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

±4.22 AC COMMERCIAL DEVELOPMENT SITE ON US HWY 17

NORTH VOLUSIA AVE, ORANGE CITY, FL 32763

PRICE: $1,100,000



PROPERTY DETAILS

DETAILS

- Size: ±4.22 acres
- Parcel ID: 30180200000420
- Frontage: ±640ft on HWY 17
- Zoning: CG-1
- FLU: Commercial General
- Utilities: Water & electric

PERMITTED USES

- Professional and business offices
- Corporate offices
- Banks and financial institutions
- Retail sales and services
- Restaurants (Types A and B)
- Pharmacies
- Fitness centers and health spas
- Dental and medical laboratories
- Indoor veterinary hospitals
- Building and home supply sales
- Garden supply sales
- Plant nurseries
- Childcare centers
- Churches and houses of worship
- Public schools
- Craft and light industrial uses

PRICE: $1,100,000

PROPERTY HIGHLIGHTS

Don't miss the opportunity to secure this highly visible commercial development site in Orange City, Florida. With over 32,500 vehicles passing the location daily, the property offers excellent exposure for a variety of commercial development opportunities. The existing CG-1 zoning and Commercial General Future Land Use support a range of potential uses, including retail sales and services, professional offices, medical facilities, childcare centers, light industrial uses and more, subject to applicable regulations and approvals. The property owner is willing to subdivide, offering added flexibility for developers and end users. Call today to learn more about this outstanding commercial opportunity!



