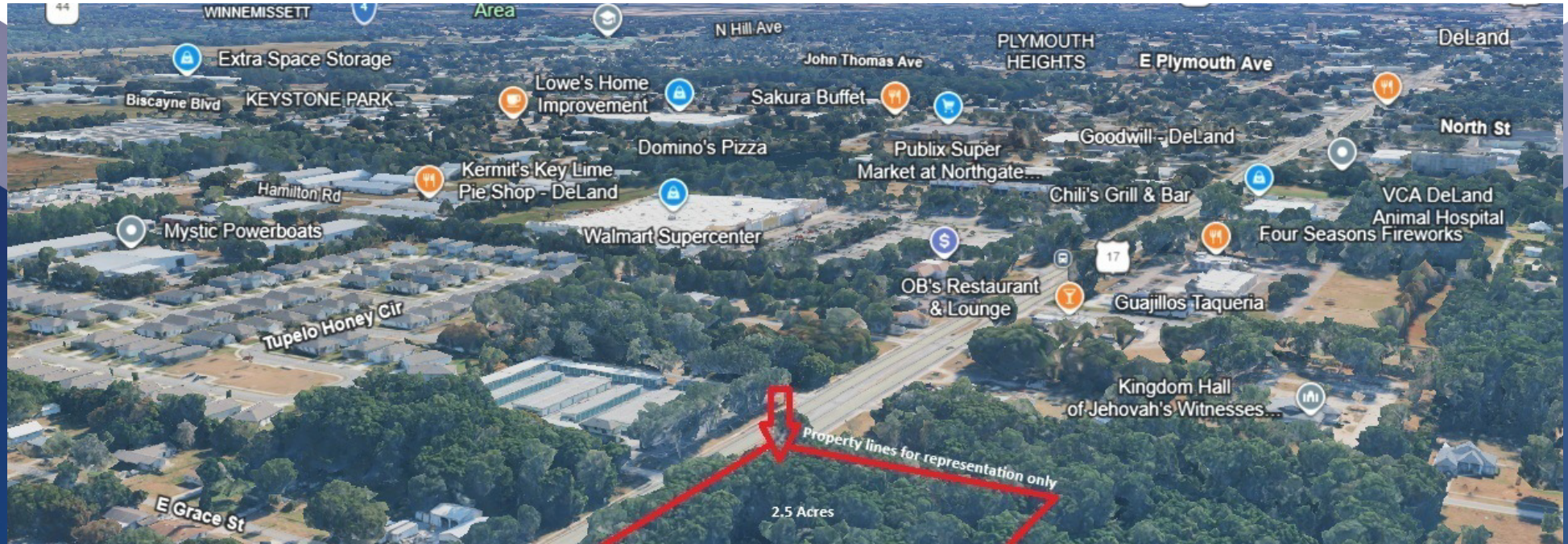


SALE

1816 NORTH WOODLAND BOULEVARD

1816 North Woodland Boulevard DeLand, FL 32720



SALE PRICE

\$400,000

Gabriel Garrido, CCIM

O: (386) 775-8633 | C: (305) 923-9983

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

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.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

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.

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PROPERTY DESCRIPTION

Offering a rare land investment opportunity, 1816 North Woodland Boulevard presents a versatile site with excellent visibility and strong development potential. This parcel is well suited for investors seeking a location with flexibility for a future commercial project, owner-user buildout, or long-term land hold. Its prominent frontage and accessible configuration create an attractive foundation for a wide range of uses, subject to zoning and approvals. With limited land offerings of this type, this property stands out as a valuable addition to any commercial real estate portfolio.

LOCATION DESCRIPTION

Discover the vibrancy of DeLand, FL, a charming city known for its historic downtown, vibrant arts scene, and picturesque natural beauty. Nestled in the heart of Volusia County, this location offers a perfect blend of small-town charm and modern conveniences. From the renowned Stetson University to the unique boutiques and eateries along Woodland Boulevard, the area is a thriving hub of activity and culture. Investors will appreciate the area's solid economic base and expanding business opportunities, as well as the easy access to Interstate 4 and the nearby Orlando metro area. In close proximity to the power commercial center to the south and growing residential base to the north, this area holds endless potential for your next commercial venture

SITE DESCRIPTION

Size: 2.5 Acres

Zoning: B-4 (Volusia County)

Price per Acre: \$160,000.00

Traffic Counts: 23,000 - 26,500 Average Daily

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Zoning B-4

Approved uses include but are not limited to:

Automobile service station, types A and C.	Bars and liquor stores.
Car washes	Convenience stores
Day care centers	Financial institutions
Fire stations.	General offices.
Group homes center.	Hardware/home improvement retail
Health clubs or spas.	Hotel/motel.
Laundry and dry-cleaning establishments.	Medical and dental clinics.
Pawnshops.	Pest exterminators.
Private clubs.	Public schools.
Retail sales and services.	

