FOR SALE · LAND

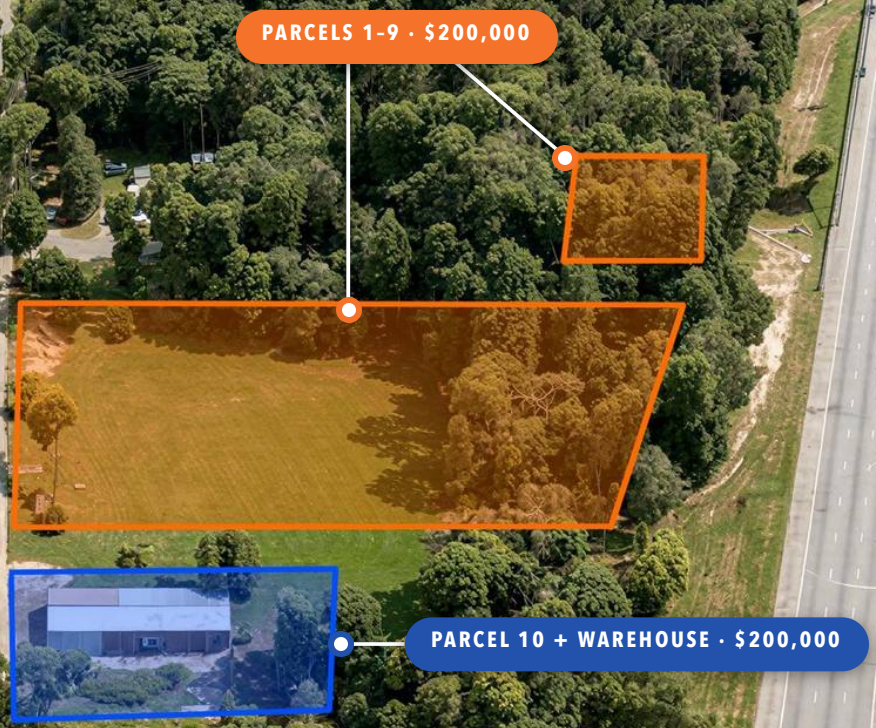
±2.17 ACRES ON I-4

Ten parcels. Three ways to buy.

1280 S. Kentucky Ave | Orange City, Florida 32763

1280 S KENTUCKY AVE. ORANGE CITY

INTERSTATE 4



$400K All 10
Every parcel, ±2.17 acres, in one closing

$200K Parcels 1-9
±1.78 acres; the western lots are cleared

$200K Parcel 10
±0.39 acres with a ±3,200 SF warehouse

±0.5 Mi
To Amazon's fulfillment center across I-4

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THE OPPORTUNITY

Land on I-4 where West Volusia is growing next

Ten platted parcels totaling **±2.17 acres** sit on the west side of Interstate 4 in Orange City, with S. Kentucky Ave along the front and the interstate along the back. Much of the building area is already cleared, and Parcel 10 carries a **±3,200 SF warehouse**.

The setting is changing fast. Amazon's 1 million SF Deltona fulfillment center sits directly across I-4, Halifax Health | UF Health Medical Center of Deltona and AdventHealth Fish Memorial are each under two miles away, and the long-proposed Rhode Island Avenue extension would carry a new overpass across I-4 just south of the site.

The seller is offering the land **three ways**: all ten parcels for $400,000, Parcels 1–9 for $200,000, or Parcel 10 for $200,000 – so a builder, an investor or an owner-user can each take the piece that fits.

±2.17 AC
Ten parcels, sold together or in two pieces

$184K/AC
All-in price for the full assemblage ($4.23/SF of land)

$200K
Entry price – Parcels 1–9 or Parcel 10 on its own

HIGHLIGHTS

- **Interstate 4 frontage** on the east line, between the SR 472 and Saxon Blvd interchanges
- **Cleared building area** on the western lots, previously used for outdoor storage
- **±3,200 SF warehouse** on Parcel 10 for an immediate base of operations
- **Zone X** flood designation and MX-2 mixed-use zoning



LOOKING DOWN ON THE SITE · I-4 AT RIGHT

DETAILS AT A GLANCE

LOCATION	1280 S. Kentucky Ave and adjoining parcels, Orange City, FL 32763 (Volusia County)
LAND	±2.17 acres in 10 parcels – Parcels 1–9 ±1.78 AC · Parcel 10 ±0.39 AC
ZONING	MX-2 (mixed use) – buyer to verify uses and density
IMPROVEMENTS	±3,200 SF warehouse on Parcel 10; cleared lot used historically for outdoor storage
FRONTAGE	Interstate 4 (visibility); access from S. Kentucky Ave
FLOOD ZONE	Zone X (outside the 100-year floodplain)
PRICING	All 10 parcels $400,000 · Parcels 1–9 $200,000 · Parcel 10 $200,000
TERMS	Seller financing – inquire with broker

Parcel acreages are approximate, apportioned from Volusia County GIS parcel geometry to the ±2.17-acre total; verify by survey. Amazon facility size per REBusiness (Jan 2020). Rhode Island Ave extension is proposed and unfunded as of the West Volusia Beacon, Nov 2025.

