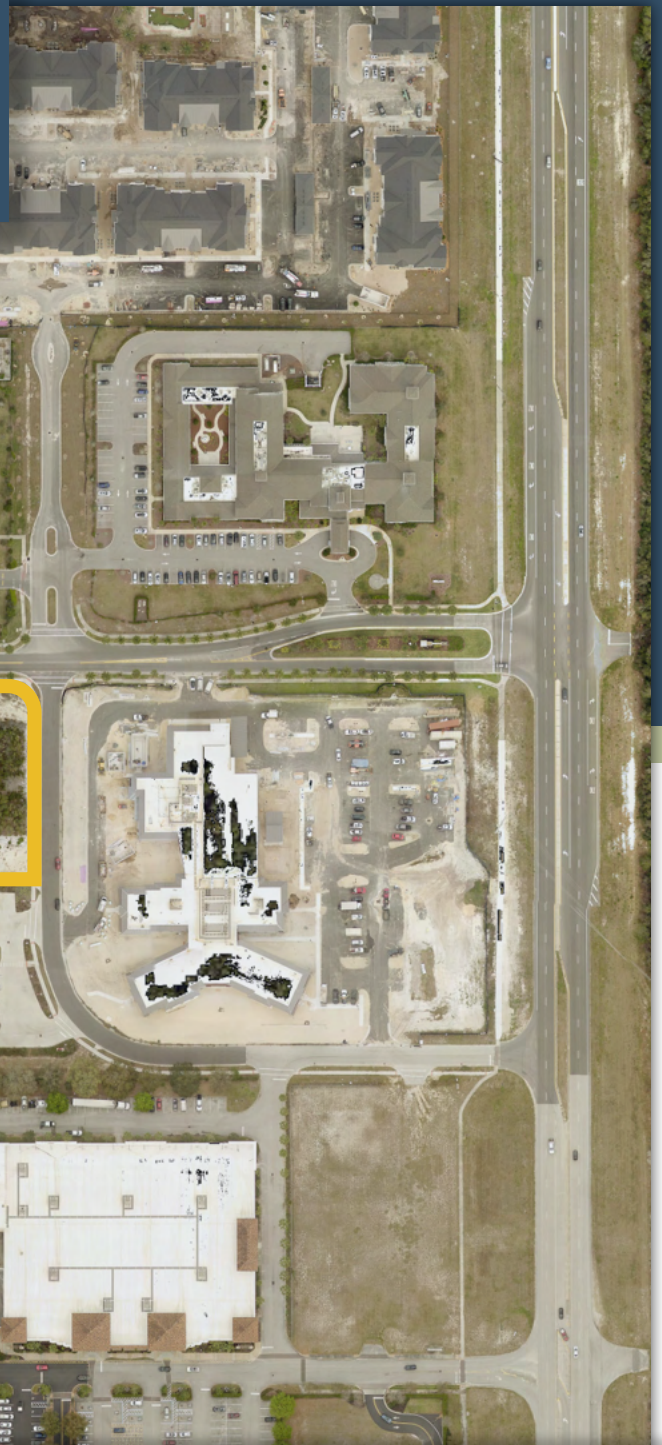




**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



2.9± AC DEVELOPMENT OPPORTUNITY IN ORANGE CITY

Volusia County

PROPERTY DETAILS

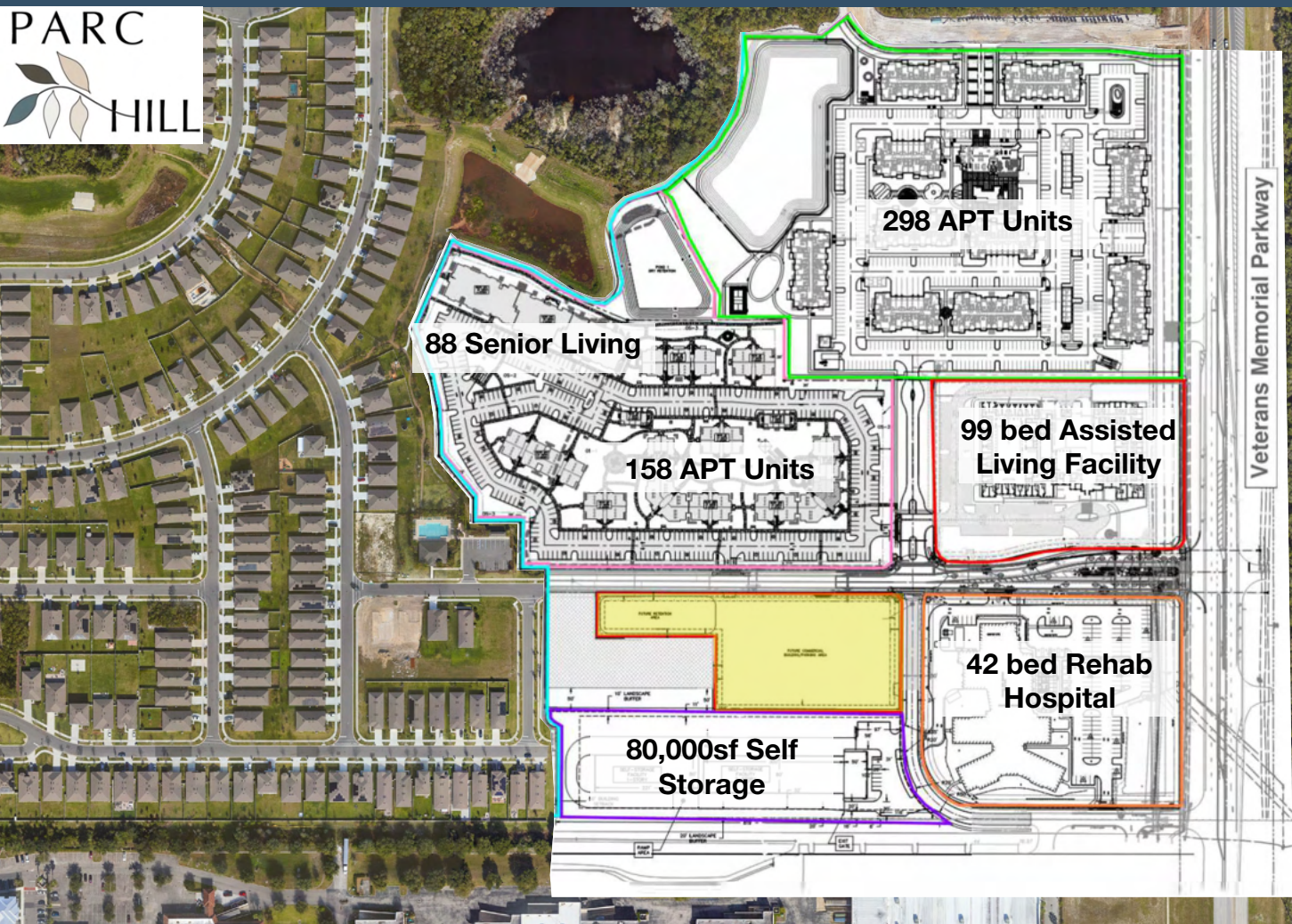
- Size: 2.90 ± acres
- Location: 991 Club Parc Loop, Orange City FL 32763
- Parcel: 801438000060
- Zoning: PUD
- FLU: Mixed Use
- Utilities: Stubbed
- Frontage: 635' on Parc Hill Blvd.
- Price: \$435,000
\$150,000/ac

