DEVELOPMENT OPPORTUNITY IN CENTRAL BUSINESS DISTRICT OF WEST VOLUSIA

For Sale

PREPARED BY:
Coldwell Banker Commercial
AI Group
1019 Town Center Drive
Suite 200
Orange City, FL 32763
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EXECUTIVE SUMMARY

THE PROPERTY
Orange City Center
Veteran’s Memorial Parkway
Orange City, FL 32763

PROPERTY SPECIFICATIONS

<table>
<thead>
<tr>
<th>Property Type:</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acreage:</td>
<td>318.8 Acres +/-</td>
</tr>
<tr>
<td>Developable Acreage:</td>
<td>207.6 Acres +/-</td>
</tr>
<tr>
<td>Zoning:</td>
<td>MX-2 Mixed Use</td>
</tr>
<tr>
<td>Price:</td>
<td>$36,168,499.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONE</th>
<th>SIZE*</th>
<th>PRICE PER AC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone A:</td>
<td>40.8 AC +/-</td>
<td>$200,000 per AC</td>
</tr>
<tr>
<td>Zone B:</td>
<td>14.3 AC +/-</td>
<td>$165,000 per AC</td>
</tr>
<tr>
<td>Zone C:</td>
<td>50.2 AC +/-</td>
<td>$175,000 per AC</td>
</tr>
<tr>
<td>Zone D:</td>
<td>24.2 AC +/-</td>
<td>$165,000 per AC</td>
</tr>
<tr>
<td>Zone E:</td>
<td>78.1 AC +/-</td>
<td>$165,000 per AC</td>
</tr>
</tbody>
</table>

*Properties may be subdivided.

INVESTMENT HIGHLIGHTS

- Over 3,000 Feet of Frontage on I-4;
- Located in an Area of Heavy Commercial Activity & Growth;
- MX-2 Zoning Allows for Multiple & Various Types of Uses;
- Ideal for Retail, Office, Multi-Family, Hospitality & More!

LOCATION HIGHLIGHTS

- Easy Access to I-4;
- Traffic Count of 20,500 +/- VPD on Veteran’s Memorial Pkwy & 36,000 +/- VPD on Saxon Blvd;
- Across from Florida Hospital Fish Memorial;
- Surrounded by Retail & a High Concentration of Multi-Family & Residential Rooftops

Orange City, Florida is centrally located between Orlando & Daytona Beach along the powerful I-4 Corridor. The city serves as the central business district for West Volusia County and serves the neighboring cities of DeBary, Deltona & parts of DeLand with numerous medical & professional offices, major retailers, and several dining options.
PROPERTY OVERVIEW

ZONE DESCRIPTIONS
PROPERTY OVERVIEW
ZONE A

PROPERTY SPECIFICATIONS

Property Type: Land
Total Acreage: 40.8 Acres +/-
Zoning: MX-2 Mixed Use

PRICE:

Sale Price: $8,160,000.00
Price per Acre: $200,000.00

Properties may be subdivided.

SUITABLE USES

• Retail
• Office
• Hospitality
• Multi-Family

LOCATION HIGHLIGHTS

• Closest Zone to Existing Commercial & Retail Sites;
• Located at a Signalized Corner;
• Traffic Count of 20,500 +/- VPD on Veteran’s Memorial Pkwy;
• Easy Access to I-4;
ZONE A

Conceptual Site Plan for Zone A

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Small Retail</td>
<td>17,000 SF</td>
<td>E1</td>
</tr>
<tr>
<td>B</td>
<td>Retail</td>
<td>33,000 SF</td>
<td>E2</td>
</tr>
<tr>
<td>C</td>
<td>Supermarket</td>
<td>45,000 SF</td>
<td>F</td>
</tr>
<tr>
<td>D</td>
<td>Retail</td>
<td>33,000 SF</td>
<td>G</td>
</tr>
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</table>

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>E1</td>
<td>7,000 SF</td>
<td></td>
</tr>
<tr>
<td>E2</td>
<td>8,800 SF</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>10,000 SF</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>6,000 SF</td>
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</tbody>
</table>
DEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

ZONE B

PROPERTY SPECIFICATIONS

<table>
<thead>
<tr>
<th>Property Type:</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acreage:</td>
<td>14.3 Acres +/-</td>
</tr>
<tr>
<td>Zoning:</td>
<td>MX-2 Mixed Use</td>
</tr>
</tbody>
</table>

PRICE:

- Sale Price: $2,359,500
- Price per Acre: $165,000

Properties may be subdivided.

SUITABLE USES

- Office
- Medical Office

LOCATION HIGHLIGHTS

- Located Across from New A.L.F. & Multi-Family Development;
- Traffic Count of 20,500 +/- VPD on Veteran’s Memorial Pkwy;
- Easy Access to I-4;
PROPERTY OVERVIEW

ZONE C

PROPERTY SPECIFICATIONS

<table>
<thead>
<tr>
<th>Property Type:</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acreage:</td>
<td>50.2 Acres +/-</td>
</tr>
<tr>
<td>Zoning:</td>
<td>MX-2 Mixed Use</td>
</tr>
</tbody>
</table>

PRICE:

| Sale Price:         | $8,785,000.00      |
| Price per Acre:     | $175,000.00        |

Properties may be subdivided.

