



[DeltonaVillage.com](http://DeltonaVillage.com)

*New Mixed-Use Development*



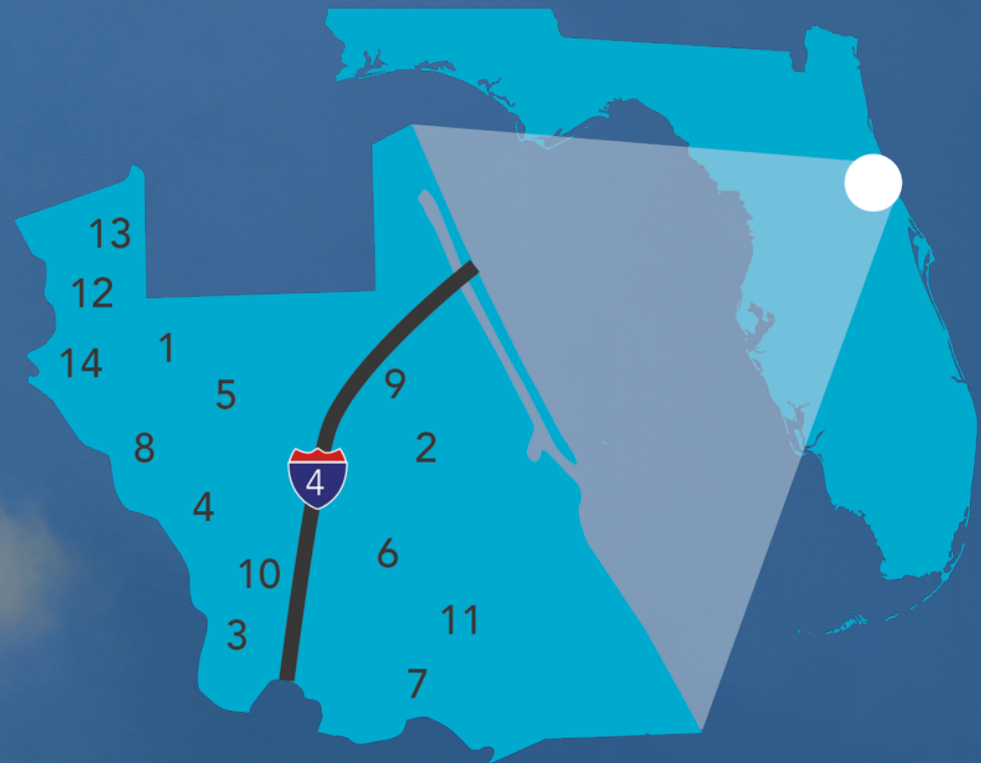
*Ranked 4<sup>th</sup> on FORBES 2017 List of Fastest Growing Cities*

FORBES 2017



# Discover West Volusia

Conveniently located between Orlando and Daytona Beach, the West Volusia region encompasses 14 enchanted communities.



- |                  |                  |
|------------------|------------------|
| 1 Barberville    | 8 Glenwood       |
| 2 Cassadaga      | 9 Lake Helen     |
| 3 DeBary         | 10 Orange City   |
| 4 DeLand         | 11 Osteen        |
| 5 DeLeon Springs | 12 Pierson       |
| 6 Deltona        | 13 Seville       |
| 7 Enterprise     | 14 Volusia/Astor |

