

10,600 ±  
Cars/Day

Doyle Road

# Deltona Residential Development Land

Doyle Road, Deltona, Florida 32738

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## PROPERTY SUMMARY



### Offering Summary

Sale Price:	<b>\$3,900,000</b>
Lot Size:	47 Acres
Price / Acre:	\$82,979
Zoning:	Zoning: A-3E/A-1E
# of Lots:	29
Traffic Count:	10,600
City:	Deltona
County:	Volusia

### Property Overview

47 acres of prime residential development land adjacent to Deltona City Limits. This property will be delivered as 29, one ± acre shovel ready lots. This will be a gated community and a great fit for larger, high valued custom built homes. Existing residential development with 75 foot wide lots is contiguous to the east side of this property and new development is on the next property to the east.

### Property Highlights

- 47 acres of prime residential development land
- Ideal for upscale residential development
- 29 shovel-ready lots, each approximately one acre
- Surrounded by existing and new residential developments



## SPECIFICATIONS & FEATURES



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<b>Land Types:</b>	Residential Development
<b>Uplands / Wetlands:</b>	46.3 Uplands/0.35 Wetlands
<b>Soil Types:</b>	<ul style="list-style-type: none"><li>• Paola Fine Sand</li><li>• Orsino Fine Sand</li><li>• Apopka Fine Sand</li></ul>
<b>Zoning / FLU:</b>	Zoning: A-3E/A-1E FLU: Rural
<b>Water Source &amp; Utilities:</b>	Water is to the east on Doyle Road and will be available to the property. Sewer is also on Doyle Road but is further to the east so this property will use septic systems.
<b>Road Frontage:</b>	590 feet of frontage on Doyle Rd
<b>Nearest Point of Interest:</b>	Florida Coast to Coast Trail runs through the property About 5.5 miles to I4 About 6 miles to Orlando Sanford International Airport (SFB) 21 miles from New Smyrna Beach 26 miles from Daytona Beach

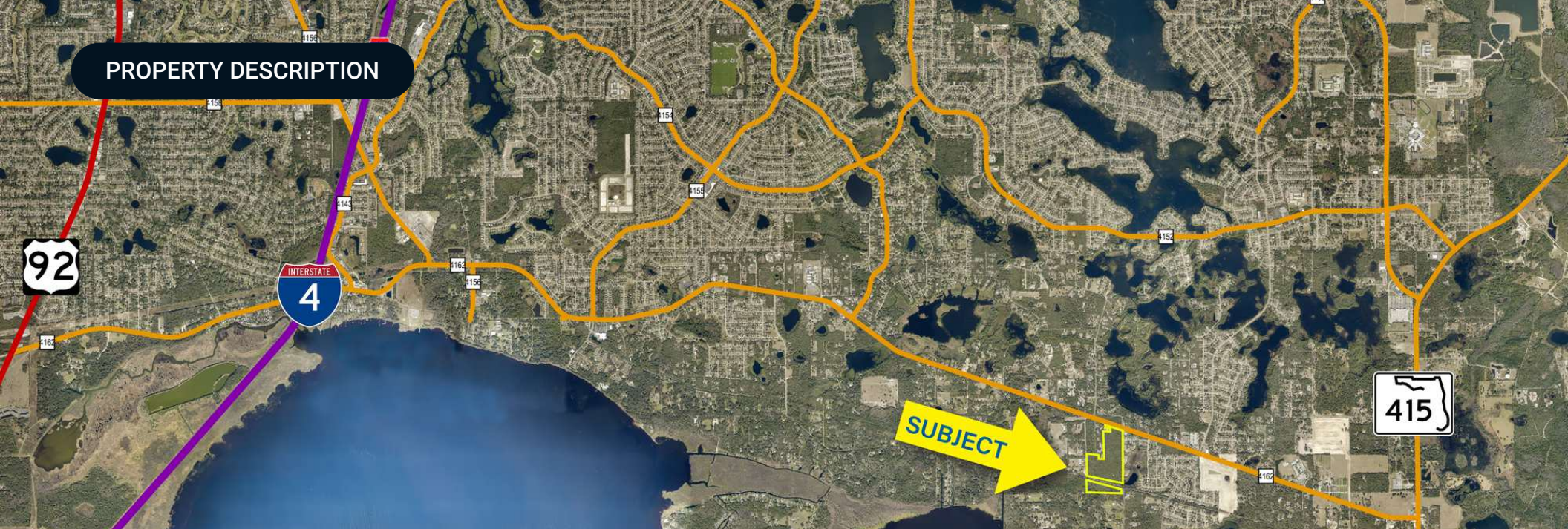




## SPECIFICATIONS & FEATURES

Current Use:	Vacant land
Land Cover:	Wooded
Utilities & Water Source:	City of Deltona Water
Planning and / or Permits:	<ul style="list-style-type: none"><li>• Conceptual Plan</li><li>• Development Plan</li></ul>
Permitted Lots:	29 permitted lots
Price Per Lot:	\$162,069
Average Lot Size:	1 ± Acre lots