Property Highlights

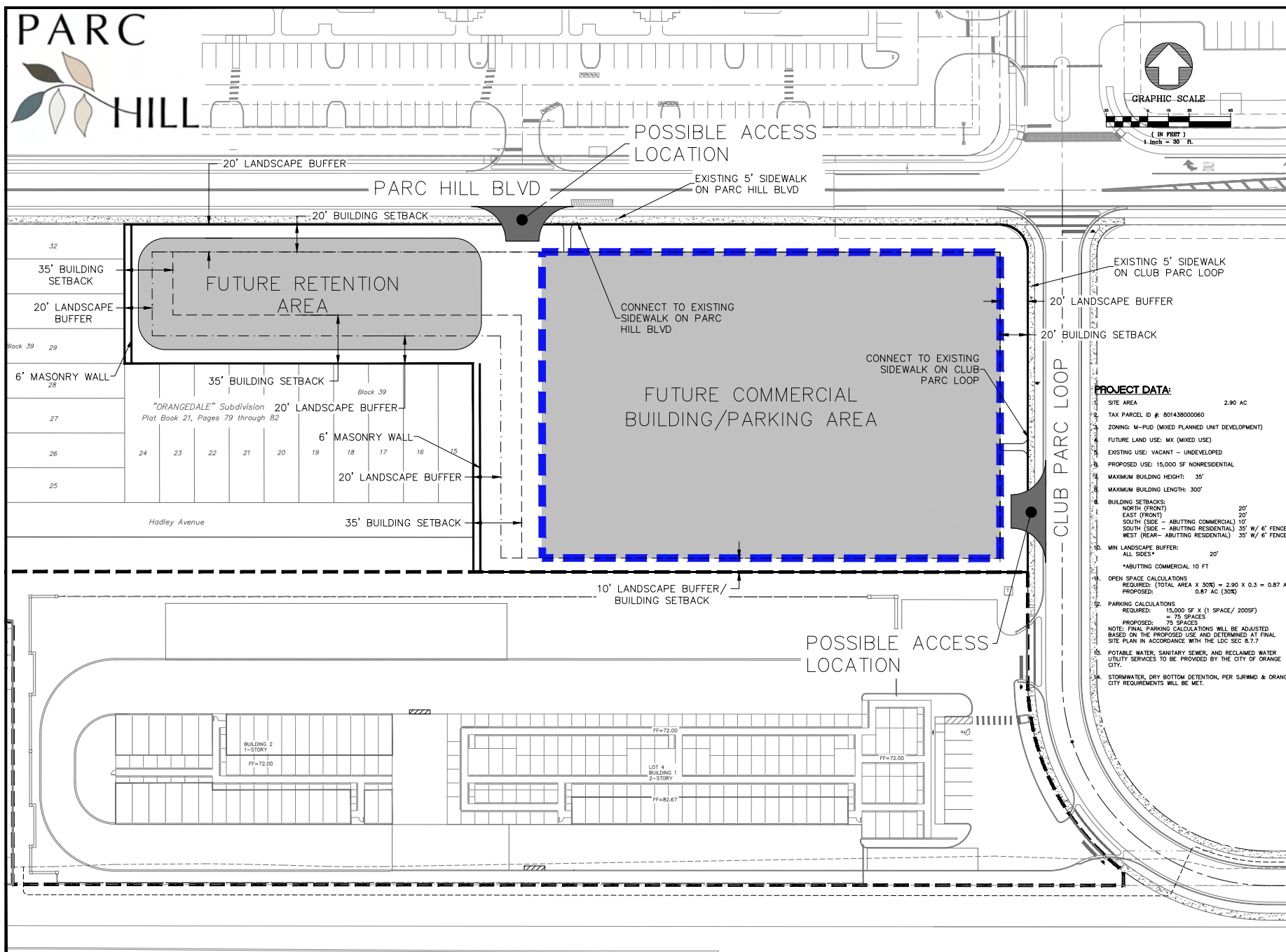
Positioned within the Parc Hill master-planned community, which includes 948 residential units, this parcel offers significant development potential. Its proximity to the upcoming Duck Lake planned community, set to introduce an additional 1,500 units, coupled with future retail developments, including a national wholesale club makes this a perfect location for many users.

Advent Health Fish Memorial is located less than a mile away along with other major retailers including Walmart, Home Depot, Lowe's, Target, Aldi, Five Below, Kohl's, Ulta, Ross, and more, bringing high traffic to the area. Seamless connectivity is ensured with easy access to I-4, putting this on the path of employees and providing easy accessibility. The property offers utilities already in place, partial grading completed, possible development of 15,000 SF building, and has on site or master retention available.

Call now for more information.



PARC
HILL



MADDEN
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

PD BUBBLE PLAN

PARC HILL COMMERCIAL

1100

ORANGE DALE VENTURES

ENGINEER IN CHARGE:

