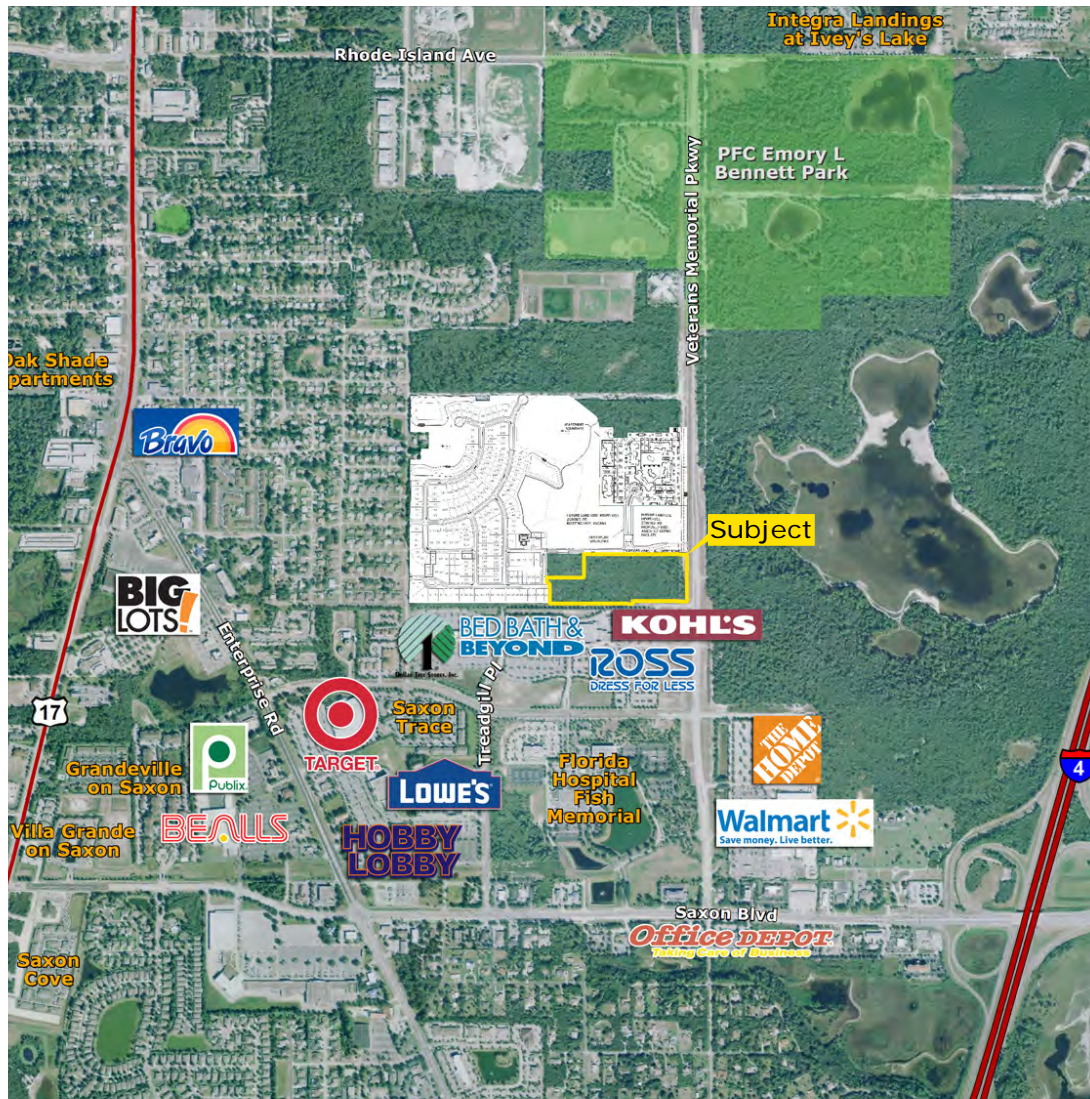


PARC HILL MIXED USE COMMERCIAL

EXCLUSIVE LISTING | ORANGE CITY, VOLUSIA COUNTY, FLORIDA



COMMUNITY Parc Hill PD is a 150-acre development project entitled as a mixed-use master planned community consisting of single and multifamily residential uses, including healthcare related uses, and commercial or office uses.

