SALE

CATALINA BLVD LOTS FOR SALE

2041 Catalina Blvd & 2051 Catalina Blvd Deltona, FL 32738



LOCATION DESCRIPTION

Great investment opportunity located in the largest city in Volusia County and still growing. These vacant land parcels are zoned Commercial (C1) and located across the street from a fairly new Dollar General. These lots are close to the intersections of Catalina Blvd and Lake Helen Osteen Rd. and surrounded by hundreds of single family residences. The City of Deltona has new residential projects under review that will bring over 350 new Residences to the local area.

PROPERTY HIGHLIGHTS

- Close access to Interstate 4
- Situated in a Dense Residential Corridor

OFFERING SUMMARY

Sale Price:	$100,000.00
Lot Size:	22,340 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,449	35,475	81,687
Total Population	4,546	94,640	206,309
Average HH Income	$64,344	$63,185	$64,088

Anthony Avila
(386) 532-4119

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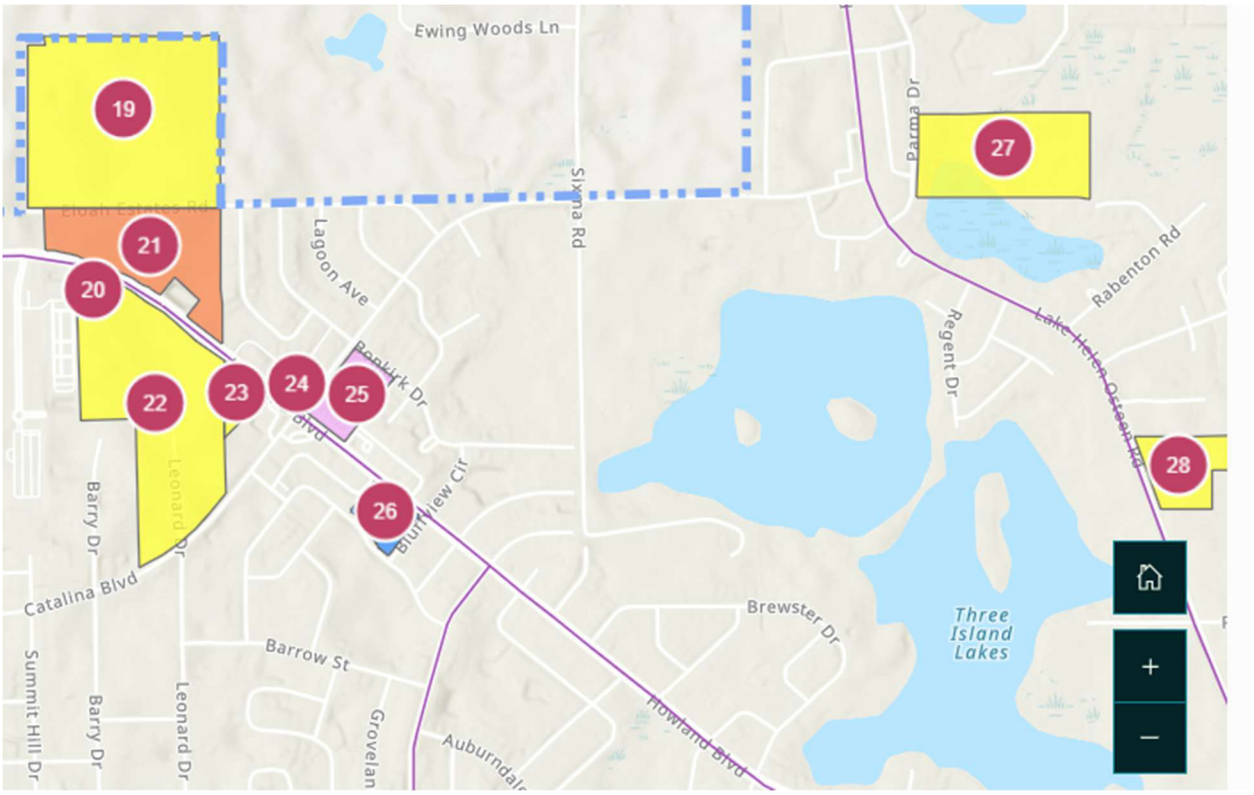


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City of Deltona Development Activity (as of 07/10/25)



19: Eloah Estates Apts. 536 Unit Complex. (Status Approved)