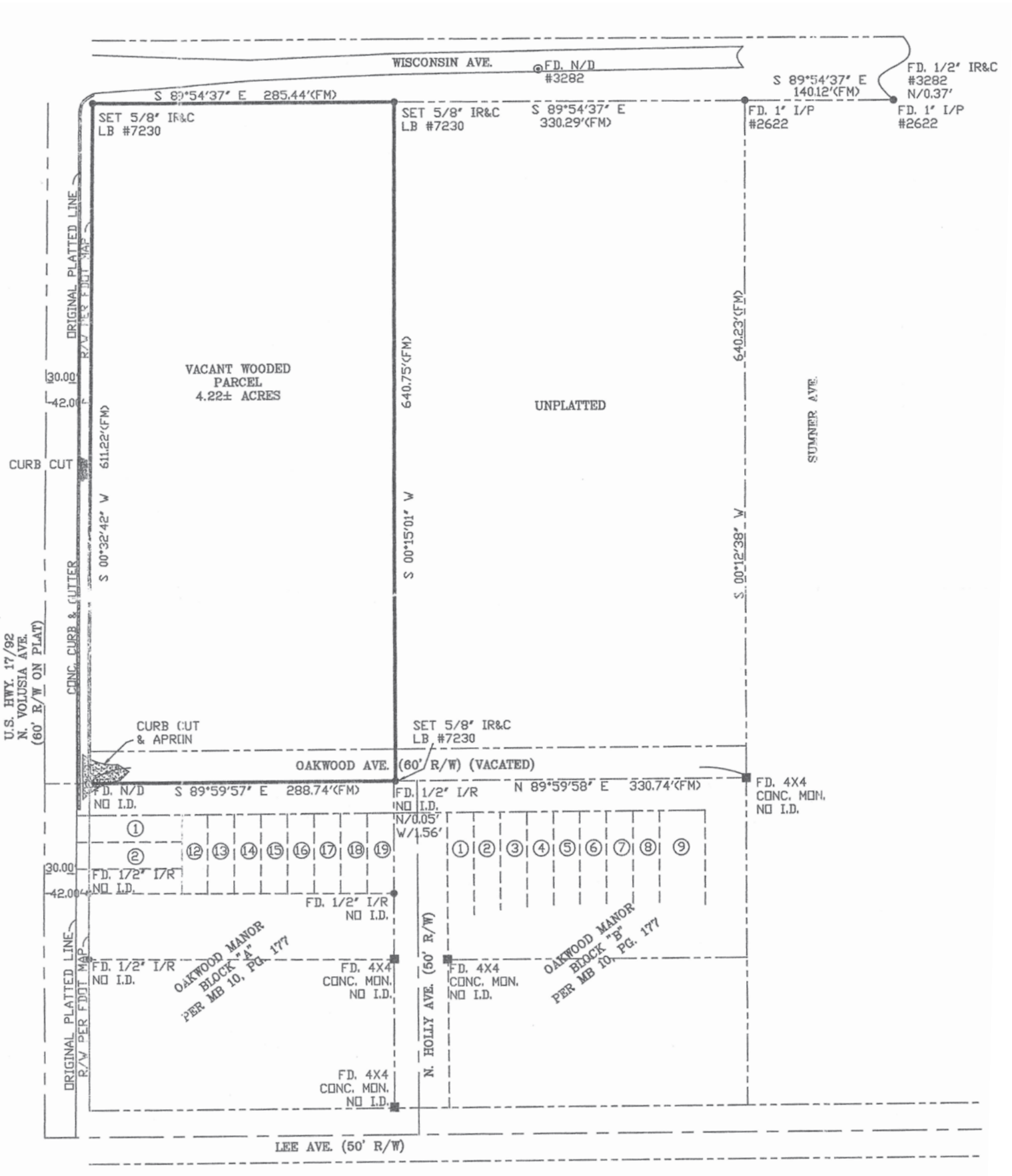
GEOGRAPHICAL DETAILS



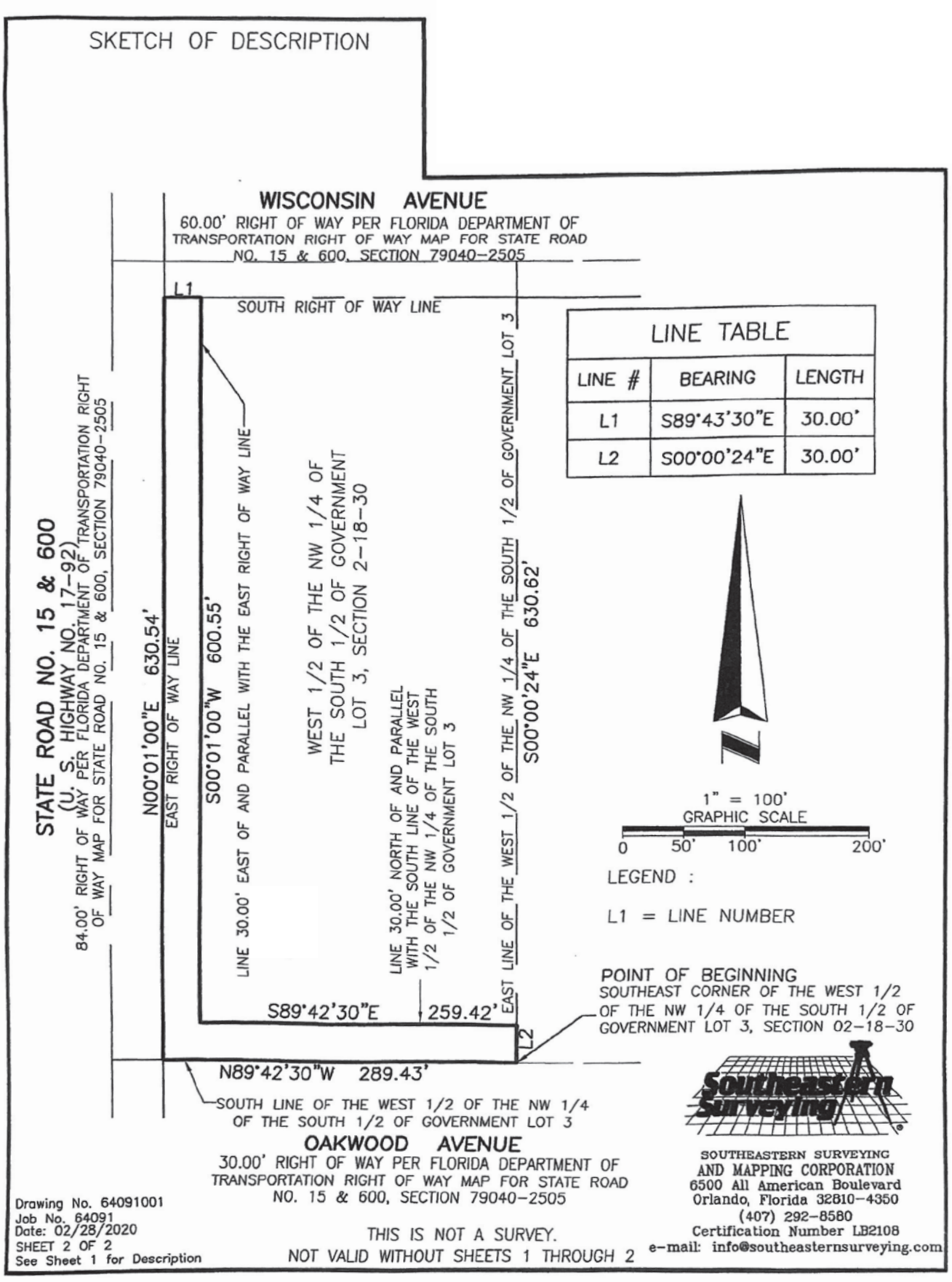
DEMOGRAPHICS

LOCALE	POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE
Orange City	15,309	$57,800	$259,100
Volusia County	606,573	$70,044	$313,000