Parc Hill Community uses under construction:

- Assisted Living Community by the Nexcore Group (70,000 SF on 4.4 acres)
- 185 Home Residential Community by DR Horton (63 acres)
- Four Lane Expansion of Veterans Memorial Parkway

Parc Hill Community uses in the development approval process:

- Multifamily – 264 Residential Apartments

LOCATION The 12-acre Property is located within the planned Parc Hill mixed use PD in the City of Orange City on the west side of Veterans Memorial Parkway (20,500 AADT), approximately ½ mile north of its intersection with Saxon Boulevard (36,000 AADT) which is ½ mile west of Interstate 4.

Located less than ½ mile north of the 175-bed Florida Hospital Fish Memorial that begins a \$100M expansion this summer on a larger emergency department and new four-story patient tower with a surgical unit, and conference center. Scheduled completion is 2020 and will add 100 permanent jobs.

SITE DESCRIPTION Up to 12 acres with 455' of frontage on and access to Veterans Memorial Parkway via the community entry boulevard. Additionally, vehicular and pedestrian cross access to Veterans Memorial Parkway and the Kohls/West Volusia Towne Centre is permitted at the southeast corner of the site. The site is available in whole or part and could be part of a multi-phase development.

PRICE/TERMS OF SALE The site is offered in whole or part. Utilities are in the Veterans Memorial Parkway right of way.

ADDITIONAL INFORMATION

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Land Advisors Organization (www.LandAdvisorsOrganization) 407.425.5988

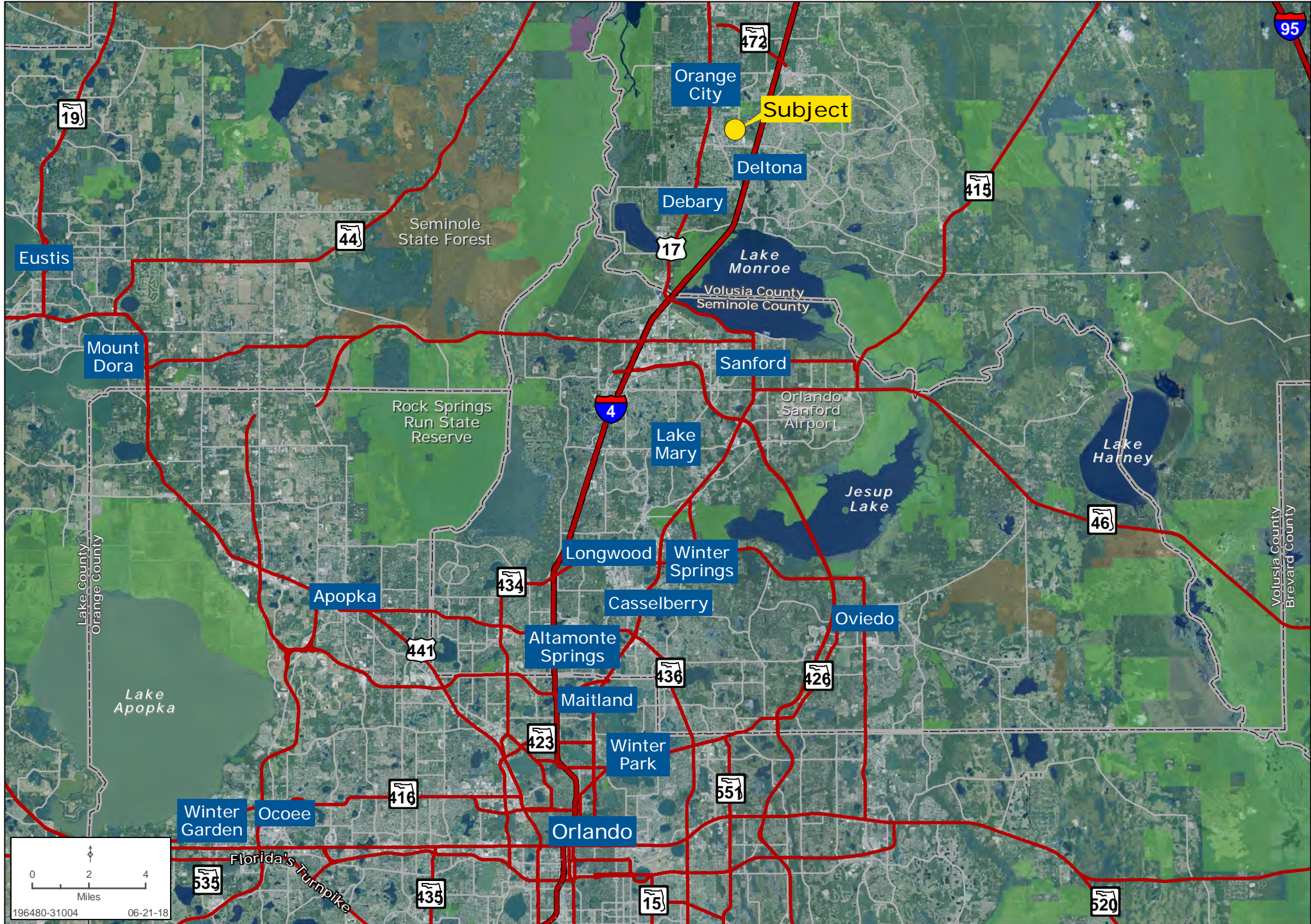
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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. FLVolusia196480-7.16.18