20: Catalina Pointe Commercial. New Commercial (Status Approved)

21: Catalina Craven Townhomes. 102 Units (Status On-Hold)

22: Catalina Pointe Residential Planned Unit Development. 277 Multi-Family Units. (Status Under Review)

23: Dairy Queen Grill & Chill Restaurant. New Commercial (Status Under Review)

24: Gas & Convenience Store Catalina & Howland. (Status Already Completed)

25: Aldi Supermarket. (Status Already Completed)

26: Cornerstone Church Expansion. New Commercial. (Status Approved)

27: Island Walk North Residential Planned Unit Development Age Restricted. 80 Units Proposed. (Status Under Review)

28: New Hope Mixed-Use Planned Unit Development. 2830 Lake Helen Osteen Rd. 120 Proposed Residential Units. (Status Under Review)

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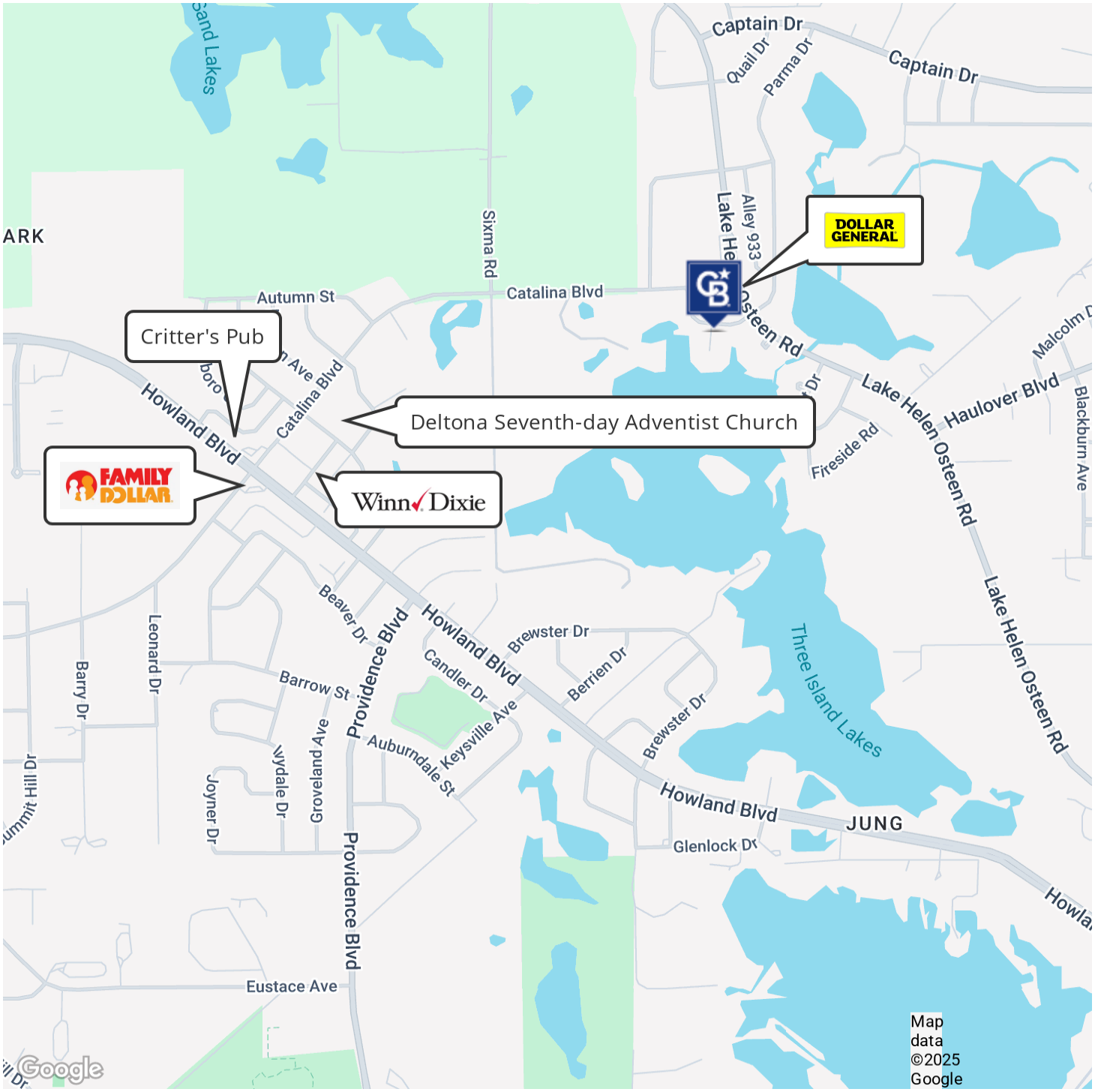
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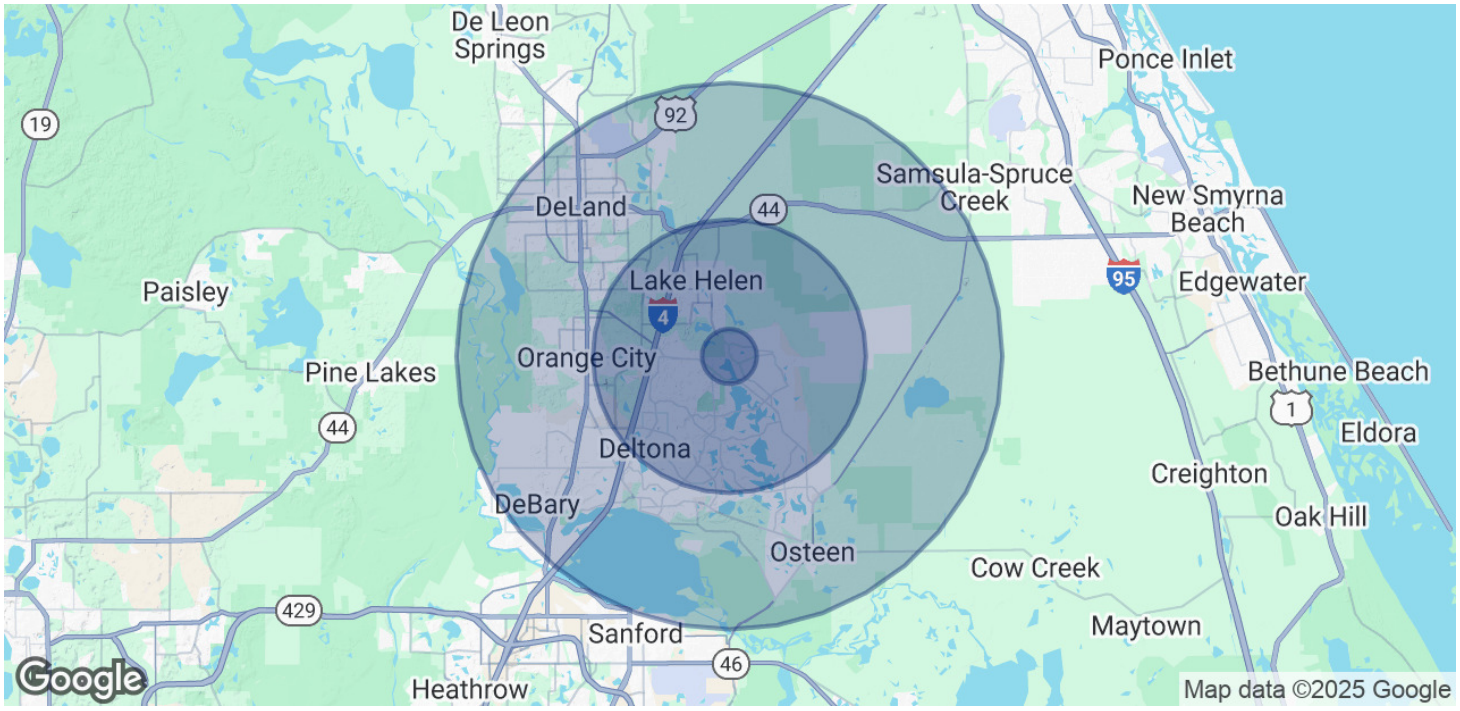
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,546	94,640	206,309
Average Age	31.7	40.2	41.2
Average Age (Male)	33.3	38.3	39.5
Average Age (Female)	31.5	41.7	42.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,449	35,475	81,687
# of Persons per HH	3.1	2.7	2.5
Average HH Income	$64,344	$63,185	$64,088
Average House Value	$173,195	$178,988	$191,850

2020 American Community Survey (ACS)

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