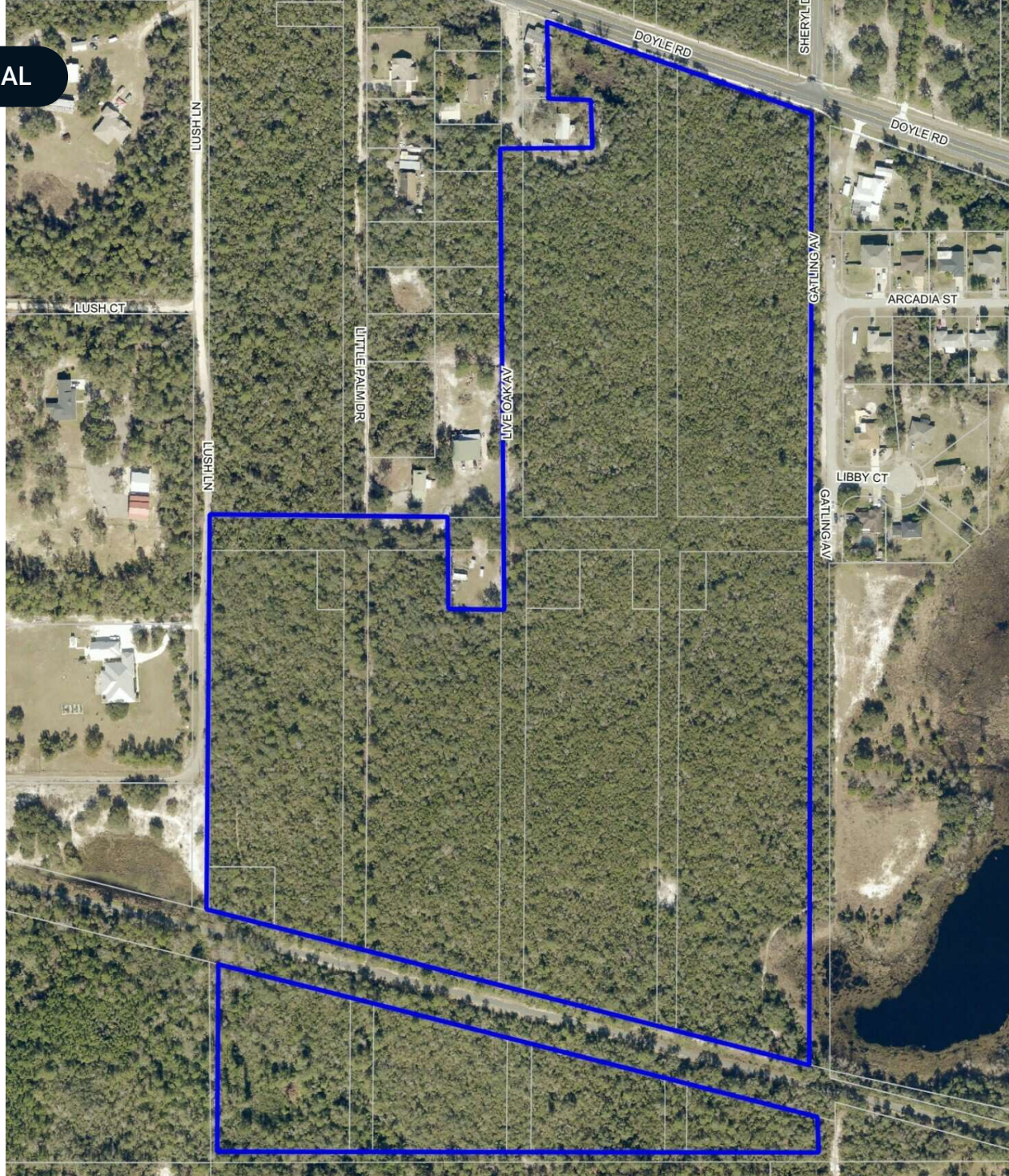
## Location Description

The property is situated in a prime location for residential development, offering a balance of suburban tranquility and accessibility. The property is conveniently near Interstate 4 and State Road 415, ensuring easy commutes to Orlando, Daytona Beach, and surrounding areas.