SUITABLE USES

- Retail
- Office
- Hospitality
- Multi-Family
- Industrial

LOCATION HIGHLIGHTS

- Located Across from New A.L.F. & Multi-Family Development;
- Traffic Count of 20,500 +/- VPD on Veteran’s Memorial Pkwy;
- Easy Access to I-4;
PROPERTY OVERVIEW

ZONE D

PROPERTY SPECIFICATIONS

<table>
<thead>
<tr>
<th>Property Type:</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acreage:</td>
<td>24.2 Acres +/-</td>
</tr>
<tr>
<td>Zoning:</td>
<td>MX-2 Mixed Use</td>
</tr>
</tbody>
</table>

PRICE:

- Sale Price: $3,993,999.00
- Price per Acre: $165,000.00

Properties may be subdivided.

SUITABLE USES

- Retail
- Office
- Hospitality
- Multi-Family
- Industrial

LOCATION HIGHLIGHTS

- Located Across from New A.L.F. & Multi-Family Development;
- Traffic Count of 20,500 +/- VPD on Veteran’s Memorial Pkwy;
- Easy Access to I-4;
DEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW
ZONE E

PROPERTY SPECIFICATIONS

- Property Type: Land
- Total Acreage: 78.1 Acres +/-
- Zoning: MX-2 Mixed Use

PRICE:

- Sale Price: $12,870,000.00
- Price per Acre: $165,000.00

Properties may be subdivided.

SUITABLE USES

- Retail
- Office
- Hospitality
- Multi-Family
- Industrial

LOCATION HIGHLIGHTS

- Over 3,000 Feet of Road Frontage on I-4;
- Traffic Count of 20,500 +/- VPD on Veteran’s Memorial Pkwy;
- Easy Access to I-4;
TAX MAP
DEVELOPMENT OPPORTUNITY

NEARBY AMENITIES
VOLUSIA COUNTY
AREA GROWTH - DEBARY
VOLUSIA COUNTY

AREA GROWTH - DELTONA

DEVELOPMENT OPPORTUNITY

AI GROUP

SITE

1. Halifax Health 3-Phase Facility
2. Central Florida Regional (FCA) ER
3. Gold Choice ALF (low ministry care)
4. Children First (special needs health care)
6. Orlando Hospital Rock Memorial IMR
7. DePuy Orthopaedics Center
8. Veteran's Admin. Clinic
9. Quest Diagnostic
10. Halifax Health's Bella Vista MOB
11. Americare ALF (memory care)
12. Quest Diagnostic
13. Deltona Health Care (skilled nursing)
14. Advanced Urgent Care
15. Harmony Flx, Hospital future dev
16. Deltona Medical Plaza
17. LAD imaging (BGA)

Upcoming Residential
- Understanding 295 Units Mid-Contemporary
- Hammsa 90, Units Multi-Family
- Big Pine 60 Units Multi-Family
- Fernando Place 240 Units
- Pine Ridge Reserve 60 Units
- Windward Reserve 257 Units
- Broadway 400 Units
- PB/Dak 837 Units
- Lake Sidney Shores 194 Units
- Harmony Oaks 249 Units
- Cloverleaf Estates 36 Units
VOLUSIA COUNTY
AREA GROWTH – ORANGE CITY
### VOLUSIA COUNTY

#### AREA GROWTH

<table>
<thead>
<tr>
<th>CITY</th>
<th>SINGLE FAMILY UNITS</th>
<th>MULTI-FAMILY UNITS</th>
<th>TOTAL UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORANGE CITY</td>
<td>624</td>
<td>600</td>
<td>1,224</td>
</tr>
<tr>
<td>DEBARY</td>
<td>1,909</td>
<td>289</td>
<td>2,198</td>
</tr>
<tr>
<td>DELTONA</td>
<td>1,990</td>
<td>415</td>
<td>2,405</td>
</tr>
<tr>
<td>VOLUSIA COUNTY Unincorporated</td>
<td>30</td>
<td>-</td>
<td>30</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

![Bar chart showing SFR and MFR units for Orange City, Debary, Deltona, and Volusia County](chart.png)
MARKET REPORT
VOLUSIA COUNTY - OFFICE