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PARCEL BREAKDOWN

Ten parcels, mapped

NO.	PARCEL ID	± ACRES
1	810705060050	±0.18
2	810705070010	±0.22
3	810705070020	±0.18
4	810705070030	±0.19
5	810705070040	±0.14
6	810705080010	±0.22
7	810705080020	±0.22
8	810705080030	±0.18
9	810705080040	±0.24
10	810705090010	±0.39

Parcels 1–9 · ±1.78 AC Parcel 10 · ±0.39 AC

Boundaries traced from Volusia County GIS and fitted to the Sept. 2026 aerial; acreage apportioned to the ±2.17-acre total. Lines are approximate and for illustration only — verify by survey.

S. KENTUCKY AVE

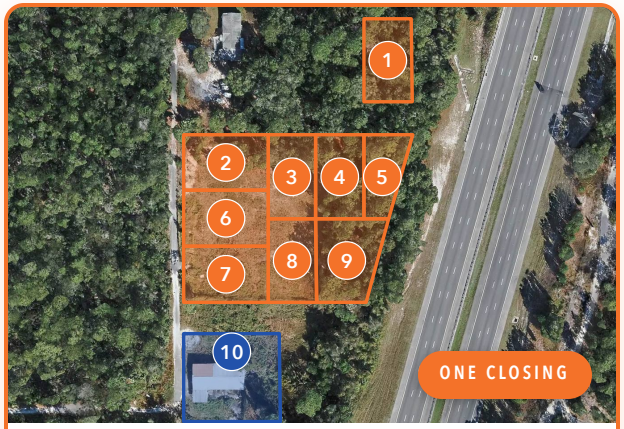
INTERSTATE 4 FRONTAGE
±250 FT ON PARCELS 5 & 9 (GIS EST.)

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THREE WAYS TO BUY

Take it all, or take the piece you need

One seller, three prices. Option A is the full assemblage; Options B and C split it between the homesite parcels and the warehouse parcel.



OPTION A · FULL ASSEMBLAGE

All ten parcels

$400,000

±2.17 AC
Total land

$184K/AC
$4.23/SF of land

The whole assemblage in one closing: the cleared homesite block, the I-4 parcels and the warehouse to run the job from – one negotiation, one contract, one title process.

BEST FIT: Builders and developers planning a phased residential community with an on-site operations yard.



OPTION B

Parcels 1–9

$200,000

±1.78 AC
Nine platted lots

$112K/AC
$2.58/SF of land

Eight contiguous lots in one block plus Parcel 1 just north, with the western half already cleared. The land without the warehouse.

BEST FIT: Residential builders, build-to-rent investors and land bankers along the I-4 corridor.



OPTION C

Parcel 10 + warehouse

$200,000

±0.39 AC
With ±3,200 SF warehouse

$62.50/SF
Of building area

A stand-alone parcel on S. Kentucky Ave with an existing warehouse and yard – an immediate base of operations rather than a build-from-scratch site.

BEST FIT: Contractors, trades and owner-users who need covered storage and a yard near I-4.

Price per acre and per square foot are derived (price ÷ approximate acreage, 43,560 SF per acre; Option C ÷ ±3,200 SF building as previously marketed). Acreages are approximate – verify by survey.