The surrounding area features a variety of shopping centers, dining options, and essential services, all within a few miles. Nearby parks, lakes, and nature trails offer ample recreational opportunities for outdoor enthusiasts. With the area's continued economic growth and expanding business hubs, it presents an excellent opportunity for residential development in a well-connected and thriving community.

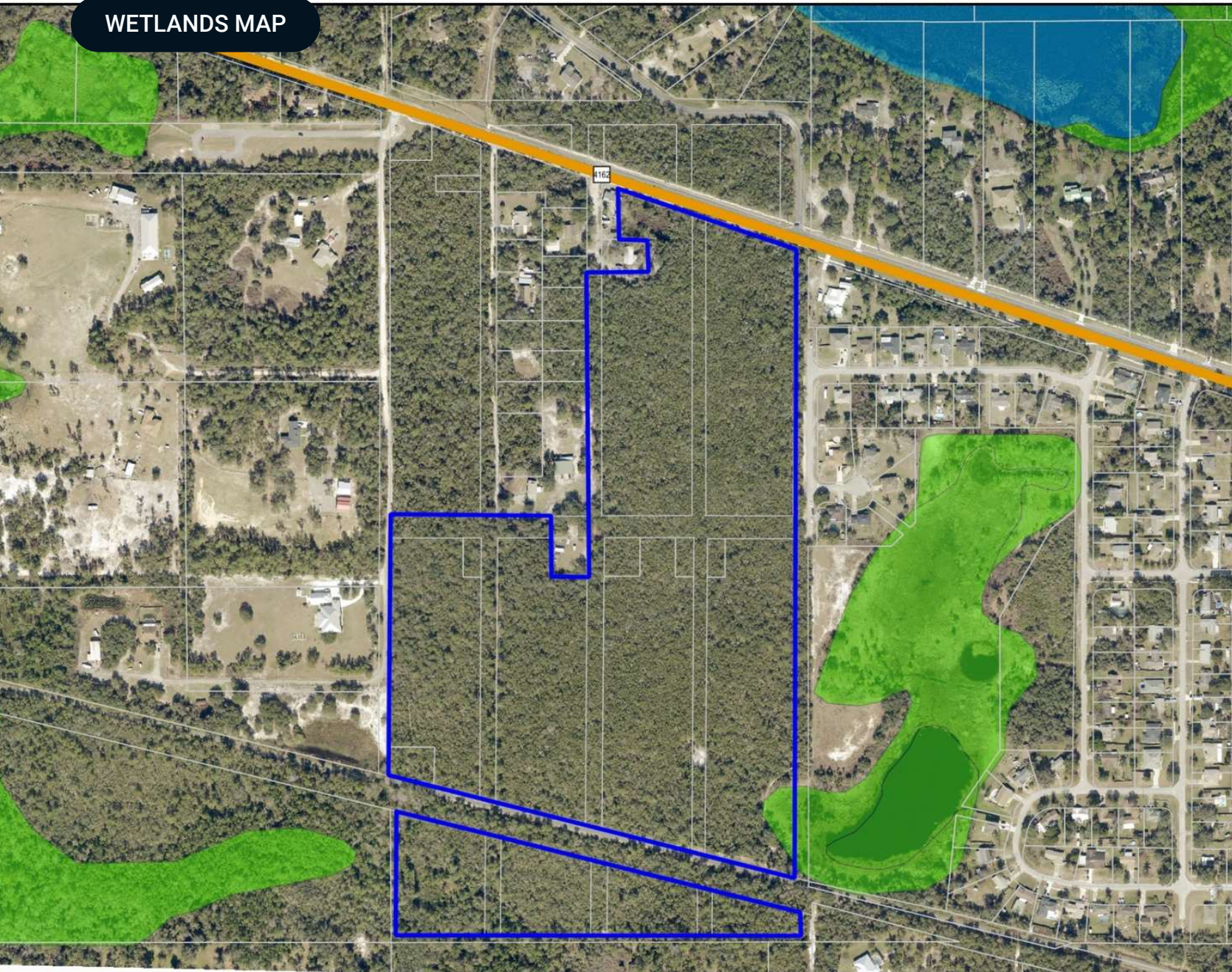


## PROPERTY AERIAL



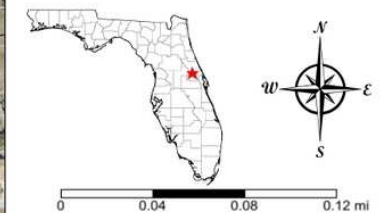


# WETLANDS MAP



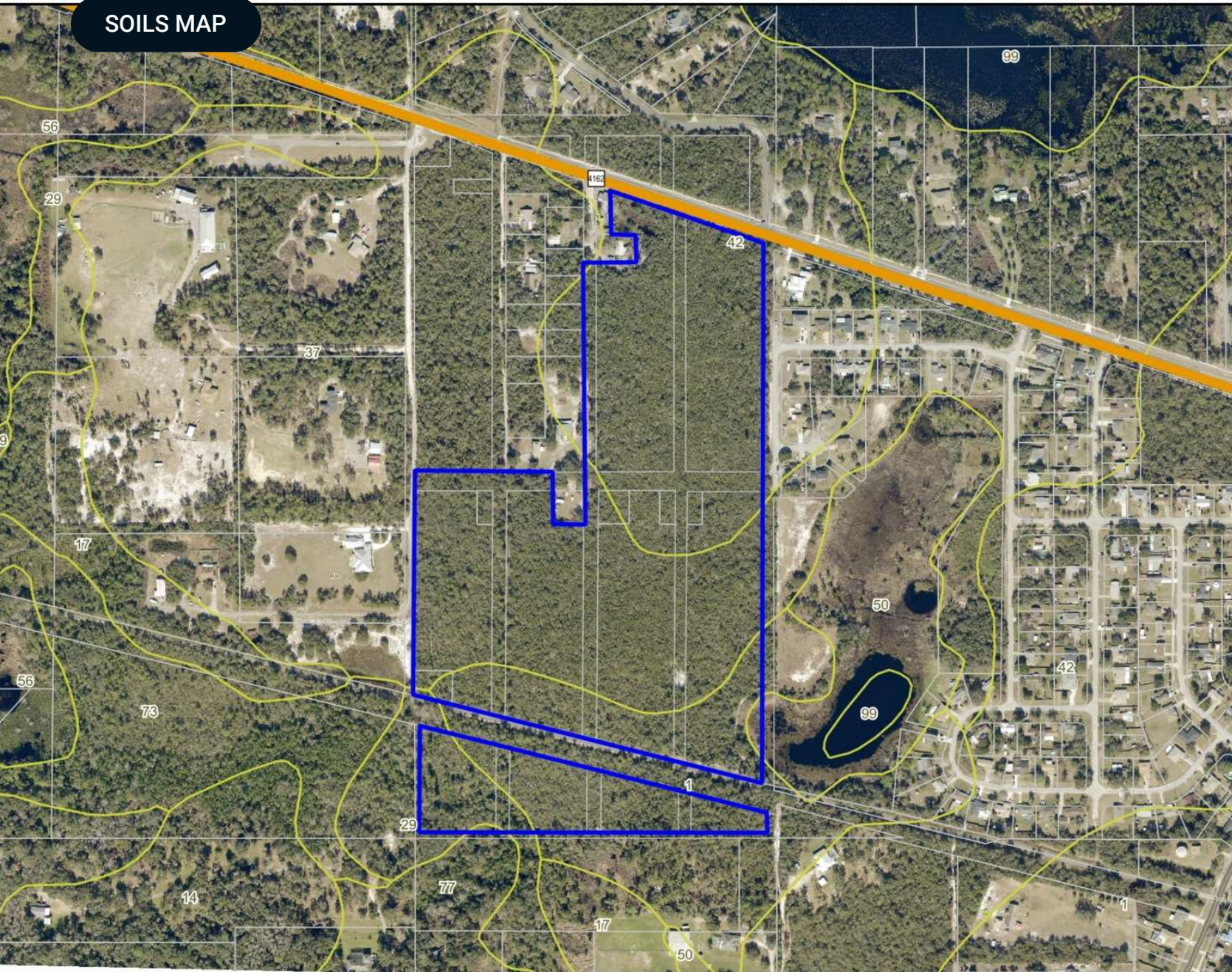
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PEM1Cd	Freshwater Emergent Wetland	.4
	TOTAL WETLANDS	0.4
	TOTAL UPLANDS	49.0
	TOTAL ACRES	49.3