## Welcome Home



# Only in West Volusia

Blue Springs & DeLeon Springs State Parks

*"Old Florida. Real Florida. Vibrant Florida."*

Visit West Volusia



Historic Sugar Mill



Athens Theater



Stetson University



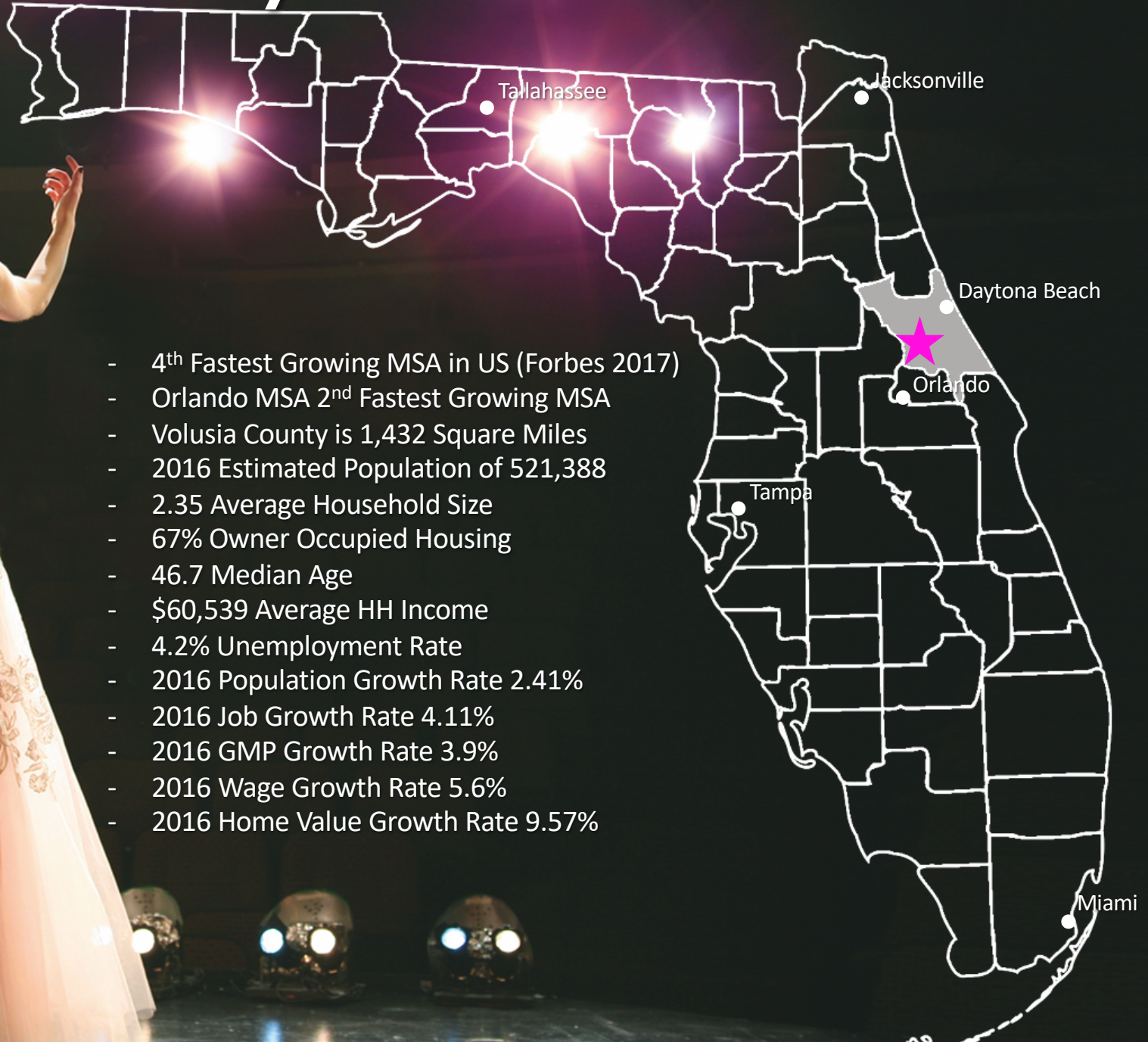
Art District



Florida's First "Main Street"