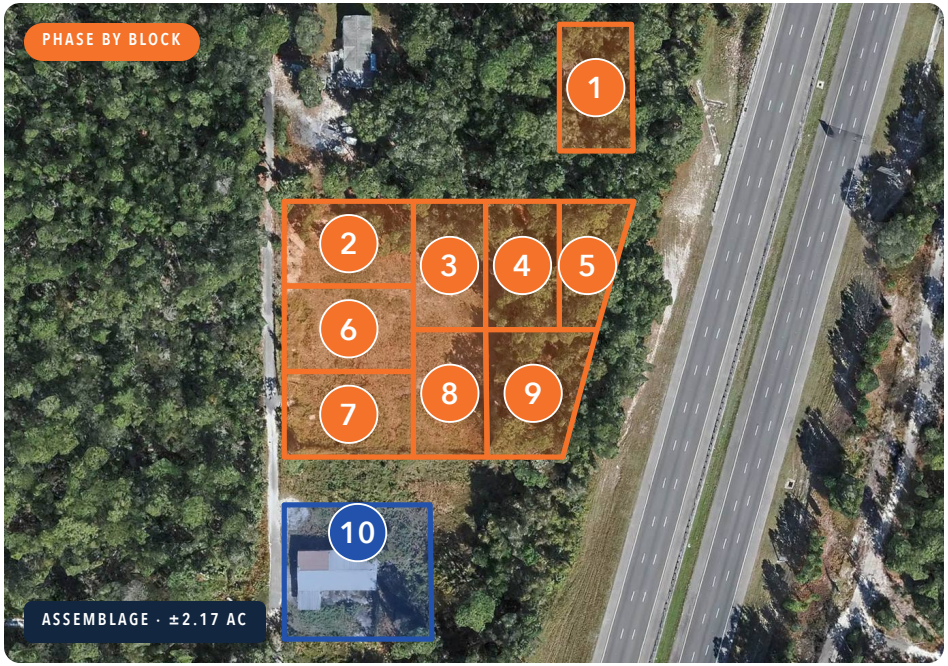
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HIGHEST & BEST USE

Build homes on 1–9, run the job from 10

The parcels are worth the most together: a small residential community on the homesite block, with the warehouse parcel serving as the builder's yard during construction and as a working building after.



PARCELS 1–9 · ±1.78 AC

Attainable for-sale or rental homes

Townhomes, duplexes or cottage homes for the workforce at Amazon and the two hospitals, built in phases on the cleared block first.

PARCEL 10 · ±0.39 AC

Builder's yard, then a working building

Covered storage and staging next door during construction; afterwards a contractor base, maintenance shop or resale.

WHY THIS IS THE BEST USE

- **Residential matches the setting.** Established manufactured-home and single-family neighborhoods surround the site, and MX-2 mixed-use zoning is designed to allow residential.
- **The jobs are already here.** Amazon's 500-plus-job fulfillment center sits across I-4, with two hospitals and Deltona High School within about two miles.
- **Half the work is done.** The western lots are cleared, and Parcel 10's warehouse saves the cost of renting off-site storage while you build.
- **Small enough to move fast.** Nine platted lots let a builder start on one block while planning the rest.

THE LAND COST PER HOME

ILLUSTRATIVE DENSITY	HOMES	LAND / HOME (B)	LAND / HOME (A)	% OF MEDIAN
8 units / acre on Parcels 1–9	14	$14,286	$28,571	8.1%
12 units / acre on Parcels 1–9	**21**	**$9,524**	**$19,048**	**5.4%**

Even with all ten parcels, land works out to about 8% or less of the **$350,723** median home sale price in the Deltona metro area.

Densities and uses are illustrative only, not approved, and subject to City of Orange City zoning, site-plan review and ownership approval; utilities, access improvements and ROW matters to be confirmed by the buyer. Homes counted on Parcels 1–9 only. Median sale price: Redfin via WFTV, Deltona metro, Jan–Jun 2026 (Aug 2026).

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LOCATION

Between Orange City and Deltona's growth



DISTANCES FROM THE SITE

Amazon fulfillment center (1M+ SF)	±0.5 mi
Deltona High School	±1.2 mi
I-4 / SR 472 interchange	±1.3 mi
Halifax Health | UF Health Deltona	±1.6 mi
I-4 / Saxon Blvd interchange	±1.7 mi
Walmart Supercenter, Saxon Blvd	±1.7 mi
AdventHealth Fish Memorial	±1.8 mi
Downtown Orlando	±30 mi
Daytona Beach	±28 mi

Straight-line distances measured on the map, approximate; Orlando and Daytona Beach are approximate driving distances.

ACCESS

- **I-4 frontage** between the SR 472 and Saxon Blvd interchanges
- Orlando to the south, Daytona Beach to the east

JOBS

- **Amazon** – 500-plus jobs across I-4
- Orange City Industrial Park to the west

HEALTHCARE

- **Two hospitals** under two miles
- Halifax Health | UF Health and AdventHealth Fish Memorial

NEXT

- **Rhode Island Ave** extension and I-4 overpass proposed just south
- Would link Orange City and Deltona

