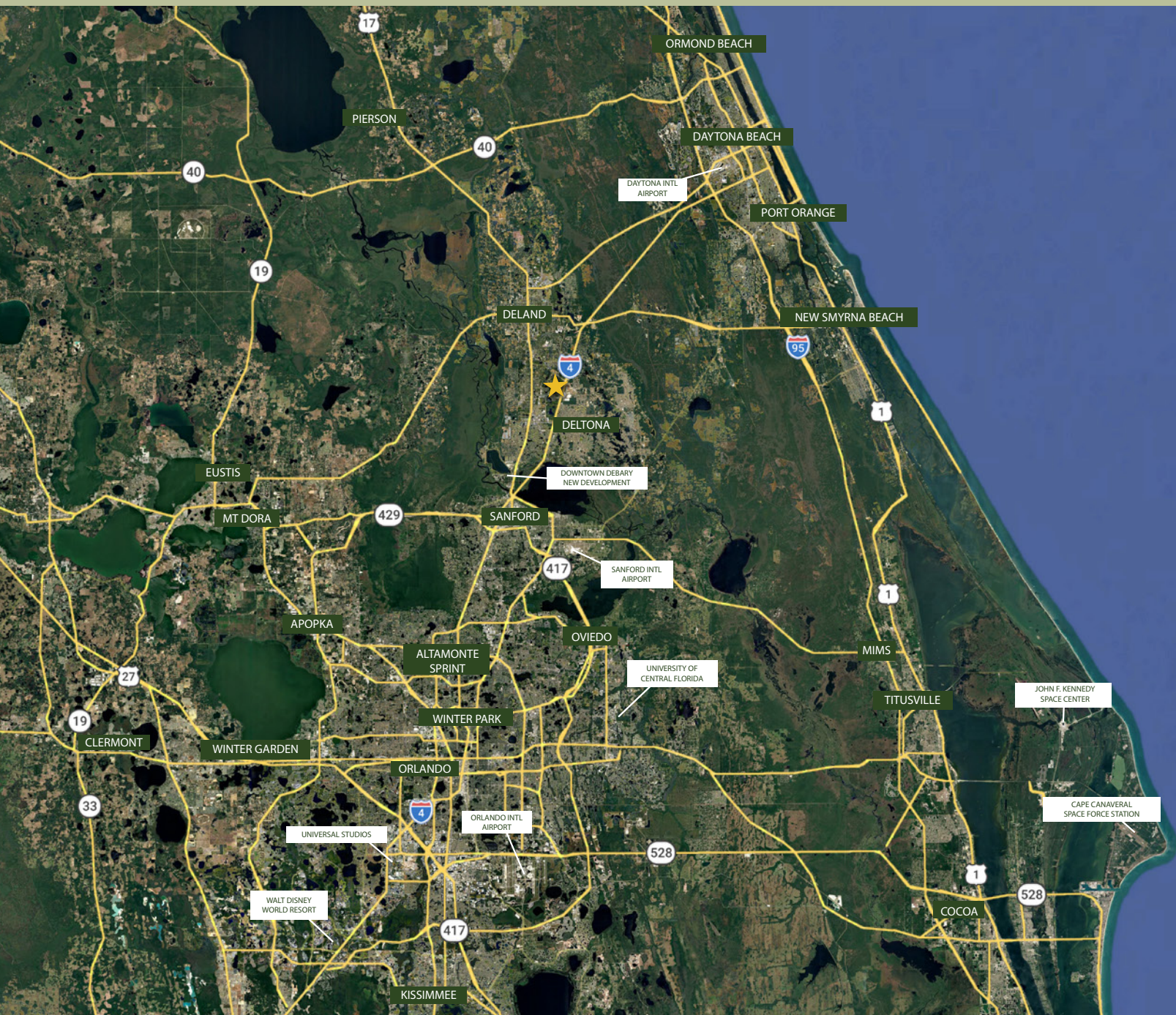
## DEMOGRAPHICS

	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

