

**HIGH VISIBILITY COMMERCIAL
DEVELOPMENT SITE
721-729 FORT SMITH BLVD.
DELTONA, FLORIDA 32738**



EXCLUSIVELY PRESENTED BY

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SPECTRUM REALTY PARTNERS

PRESENTS

1 ACRE CORNER COMMERCIAL LOT DELTONA, FL

Description: This strategically located high visibility corner site is zoned commercial and ready for development. Property has 3 access points; Approximately 300 feet frontage on Fort Smith Road and 145 feet on Gulliver Avenue plus an alley which runs behind the subject property.

Area Overview: Deltona is the largest city in Volusia County and is strategically located along the I-4 corridor between Orlando and Daytona Beach. Amazon recently opened the 1.4 million square feet distribution facility and became Deltona's largest private-sector employer. The half-mile-long Amazon distribution center is on the east side of Interstate 4, just south of the I-4 and State Road 472 (Howland Boulevard) interchange. The top-rated Advent Health Fish Memorial Hospital is a 225 bed facility located just 6 miles from the subject property. Recent expansion has significantly increased the size of the Hospital's emergency department, while adding pediatric emergency care. City of Deltona is located approximately 30 miles south of Orlando, home of many famous attractions such as Disney World, Sea World, Universal Studios to name a few.

Soil Conditions: It is assumed that the soil is of sufficient load-bearing capacity to support further development. The property appears to be adequately drained.

Zoning: Currently Zoned C-1 (City of Deltona). See Pages 4 to 7

Folio: Volusia County Parcel ID #'s:
813019060010, 813019060020 and 813019060030

Price: **\$175,000**

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ZONING

Sec. 110-315. - **C-1, Retail Commercial District.**

- (a) *Purpose and intent.* The purpose of the C-1-Retail Commercial Zoning District is to establish neighborhood commercial development along high volume roads that is compatible with nearby single-family residential areas. The C-1-Retail Commercial Zoning District is not suitable for transitional areas. Therefore, low intensity commercial development with no residential mix is permitted. The C-1-Retail Commercial Zoning District was first established in the original Deltona Lakes Community Development Plan to serve this purpose in the planned development. It may be applied to achieve a commercial development suitable for serving surrounding single-family residential development in all other appropriate areas of the city, including those areas that were not included in the original Deltona Lakes Community Development Plan. The C-1-Retail Commercial Zoning District shall only be applied to areas that are designated in the commercial future land use category on the adopted Future Land Use Map in the Deltona Comprehensive Plan, as it may be amended from time to time.
- (b) *Uses permitted.* Within the C-1 Retail Commercial district, no building, structure, land or water shall be used except for one or more of the following uses:
- (1) Motels and Hotels.
 - (2) Restaurants, Types A and B.
 - (3) Retail Shops, Professional Offices, And Personal Service Enterprises Similar To The Following:
 - Animal Hospital.
 - Antique Shops.
 - Aquariums.
 - Art Goods and Bric-A-Brac Shops.
 - Artist Studios.
 - Automobile New Parts, Equipment and Accessories; Sales Only.
 - Automobile Service Stations, Type C.
 - Bakeries, Retail (Including Preparation of Products For Sale On The Premises.)
 - Banks and Other Financial Businesses.
 - Barber Shops.
 - Bars.
 - Beauty Parlors.
 - Bicycle Stores.
 - Billiard Rooms, Pool Rooms or Bowling Alleys.
 - Car Washes.
 - Cigar Stores (Retail Only).
 - Confectionery and Ice Cream Stores.
 - Conservatories.

Convenience Stores.

Cultural, Historical, And Art Centers and Museums.

Curio Stores.

Day Care Centers.

Dental Offices and Clinics.

Drug and Sundry Stores.

Electric Sales and Service.

Electronic Sales and Service.

Employment Agencies.

Essential Utility Services.

Fire Stations.

Florist Shops.

Fruit Stores (Retail Only).

Furniture Stores.

Garden Supplies and Retail Fertilizer Store.

General Offices.

Grocery Stores With or Without Meat Sales.

Hardware Stores (Retail Only).

Houses of Worship.

Interior Decorating, Costuming, Draperies.

Jewelry Stores, Watch Repairs.

Laundromats.

Laundry and Cleaning Agencies (Provided No Gasoline or Explosives of Any Kind Are Stored Or Used Therein).

Lawn Equipment Sales and Service.