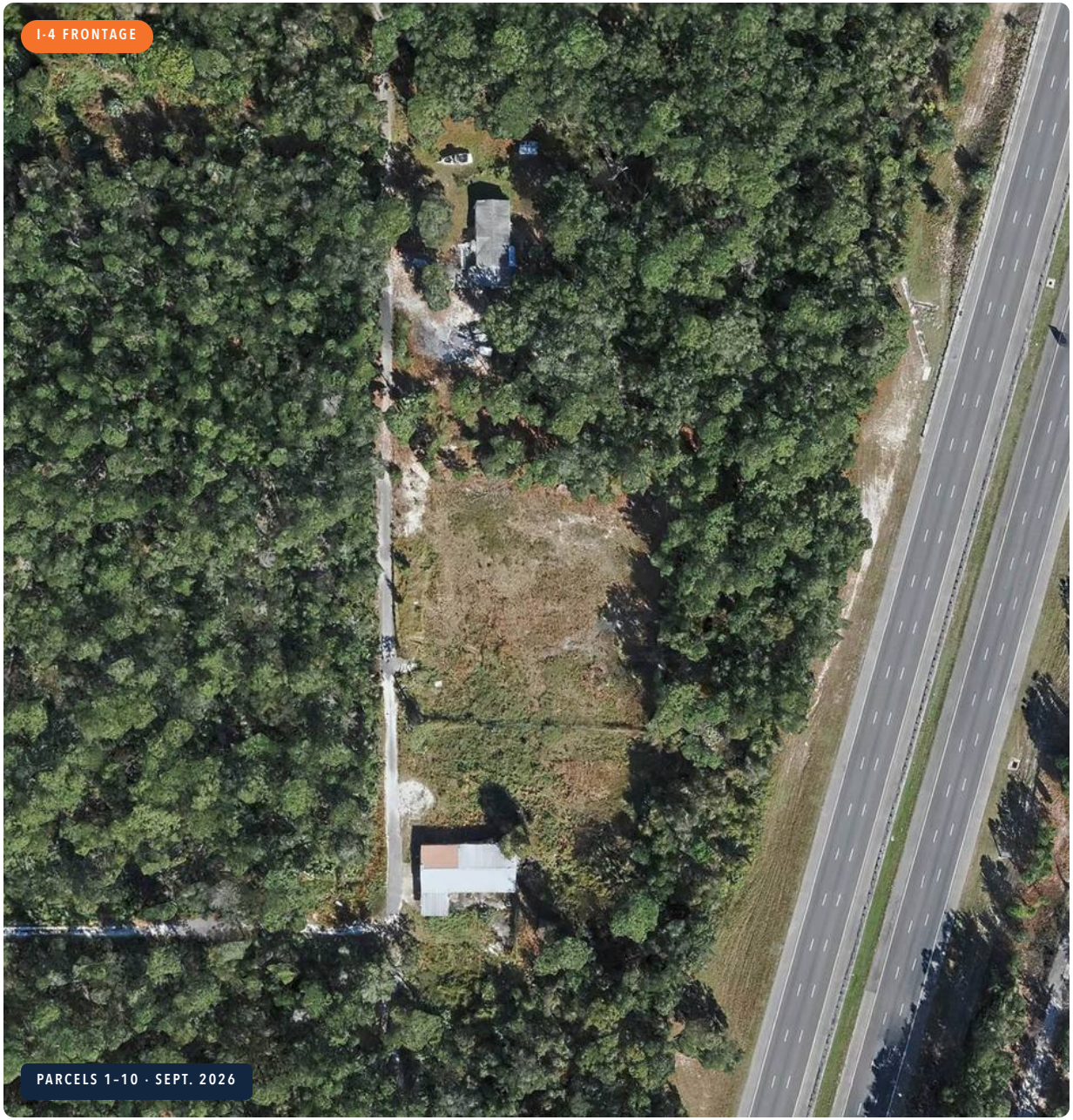
Map base courtesy of 4 Acre marketing (prior listing); pins approximate. Rhode Island Ave extension: proposed, not funded or scheduled (West Volusia Beacon, Nov 20, 2025). Amazon jobs per NBC 6 / REBusiness.

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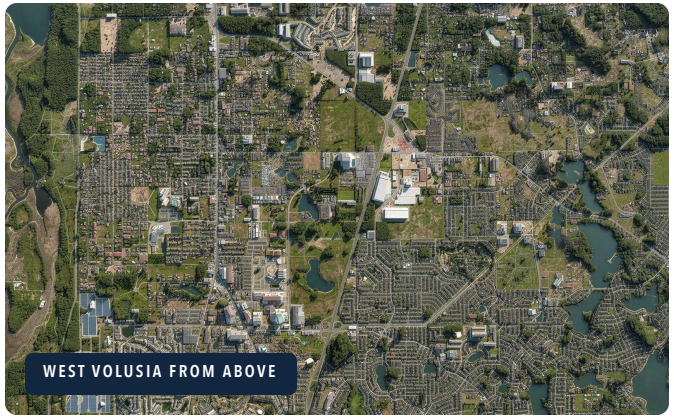
FROM ABOVE

The site and the I-4 corridor









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Call Colin for details.

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