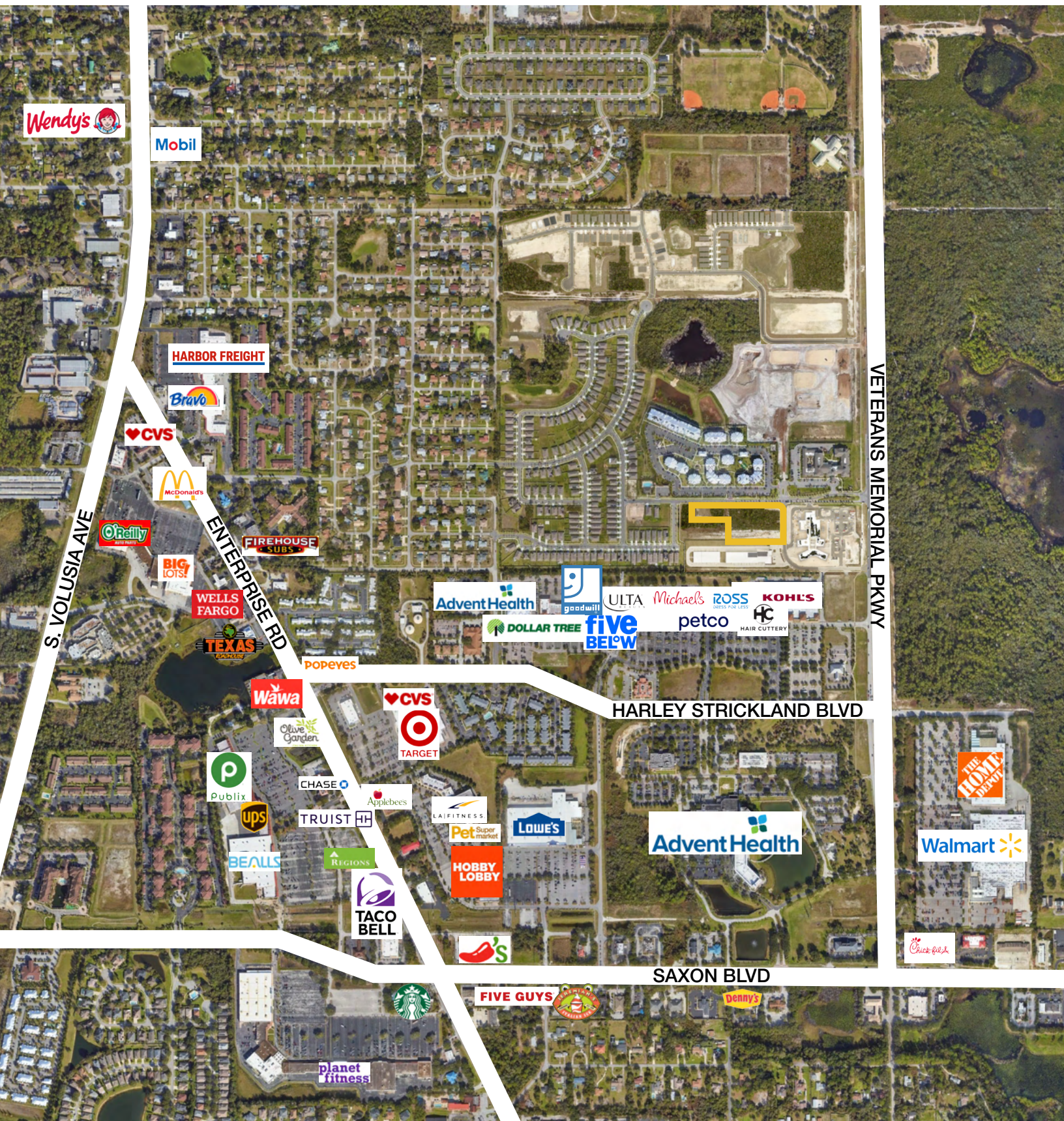
DAVID A. STOKES, P.E. #66527
DATE: October 1, 2024

[illegible][illegible]

JOB # _____ 2002
DATE: _____ 1/ 17/ 2
SCALE: _____ 1" = 30'
DESIGNED BY: _____ DA
DRAWN BY: _____ DA

C001

RETAIL MAP





- Veterans Memorial Pkwy: 15,400
- Saxon Blvd: 33,000
- Enterprise Rd: 25,000
- S. Volusia Ave/ US 17-92: 31,000
- Interstate 4: 108,500

GEOGRAPHICAL DETAILS

County Demographics

- Total Population: 602,772
- Total Household Units: 291,254
- Median HH Income: \$66,581
- Median Home Value: \$278,000

Volusia County, US Census

Drive Times

- DeLand: 20 min
- Sanford Intn'l Airport: 25 min
- Downtown Orlando: 30 min
- Daytona Beach: 40 min
- Orlando Intn'l Airport: 50 min
- Clermont: 1 hr
- Space Coast: 1 hr