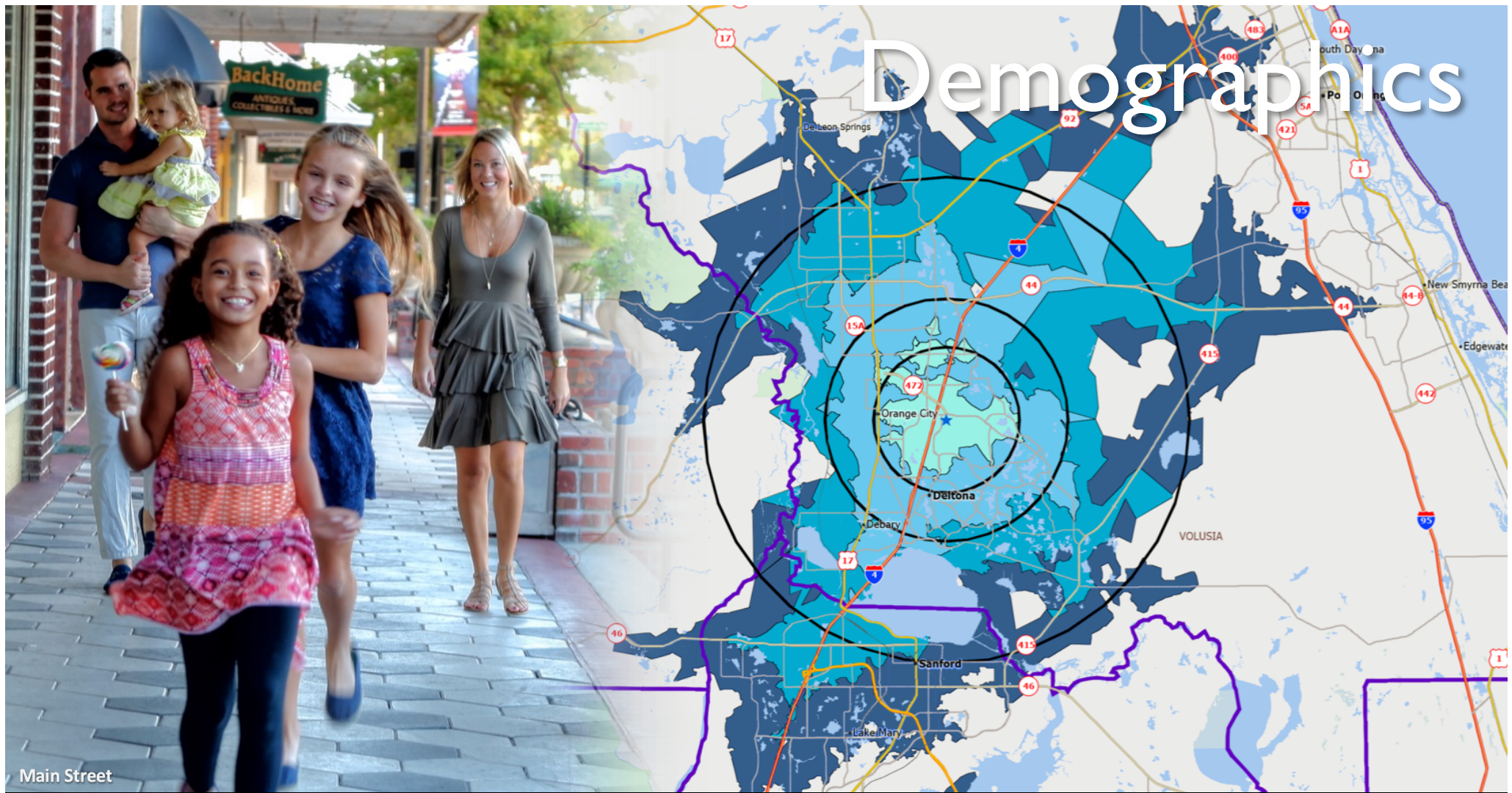
# Volusia County – Heart of Florida



- 4<sup>th</sup> Fastest Growing MSA in US (Forbes 2017)
- Orlando MSA 2<sup>nd</sup> Fastest Growing MSA
- Volusia County is 1,432 Square Miles
- 2016 Estimated Population of 521,388
- 2.35 Average Household Size
- 67% Owner Occupied Housing
- 46.7 Median Age
- \$60,539 Average HH Income
- 4.2% Unemployment Rate
- 2016 Population Growth Rate 2.41%
- 2016 Job Growth Rate 4.11%
- 2016 GMP Growth Rate 3.9%
- 2016 Wage Growth Rate 5.6%
- 2016 Home Value Growth Rate 9.57%



