

7.8± ACRES

PRIME DEVELOPMENT OPPORTUNITY

3000 LAKE HELEN OSTEEN RD | DELTONA, FL 32738

STRATEGIC CORNER SITE
IN A GROWING TRADE AREA

IDEAL FOR RETAIL, MEDICAL,
SELF-STORAGE, MULTIFAMILY
OR MIXED-USE DEVELOPMENT



HARD CORNER
LOCATION



EXCELLENT
ACCESS & VISIBILITY



STRONG GROWTH
CORRIDOR



DENSE RESIDENTIAL
SURROUNDINGS

7.8±
ACRES

DOLLAR
GENERAL

CATALINA BLVD

LAKE HELEN OSTEEN RD

PROPERTY HIGHLIGHTS

- ✓ 7.8± acres of high and dry land (additional acreage available)
- ✓ Wraps around an established Dollar General anchored corner
- ✓ Frontage on Catalina Blvd and Lake Helen Osteen Rd
- ✓ Excellent visibility and access in a high-growth area
- ✓ Ideal for retail center, medical office, self-storage, multifamily, or mixed-use development
- ✓ Utilities available nearby
- ✓ Surrounded by established neighborhoods and new growth

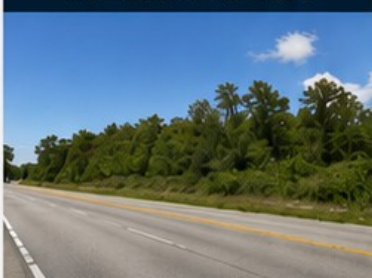
PROPERTY DETAILS

Address	3000 Lake Helen Osteen Rd Deltona, FL 32738
Parcel ID	8130-00-00-0030
Total Size	7.8± Acres
Zoning	Commercial
Future Land Use	Commercial
Frontage	Catalina Blvd & Lake Helen Osteen Rd
Access	Full access on both frontages
Utilities	Available nearby
Topography	Mostly flat / High & Dry
Asking Price	Call for Pricing

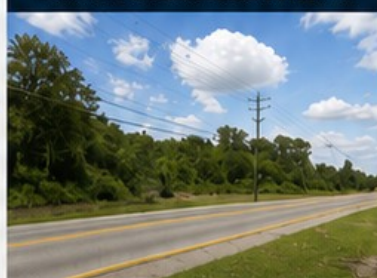
PROPERTY LOCATION



FRONTAGE ON CATALINA BLVD



FRONTAGE ON LAKE HELEN OSTEEN RD



ADJACENT DOLLAR GENERAL



AERIAL VIEW



CONTACT FOR MORE INFORMATION

All inquiries and offers should be submitted in writing.
Please contact the representative below for
additional information and property documents.

LISTED BY:

Ivan Martinez
Property Administrator
On Behalf of Ownership Group

787-447-1172

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.