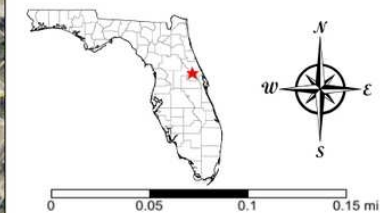


# SOILS MAP



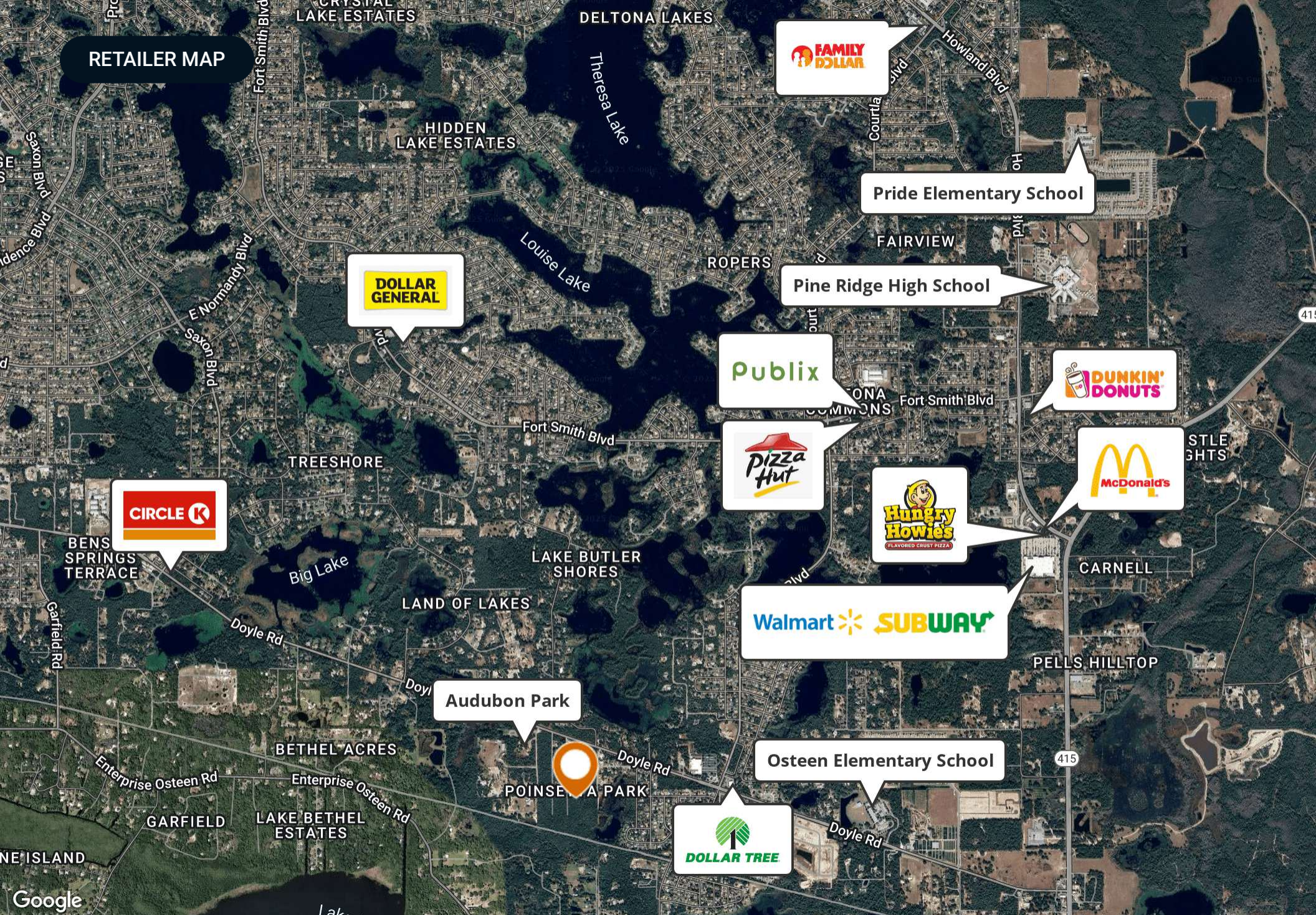
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- County Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
37	Orsino Fine Sand, 0 To 5 Percent Slopes	19
42	Paola Fine Sand, 0 To 8 Percent Slopes	17
1	Apopka Fine Sand, 0 To 5 Percent Slopes	10
29	Immokalee Sand	2
50	Pomona Fine Sand, Depressional	0
77	Winder Fine Sand	0
TOTAL = 49.32519836572496 acres		