# Demographics

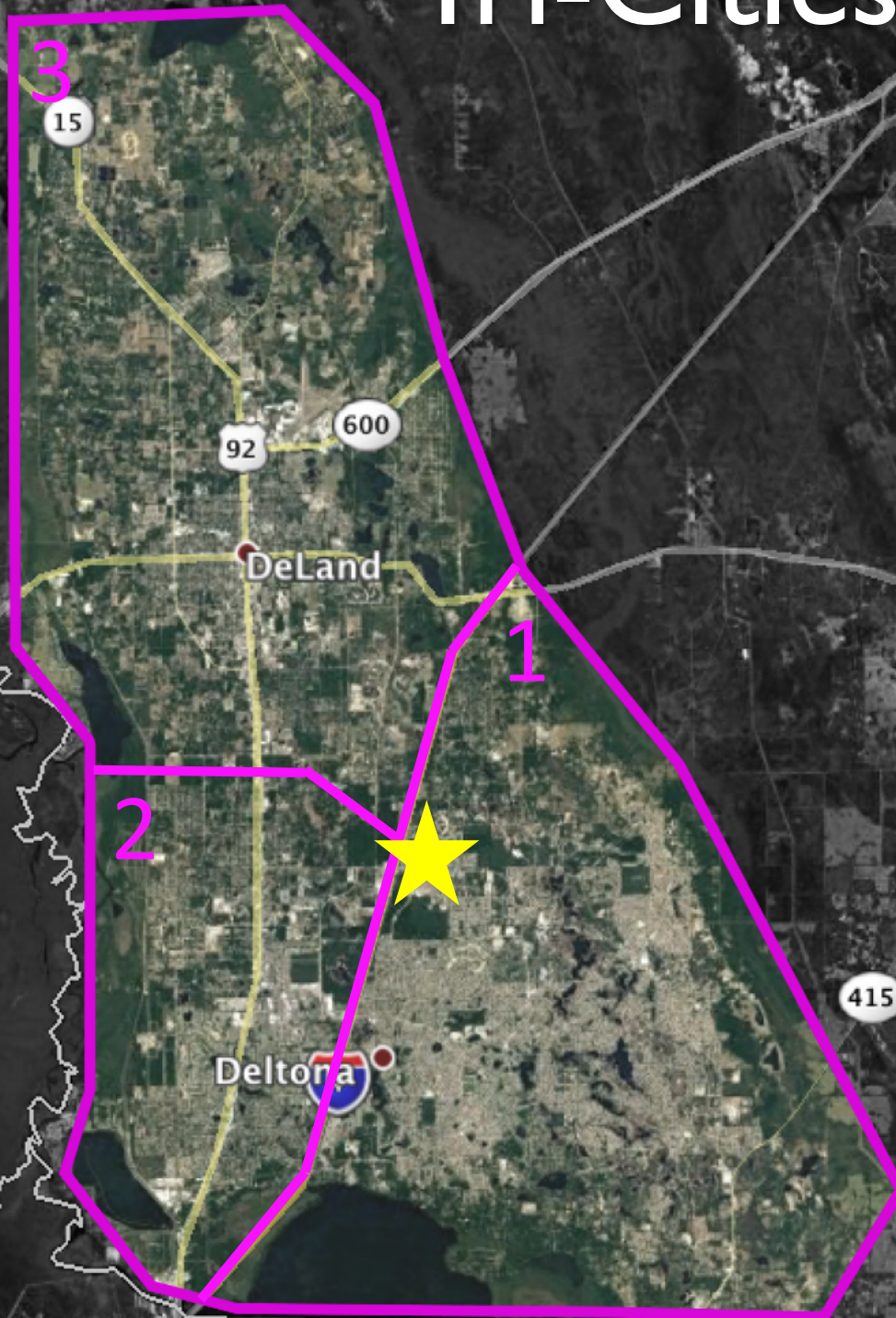


Main Street

<b><i>Deltona Village Town Center</i></b>	<b><i>Radius Rings</i></b>			<b><i>Drive Times</i></b>			
	3 Miles	5 Miles	10 Miles	5 Minutes	10 Minutes	15 Minutes	20 Minutes
<b>Population</b>	40,678	119,772	220,143	6,379	59,988	152,624	221,081
<b>Households</b>	15,644	44,973	82,569	2,581	23,118	57,705	83,954
<b>Household Size</b>	2.6	2.7	2.7	2.5	2.6	2.6	2.6
<b>Median Age</b>	44.8	42.5	41.5	46.5	43.7	42.0	40.8
<b>Median HH Income</b>	\$49,093	\$50,195	\$48,202	\$49,597	\$48,236	\$48,720	\$50,506
<b>Average HH Income</b>	\$61,550	\$62,389	\$61,910	\$59,671	\$61,306	\$61,698	\$65,345
<b>Employee's</b>	9,809	23,709	65,491	450	14,355	37,052	80,114