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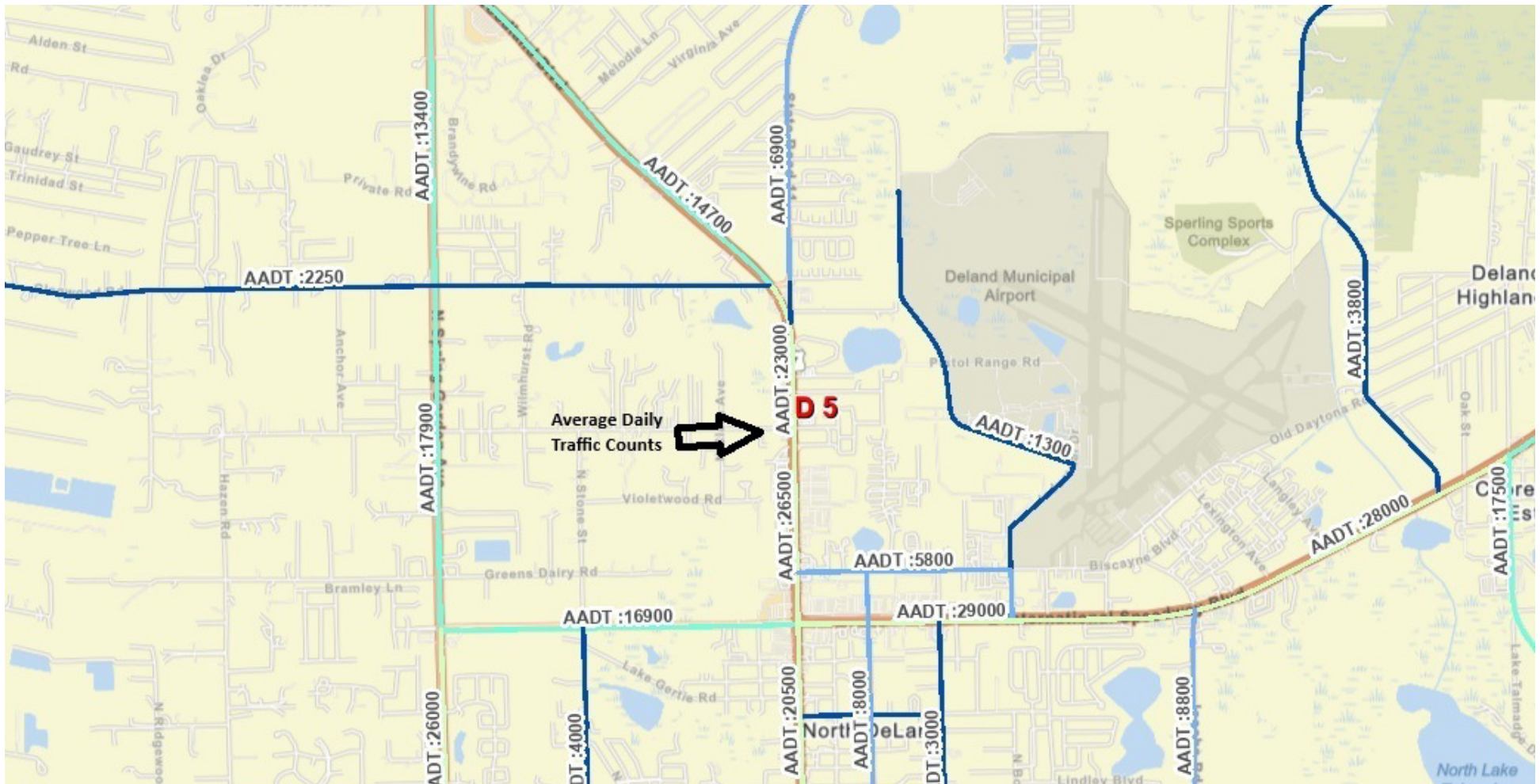


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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service Coldwell Banker Commercial AI Group is one of the leading full service commercial real estate companies in Central Florida. We offer brokerage, leasing, and consulting services for owners, investors, and tenants of office, industrial, retail and vacant land.

SERVICES

- Acquisition and Disposition
- Investment Analysis
- Market Research and Analysis
- Property Development
- Relocation Services
- Property and Asset Management

AWARDS

- Circle of Distinction - Gabriel Garrido (2025, 2024, 2023, 2022, 2021)
- CoStar Power Broker - Gabriel Garrido (2022)

EDUCATION AND TRAINING

CCIM Designee - Gabriel Garrido 2020

Coldwell Banker Commercial Emerging Broker- Gabriel Garrido - 2017

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