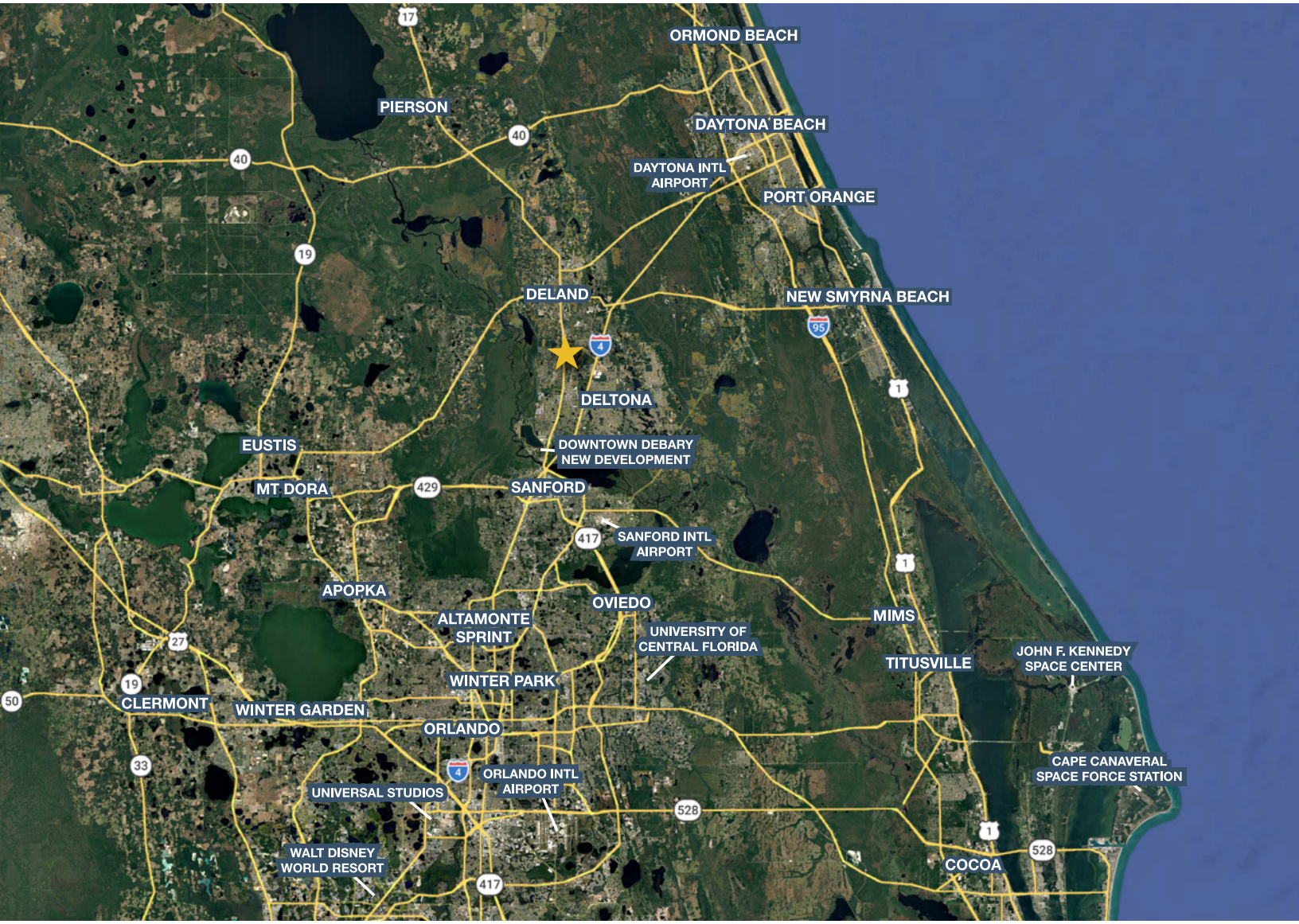
SITE SURVEY


WISCONSIN AVE.
FD. N/D
#3282
S 89°54'37" E 285.44'(FM)
SET 5/8" IR&C
LB #7230
SET 5/8" IR&C
LB #7230
S 89°54'37" E
330.29'(FM)
S 89°54'37" E
140.12'(FM)
FD. 1/2" IR&C
#3282
N/0.37'
FD. 1" I/P
#2622
FD. 1" I/P
#2622
ORIGINAL PLATTED LINE
R/W PER FDOT MAP
30.00
42.00
VACANT WOODED
PARCEL
4.22± ACRES
640.75'(FM)
UNPLATTED
640.23'(FM)
SUMNER AVE.
CURB CUT
611.22'(FM)
S 00°32'42" W
S 00°15'01" W
S 00°12'38" W
U.S. HWY. 17/92
N. VOLUSIA AVE.
(60' R/W ON PLAT)
CONC. CURB & GUTTER
CURB CUT
& APRON
SET 5/8" IR&C
LB #7230
OAKWOOD AVE. (60' R/W) (VACATED)
FD. N/D
NO I.D.
S 89°59'57" E 288.74'(FM)
FD. 1/2" I/R
NO I.D.
N/0.05'
W/1.56'
N 89°59'58" E 330.74'(FM)
FD. 4X4
CONC. MON.
NO I.D.
1
2
12 13 14 15 16 17 18 19
1 2 3 4 5 6 7 8 9
30.00
42.00
FD. 1/2" I/R
NO I.D.
FD. 1/2" I/R
NO I.D.
ORIGINAL PLATTED LINE
R/W PER FDOT MAP
FD. 1/2" I/R
NO I.D.
OAKWOOD MANOR
BLOCK "A"
PER MB 10, PG. 177
FD. 4X4
CONC. MON.
NO I.D.
N. HOLLY AVE. (50' R/W)
FD. 4X4
CONC. MON.
NO I.D.
OAKWOOD MANOR
BLOCK "B"
PER MB 10, PG. 177
FD. 4X4
CONC. MON.
NO I.D.
LEE AVE. (50' R/W)

UTILITY EASEMENT



REGIONAL MAP



DRIVE TIMES

1. Deltona: 10 min
2. DeLand: 20 min
3. Sanford: 25 min
4. Sanford International Airport: 25 min
5. Orlando: 40 min
6. Daytona: 40 min
7. New Smyrna Beach: 45 min
8. Ormond Beach: 45 min
9. Orlando International Airport: 55 min
10. Cocoa: 1 hr 15 min