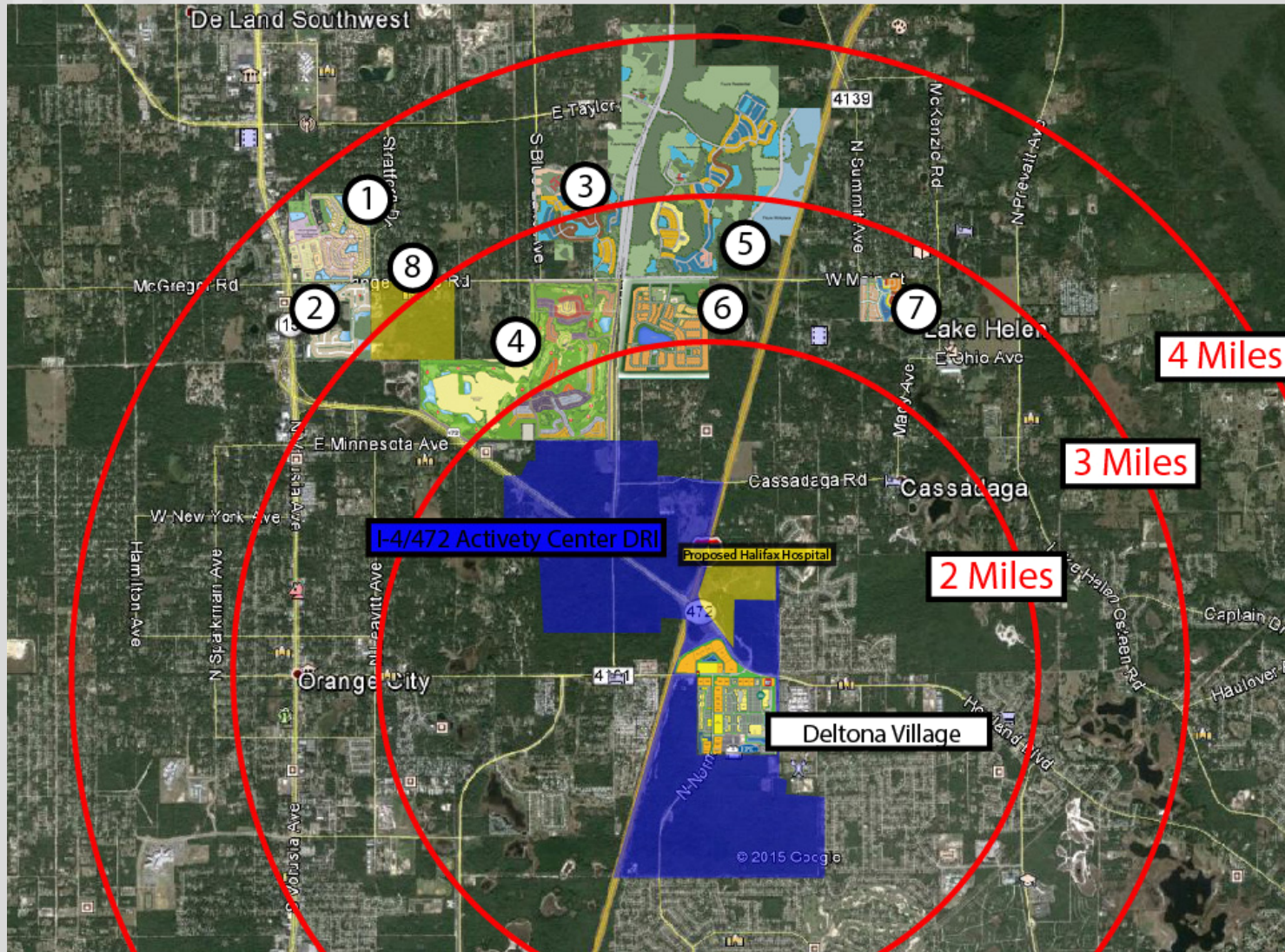
# Tri-Cities Demographics



1 - Deltona	
Population	99,798
Households	35,285
Household Size	2.8
Median Age	39.8
Median HH Income	\$50,961
Average HH Income	\$62,036
Annual Pop Growth	0.99%
2 - DeBary / Orange City	
Population	43,281
Households	17,924
Household Size	2.4
Median Age	47.9
Median HH Income	\$48,269
Average HH Income	\$61,110
Annual Pop Growth	1.00%
3 - DeLand	
Population	64,368
Households	25,233
Household Size	2.6
Median Age	43.8
Median HH Income	\$45,912
Average HH Income	\$64,133
Annual Pop Growth	1.44%
Tri-Cities Combined	
Population	207,447
Households	78,442
Household Size	2.6
Median Age	42.7
Median HH Income	\$48,722
Average HH Income	\$62,499
Annual Pop Growth	1.14%



# Continued Residential Growth



## Residential Home Sites

### Currently Under Construction

#### 1. Country Club Corners

Breaking ground Q1 2015

237 home sites

#### 2. Wellington Woods

Dr Horton 147 home sites

#### 3. Victoria Trails

DR Horton 272 home sites

#### 4. Victoria Hills

Kolter 480 home sites

#### 5. Victoria Gardens

Kolter 733 home sites

#### 6. Victoria Commons

Kolter 525 home sites

#### 7. Woods of Lake Helen

DR Horton 100 home sites

#### 8. MLC 110 Acres

under contract 153 lots

Over 2,500  
home sites

**Proposed Halifax Hospital**

Halifax is in the entitlement process for 30 Acres to build a new Hospital Medical Campus

**I-4/472 Activity Center DRI**

The Activity Center is a 1,900+ Acre DRI, designating office, industrial, and retail uses, but prohibiting residential development.