Vacancy Rate

Gross Asking Rent Per SF
MARKET REPORT
VOLUSIA COUNTY - INDUSTRIAL

Vacancy Rate

Asking Rent Per SF
**DEVELOPMENT OPPORTUNITY**

**DEMOGRAPHICS**

5 MINUTE DRIVE TIME

<table>
<thead>
<tr>
<th>KEY FACTS</th>
<th>EDUCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3,738</strong> Population</td>
<td><strong>12%</strong> No High School Diploma</td>
</tr>
<tr>
<td><strong>2.2</strong> Average Household Size</td>
<td><strong>35%</strong> High School Graduate</td>
</tr>
<tr>
<td><strong>44.1</strong> Median Age</td>
<td><strong>32%</strong> Some College</td>
</tr>
<tr>
<td><strong>$35,622</strong> Median Household Income</td>
<td><strong>21%</strong> Bachelor's/Grad/Prof Degree</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BUSINESS</th>
<th>EMPLOYMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>402</strong> Total Businesses</td>
<td><strong>56%</strong> White Collar</td>
</tr>
<tr>
<td><strong>4,588</strong> Total Employees</td>
<td><strong>25%</strong> Blue Collar</td>
</tr>
<tr>
<td></td>
<td><strong>19%</strong> Services</td>
</tr>
<tr>
<td></td>
<td><strong>4.3%</strong> Unemployment Rate</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INCOME</th>
<th>Households By Income</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$35,622</strong> Median Household Income</td>
<td>The largest group: &lt;$15,000 (18.1%)</td>
</tr>
<tr>
<td><strong>$23,496</strong> Per Capita Income</td>
<td>The smallest group: $150,000 - $199,999 (1.7%)</td>
</tr>
<tr>
<td><strong>$24,069</strong> Median Net Worth</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Value</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$15,000</td>
<td>18.1%</td>
<td>+5.0%</td>
</tr>
<tr>
<td>$15,000 - $24,999</td>
<td>17.5%</td>
<td>+5.1%</td>
</tr>
<tr>
<td>$25,000 - $44,999</td>
<td>12.6%</td>
<td>+2.2%</td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>11.2%</td>
<td>-2.3%</td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>11.4%</td>
<td>-2.1%</td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>9.4%</td>
<td>-2.3%</td>
</tr>
<tr>
<td>$100,000 - $149,999</td>
<td>6.6%</td>
<td>-1.1%</td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>1.7%</td>
<td>-1.5%</td>
</tr>
<tr>
<td>$200,000+</td>
<td>2.3%</td>
<td>-1.3%</td>
</tr>
</tbody>
</table>
### DEMOGRAPHICS

10 MINUTE DRIVE TIME

**KEY FACTS**

- **Population**: 53,171
- **Average Household Size**: 2.5
- **Median Household Income**: $45,661
- **Median Age**: 45.9

**EDUCATION**

- **No High School Diploma**: 11%
- **High School Graduate**: 36%
- **Some College**: 33%
- **Bachelor’s/Grad/Prof Degree**: 20%

**BUSINESS**

- **Total Businesses**: 1,700
- **Total Employees**: 15,480

**EMPLOYMENT**

- **White Collar**: 61%
- **Blue Collar**: 21%
- **Unemployment Rate**: 4.6%

**INCOME**

- **Median Household Income**: $45,661
- **Per Capita Income**: $24,479
- **Median Net Worth**: $103,136

**Households By Income**

- The largest group: $50,000 - $74,999 (21.4%)
- The smallest group: $150,000 - $199,999 (2.2%)

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Value</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$15,000</td>
<td>11.3%</td>
<td>+2.7%</td>
</tr>
<tr>
<td>$15,000 - $24,999</td>
<td>13.4%</td>
<td>+5.2%</td>
</tr>
<tr>
<td>$25,000 - $34,999</td>
<td>13.1%</td>
<td>+3.7%</td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>15.7%</td>
<td>+2.4%</td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>21.4%</td>
<td>+2.3%</td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>12.1%</td>
<td>-0.9%</td>
</tr>
<tr>
<td>$100,000 - $145,999</td>
<td>8.5%</td>
<td>-7.0%</td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>2.2%</td>
<td>-4.2%</td>
</tr>
<tr>
<td>$200,000+</td>
<td>2.2%</td>
<td>-4.3%</td>
</tr>
</tbody>
</table>
DEVELOPMENT OPPORTUNITY

DEMOGRAPHICS

15 MINUTE DRIVE TIME

KEY FACTS

Population: 127,069
Median Age: 43.0
Average Household Size: 2.6
Median Household Income: $50,879

EDUCATION

No High School Diploma: 10%
High School Graduate: 34%
Some College: 34%
Bachelor's/Grad/Prof Degree: 22%

BUSINESS

Total Businesses: 3,622
Total Employees: 35,635

EMPLOYMENT

White Collar: 62%
Blue Collar: 21%
Services: 16%
Unemployment Rate: 4.4%

INCOME

Median Household Income: $50,879
Per Capita Income: $25,378
Median Net Worth: $115,028

Households By Income
The largest group: $50,000 - $74,999 (22.2%)
The smallest group: $200,000+ (2.9%)
CONTACT INFORMATION

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CONFIDENTIALITY STATEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.