

# LAND FOR SALE

## VACANT, RAW LAND AVAILABLE

2495 S Volusia Ave. | Orange City, FL 32763

<b>PROPERTY</b>	3.5 Acres of Vacant, Raw Land
<b>ZONING</b>	MX2 (Mixed-Use Commercial)
<b>TOPOGRAPHY</b>	High and Dry No Flood Concerns
<b>LOCATION</b>	Corner Lot with Direct Frontage on Hwy 17-92
<b>TRAFFIC COUNT</b>	23,146 AADT
<b>ASKING PRICE</b>	Part of Portfolio - Contact Agent Available Separately



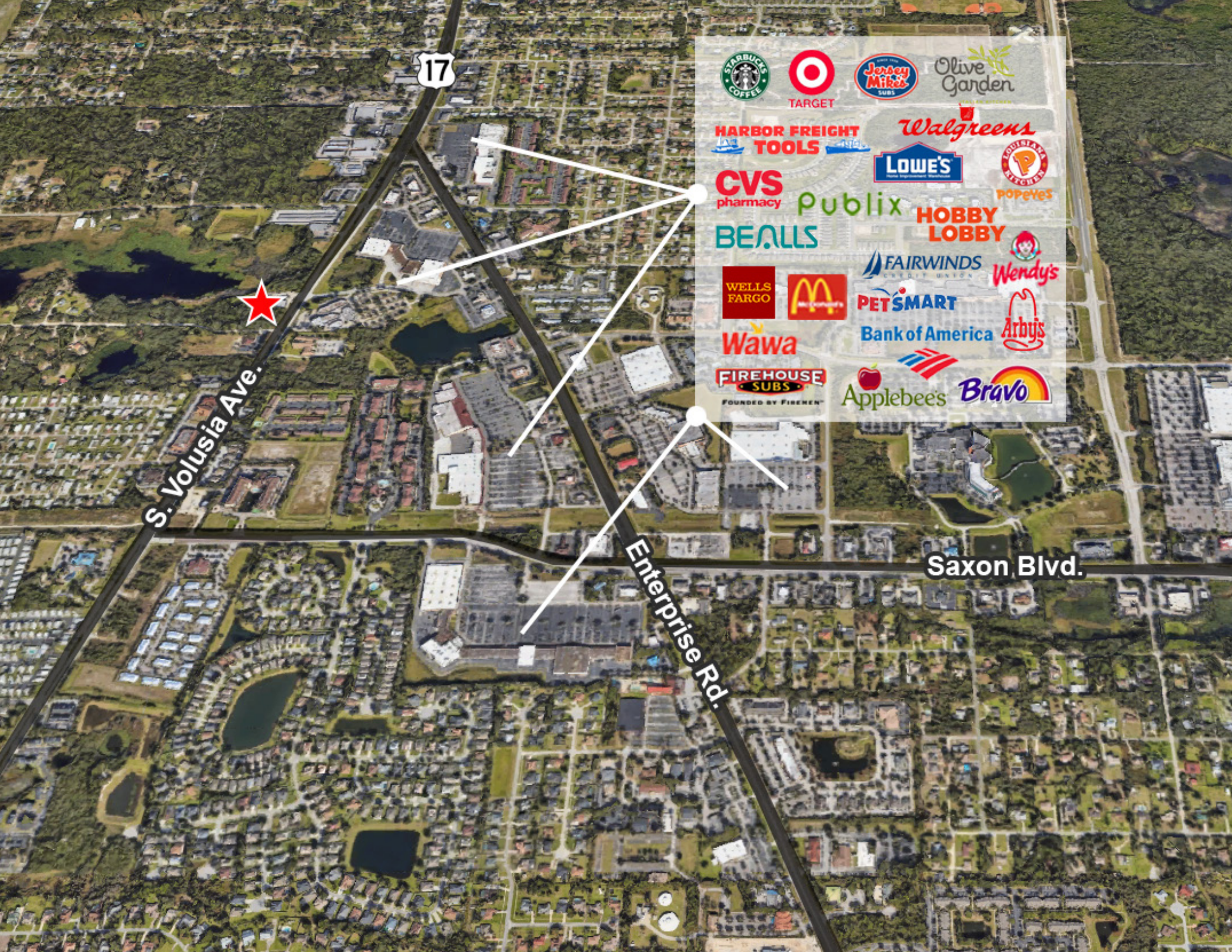
**KIRA KREKE**  
M: 816-719-0056  
T: 407-691-0505  
kkreke@holdthysen.com

301 S. New York Avenue  
Suite 200  
Winter Park, FL 32789  
www.holdthysen.com

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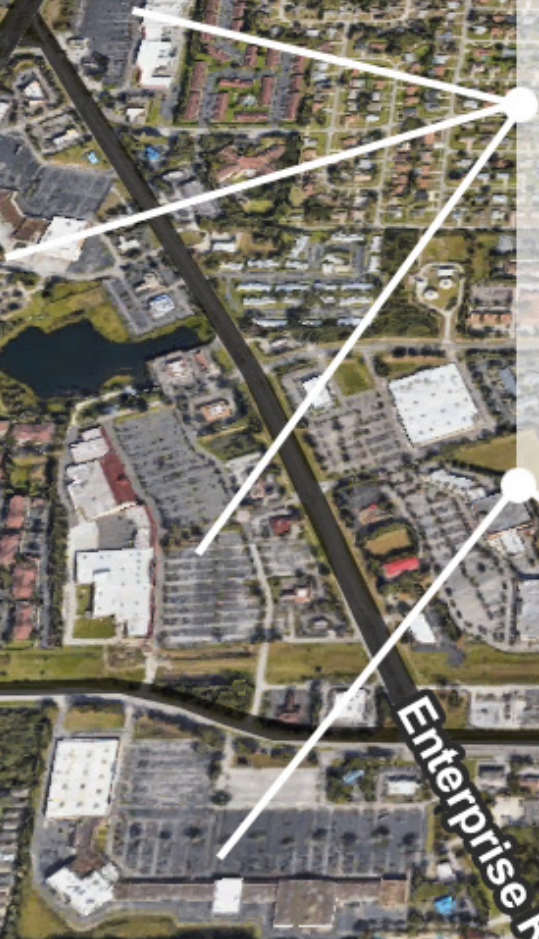


17

S. Volusia Ave.

Enterprise Rd.

Saxon Blvd.



# MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	20,860	101,664	293,634
2023 Estimate	20,237	98,688	286,228
Growth 2010-2023	1.2%	1.2%	1.2%
Growth 2023-2028	0.6%	0.6%	0.5%
Median Age	48.5	44.7	41.5



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	9,133	40,830	114,198
2023 Estimate	8,853	39,531	111,048
Growth 2010-2023	1.1%	1.1%	1.1%
Growth 2023-2028	0.6%	0.7%	0.6%



INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$69,846	\$72,651	\$77,434
2023 Median Household Income	\$52,033	\$60,109	\$61,013



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