

Deltona's I-4 "Amazonville"

4th Fastest-Growing MSA in the USA
*Forbes

Opened 2020
HALIFAX HEALTH
Regional Hospital

OPENED 2026

Chipotle
Wendy's
verizon



Race Trac
Starbucks
Burger King
Panda Express
Opened 2025

McDonalds
Wawa

DELTONA VILLAGE

PARCEL "E"
UNDER CONTRACT
\$14.99 / SF

amazon
FULFILLMENT CENTER #1
OPENED 2021

I-4 LOGISTICS PARK

amazon
OPENING 2027#3

OPENED 2025

amazon
#2

RHODE ISLAND AVENUE EXT. (TRAFFIC LOOP TO I-4)

Deltona High School

Epic Theatres

YMCA

Integra Myst Apartments
300 Units
Opened 2024

StorQuest
SELF STORAGE

GOLD CHOICE
REAL ESTATE

Lot 4
Flex / Off
Showroom
10.62 Ac
Coming 2027-2X

Lot 5
320 Rental
Apartments
17.20 Ac

Lot 1
Flex / Retail
1.93 Ac

LAND FOR SALE
ROAD FRONTAGE ON THE
"ACTIVITY CENTER"
TRAFFIC LOOP

PARCEL A-1
1.44 AC

PARCEL B
2 AC

PARCEL C
3.13 AC

PARCEL D
3.13 AC

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Strategic Land Offering

Deltona's Commercial / Industrial Hub



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THREE STRATEGIC LAND INVESTMENT OPPORTUNITIES REMAIN

DELTONA, FLORIDA:
RANKED #4 ON FORBES LIST OF FASTEST GROWING MSA'S

LOCATED AT DELTONA'S : CURRENTLY DEVELOPING I-4 COMMERCIAL / INDUSTRIAL HUB
COMPLETED DEVELOPMENTS (2020-2026):

- Amazon Fulfillment Center #1
- Amazon Storage Warehouse #2
- Halifax Health / UF Health Medical Center
- Wawa, RaceTrac, McDonald's, Burger King, StarBucks
- Integra Myst Apartments (300 Apts.)
- The Nutty Bavarian (World Headquarters)
- StorQuest Self Storage
- Howland Blvd. Marketplace (Chipotle, Wendy's, Verizon...)

APPROVED & UPCOMING DEVELOPMENTS (2027-2X):

- Amazon "Cube" Storage Warehouse #3
- I-4 Logistics Park
- Deltona Village (mixed use)
- Culver's restaurant
- Synergy at Normandy (Industrial Warehouses / Apts. / Gas Station)



Parcels	Acres	Price	
A	1.44	\$382,500	
B (SOLD)	2.66	\$709,000	SOLD \$6.10 / Sq. Ft.
C	3.13	\$832,500	
D	3.13	\$832,500	

PARCELS A, C, & D
THE ONLY FRONTAGE
AVAILABLE ON
DELTONA'S PROPOSED
TRAFFIC LOOP TO



Parcels A & B

RHODE ISLAND AVENUE EXT

AMELIA AVENUE
30' Right of way

AMELIA AVENUE
30' Right of way

SYNERGY AT NORMANDY

RUTH AVENUE
60' Right of way

620'

PARCEL A

\$382,500

1.44 AC

62,700 Sq. Ft.

\$6.10 / Sq. Ft.

WOLVERINE AVENUE
40' Right of way

620'

PARCEL

"B"

\$709,000

2.66 AC

116,050 Sq. Ft.

\$6.10 / Sq. Ft.

TEMPLAR AVENUE
40' Right of way

620'

Mc Bride AVENUE
50' Right of way

Mc Bride AVENUE
50' Right of way

SOLD
8-18-2025

Parcels C & D

RHODE ISLAND AVENUE EXT

AMELIA AVENUE
30' Right of way

AMELIA AVENUE
30' Right of way

60' R/W

GRANDVIEW AVENUE

**PARCEL
"C"**

\$832,500

620'

620'

**3.13 AC
136,400 Sq. Ft.
\$6.10 / Sq. Ft.**

220'

Mc Bride AVENUE
50' Right of way

40' R/W

TREMONT AVENUE

**PARCEL
"D"**

\$832,500

620'

620'

**3.13 AC
136,400 Sq. Ft.
\$6.10 / Sq. Ft.**

220'

Mc Bride AVENUE
50' Right of way

40' R/W

GARFIELD AVENUE

3 LAND INVESTMENT OPPORTUNITIES

Parcel	Acres	Price	Price / Sq. Ft.	Designated Use
A	1.44	\$382,500	\$ 6.10	Industrial
B	2.66	\$709,000	SOLD \$ 6.10	Industrial
C	3.13	\$832,500	\$ 6.10	Industrial
D	3.13	\$832,500	\$ 6.10	Industrial

ALL PARCELS HAVE FRONTAGE ON RHODE ISLAND AVE. EXT.