Advent Health

30 ACRES



HALIFAX  
HEALTH

FREESTANDING ED OPEN, 6  
FLOOR MOB AND SURGERY  
CENTER UNDER  
CONSTRUCTION

HOWLAND



Central Florida  
Regional Hospital

Wawa



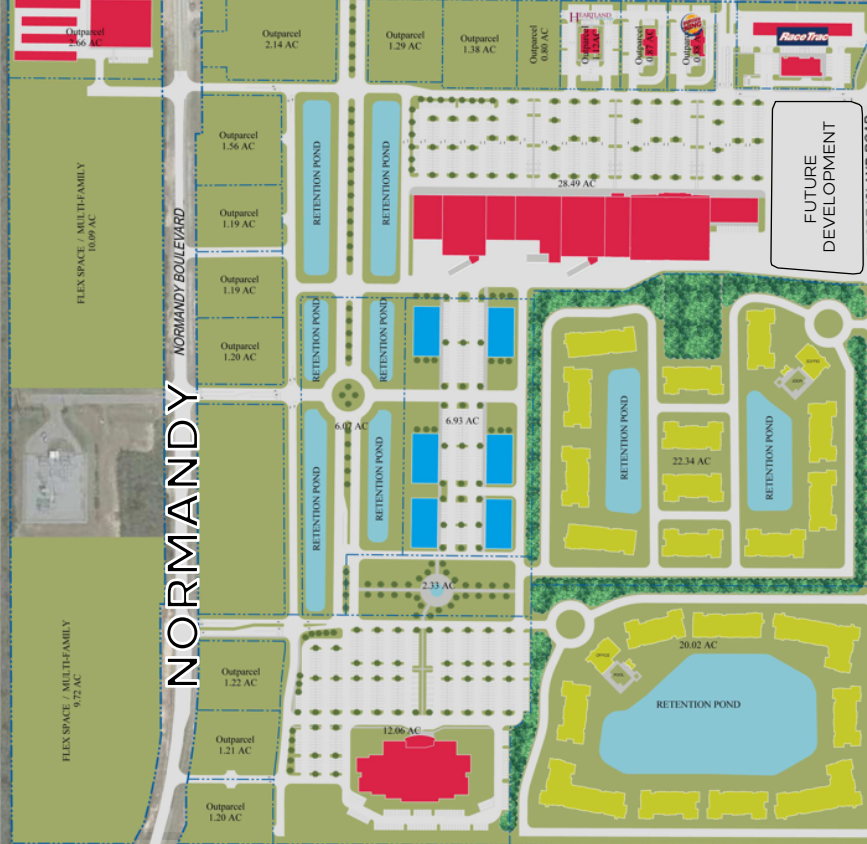
GRAVES



1,400,000+ SF Light  
Manufacturing User

PROPOSED

PLANNED  
INNOVATION  
DISTRICT



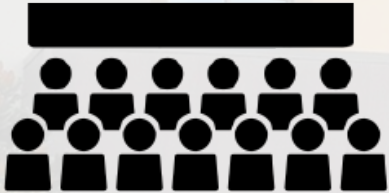
DELTONA HIGH SCHOOL

1,749 ENROLLMENT





12 Screens  
& Counting



2,200 Seats



Highest Box Office  
Sales in Volusia, St  
Johns, Flagler,  
Brevard, Indian River  
and St Lucie  
Counties.