Leather Goods Stores (Retail Only).

Libraries.

Medical Offices and Clinics.

Millinery, Wearing Apparel, Furrier Stores.

Music and Radio Stores.

Night Clubs.

Non-Profit Membership and Charitable Organizations.

Newsstands.

Paint Stores.

Pest Exterminators.

Pet Stores.

Photograph Galleries.

Physical Fitness Centers.

Printing Shops.

Private Clubs, Lodges, Fraternities, Sororities.

Plumbing Fixture Shops (Retail Only).

Plumbing, Sales and Service.

Police and Sheriff Stations.

Public Art Galleries, Libraries, Museums, And Other Public Meeting Places Not Operated for Profit.

Retail Sales and Services, Excluding Sales or Rental of Automobile, Motorcycle, Truck, Motor Home, Or Travel Trailers, Automobile Driving Schools, Boat or Mobile Home Sales and Services.

Retail Specialty Shops.

Schools.

Tailor Shops.

Theaters.

Utility Offices.

Veterinarians.

- (4) Communication towers up to a height of 70 feet are permitted in accordance with chapter 82, Code of Ordinances, as it may be amended from time to time.
- (5) Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the potable water well field protection requirements of the Land Development Code, chapter 98, article V, Code of Ordinances, as it may be amended from time to time.

(c) *Conditional Uses.*

Care Facility.

Communication towers exceeding 70 feet in height above ground level, in accordance with chapter 82, Code of Ordinances, as it may be amended from time to time.

Group Home Facility (Refer to Section 110-817(L)).

Automobile Driving Schools.

Automobile Repair Garage.

Automobile Service Stations, type A; permitted only on building sites with not less than 150 feet frontage on all abutting streets.

Funeral Homes.

Public Markets.

Publicly or privately owned municipal or public water supply wells of eight inches diameter or greater in accordance with the potable water well field protection requirements of the Land Development Code, chapter 98, article V, Code of Ordinances, as it may be amended from time to time.

(d) **Dimensional requirements:**

Minimum Lot Size

Area (sq. ft.)	10,000
Width (ft.) ⁽¹⁾	100

Minimum Yard Size

Front Yard (ft.)	25	Rear Yard (ft.)	15
Side Yard (ft.)	5 ⁽²⁾	Side Yard (ft.)	15

Minimum Building Height (ft.) 35

Maximum Lot Coverage (%) (with principal and accessory buildings) ⁽³⁾ 40

Maximum Floor Area Ratio (F.A.A.R.) 0.35

⁽¹⁾ Except 150 feet shall be required along all abutting street frontages for land uses with drive through service or windows, and all three types of automobile service stations.

⁽²⁾ Except may be reduced to zero foot where adjacent to existing building with zero-foot setback or coordinated with proposed building with zero foot setback. When two or more lots are used as one building site the setback restrictions set forth in this zoning district shall apply to the exterior perimeter of the combined site.

⁽³⁾ Excluding swimming pools and screened enclosures, except, that screened enclosures used for storage, trash or equipment containment, and covered parking areas are included. This provision shall not be interpreted to allow a floor area ratio of any principal building or group of principal buildings to exceed the maximum permitted.

(e) *Off-street parking regulations.* See sections 110-828(f) through 828(j).

(f) *Landscape buffer requirements.* Landscape buffer areas meeting the requirements of section 110-808 shall be constructed.

(g) *Final site plan requirements.* Final site plan approval meeting the requirements of article III of the Land Development Code [chapter 75, Code of Ordinances], is required.

(h) *Types of signs permitted.* Signs are permitted in accordance with the city's sign code Chapter 102, Code of Ordinances, as it may be amended from time to time.