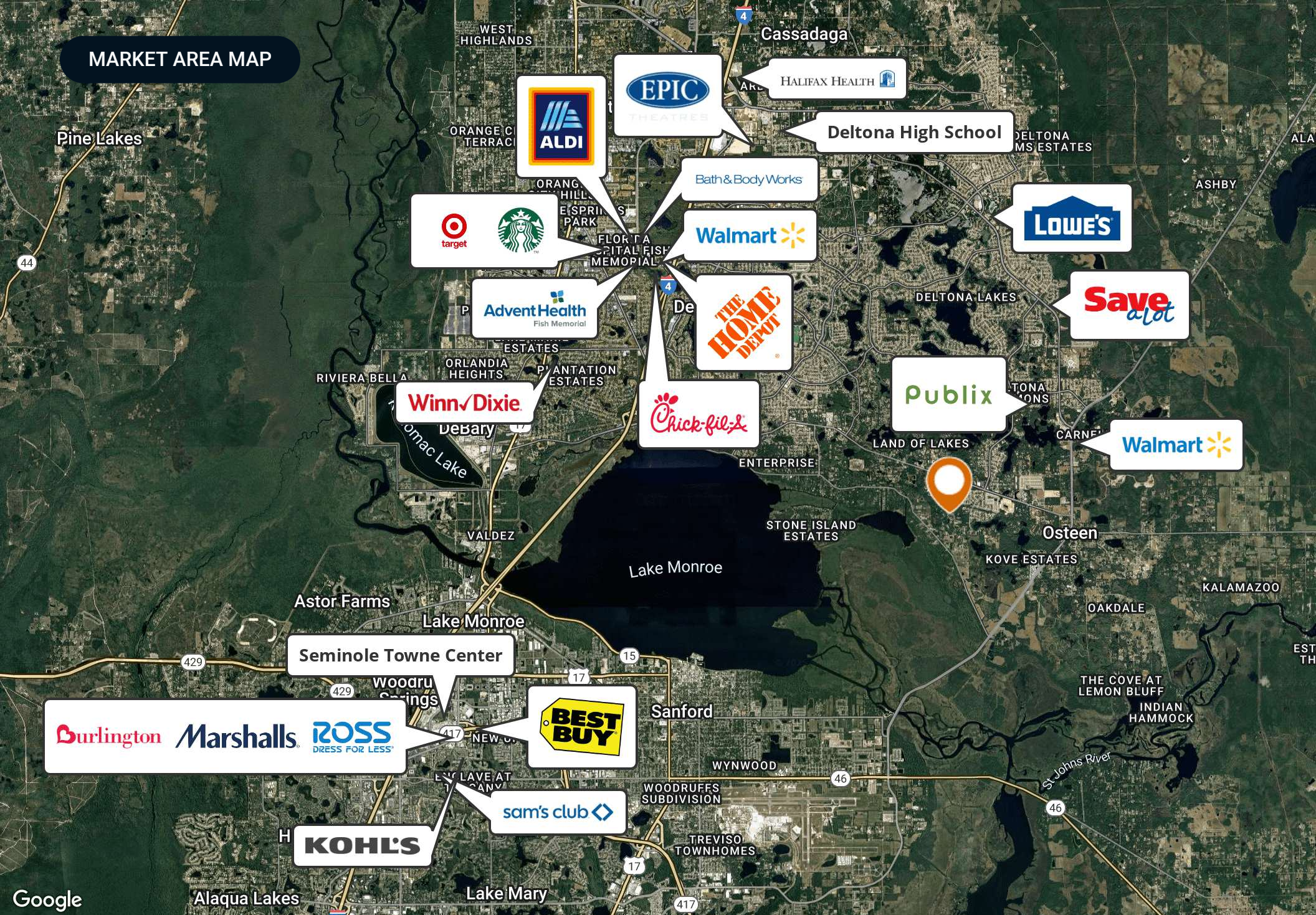


## RETAILER MAP





## MARKET AREA MAP





## DEMOGRAPHICS MAP & REPORT

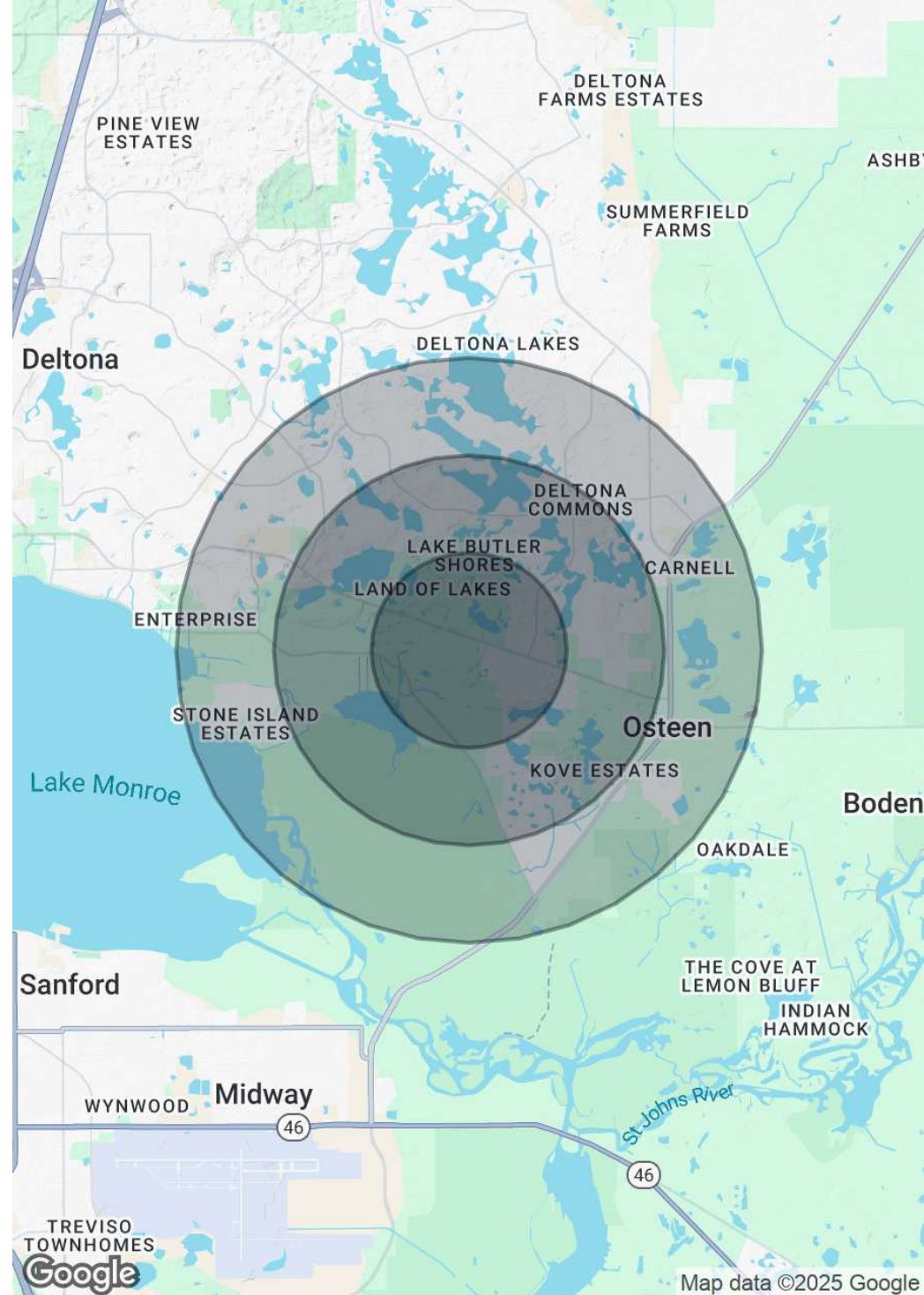
### Population

	1 Mile	2 Miles	3 Miles
Total Population	2,523	9,174	25,720
Average Age	42	43	43
Average Age (Male)	41	41	41
Average Age (Female)	43	44	44

### Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	892	3,300	9,424
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$88,177	\$85,291	\$87,224
Average House Value	\$268,888	\$272,046	\$278,463

Demographics data derived from AlphaMap





ADDITIONAL PHOTOS





ADDITIONAL PHOTOS







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