# Proven Success



The information contained herein is provided solely for informational purposes. Information is subject to change and the accuracy of all material regardless of sources, including but not limited to dimensions and square footages, rates, and availability, is not guaranteed nor is the owner making any warranties or representations concerning this property.



# Thank You!

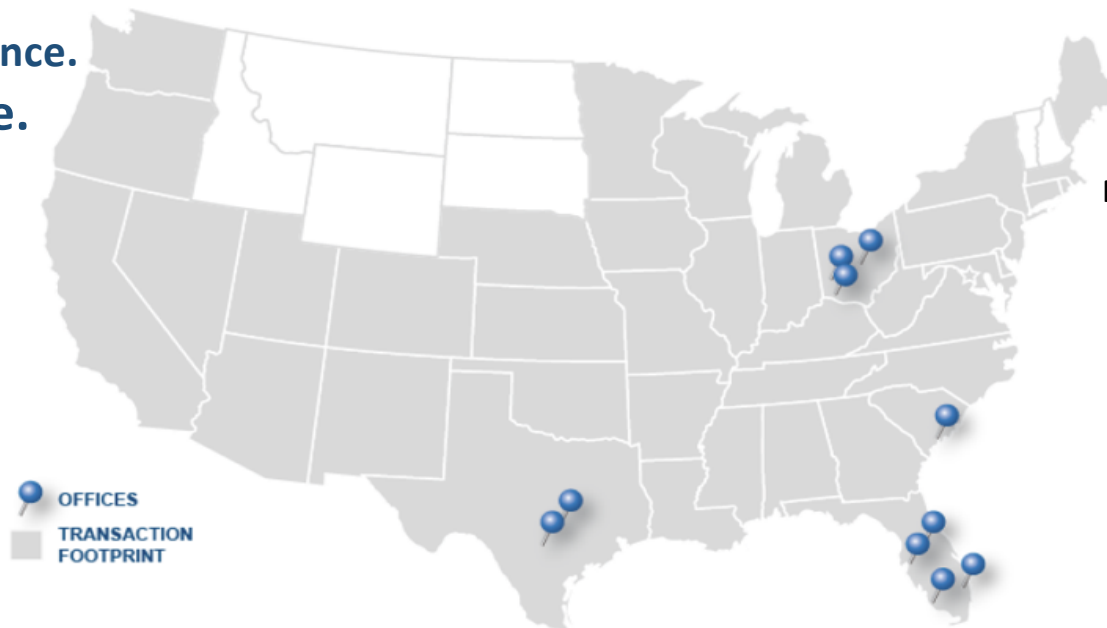


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Local Expertise.**

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