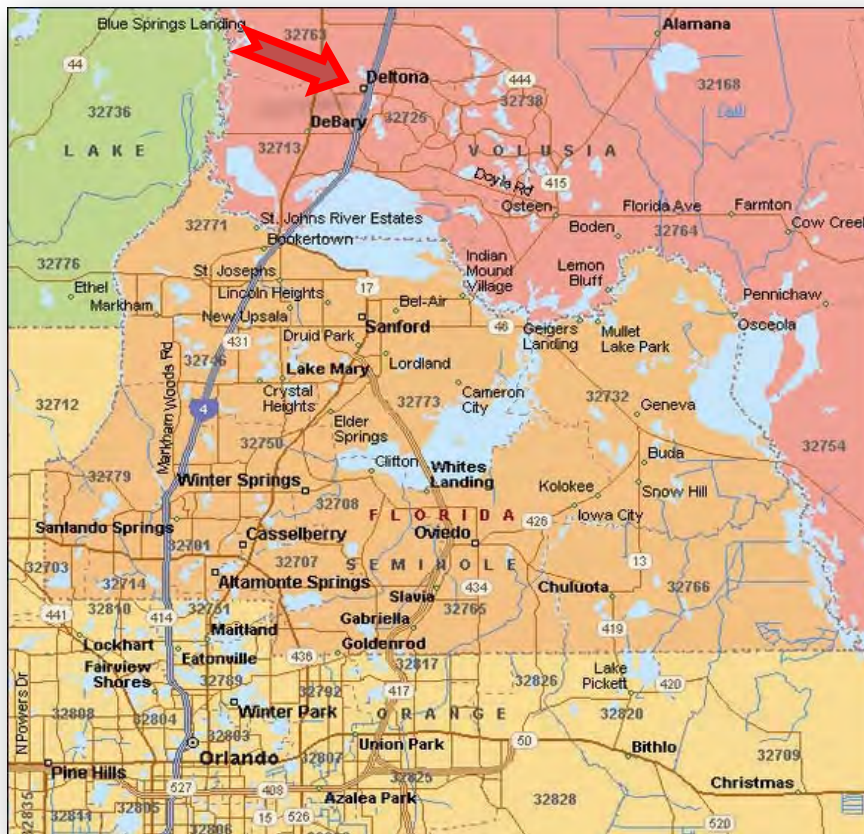
(i) *General provisions, exceptions and prohibitions.* See article VIII.

(Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 12, 6-21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

FLORIDA STATE MAP



REGIONAL MAPS



This proposal has been prepared by Spectrum Realty Partners and has been reviewed by the owner of the property. The proposal has been prepared in part based upon information supplied by the owner and in part based upon information obtained by Spectrum Realty Partners from sources it deems reasonably reliable. However, the information contained in this proposal does not purport to be comprehensive or all-inclusive and each prospective purchaser is strongly encouraged to conduct his or her own analysis and due diligence concerning the advisability of purchasing the property. In particular, each prospective purchaser is encouraged to independently verify the data and consult his or her own legal, financial, engineering, appraisal, and environmental advisors for independent evaluation of the property. No warranty or representation, express or implied, is made by the owner, Spectrum Realty Partners or their representatives, and such parties will not have any liability whatsoever concerning the accuracy or completeness of any information contained herein or any other matter related to the property, including, without limitation, any matter related to the environmental condition of the property or any physical or engineering condition related thereto. Additional information and an opportunity to inspect the property will be made available upon request by interested and qualified prospective purchasers.

This proposal may contain economic projections and other data concerning the performance affecting this property. All matters relating to the accuracy or completeness of such economic projections should be independently reviewed and evaluated by the financial and legal advisors of each prospective buyer.

The owners and Spectrum Realty Partners expressly reserve the right, at their sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Owners shall have no legal commitment or obligation to any purchaser reviewing this information making an offer to purchase the property, unless a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner and any conditions to owner's obligation thereunder have been satisfied or waived. Spectrum Realty Partners is not authorized to make any representation or agreements on behalf of the owner.

The information contained herein is confidential and intended exclusively for the use of prospective buyers. Further dissemination of this information is strictly prohibited with prior approval of the owner and/or Spectrum Realty Partners.

At the closing of the sale, all parties to the contract are advised that additional costs may be required in the form of closing costs. Some of the known major closing cost items are: state documentary stamps, title insurance policy, attorney's fee, appraisal, survey, environmental studies, loan fees, recording of deed, intangible tax, insurance, escrow fees and others.

Co-Operating Brokerage

Spectrum Realty Partners welcomes and encourages the participation of co-operating brokers in selling this listing. *Spectrum Realty Partners, LLC, strongly recommends the co-operating brokers to register their prospects.* A co-operating broker will be recognized if he/she is authorized in writing to represent the buyer from the introduction of the property through to the successful consummation of the transaction. Such written authorization and/or registration must be provided to Spectrum Realty Partners at the time marketing material is presented to the co-operating broker. The co-operating broker must either personally deliver the Purchase and Sale Agreement to Spectrum Realty Partners or be named in the Purchase and Sale Agreement. A co-operating broker is also expected to share in the effort to close the transaction.

Closing Costs

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