 Land Advisors[®]
ORGANIZATION

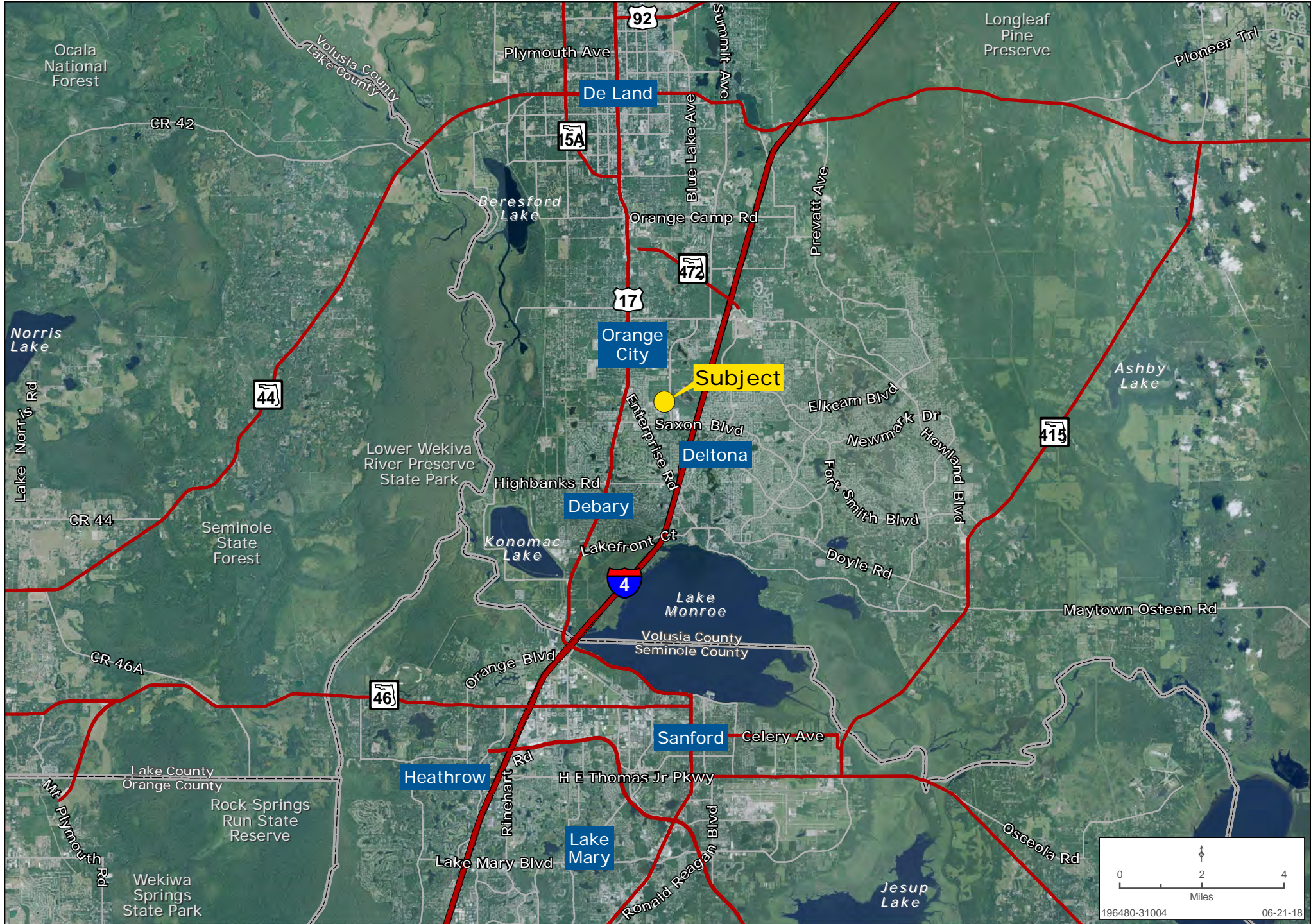
PARC HILL MIXED USE COMMERCIAL METRO MAP

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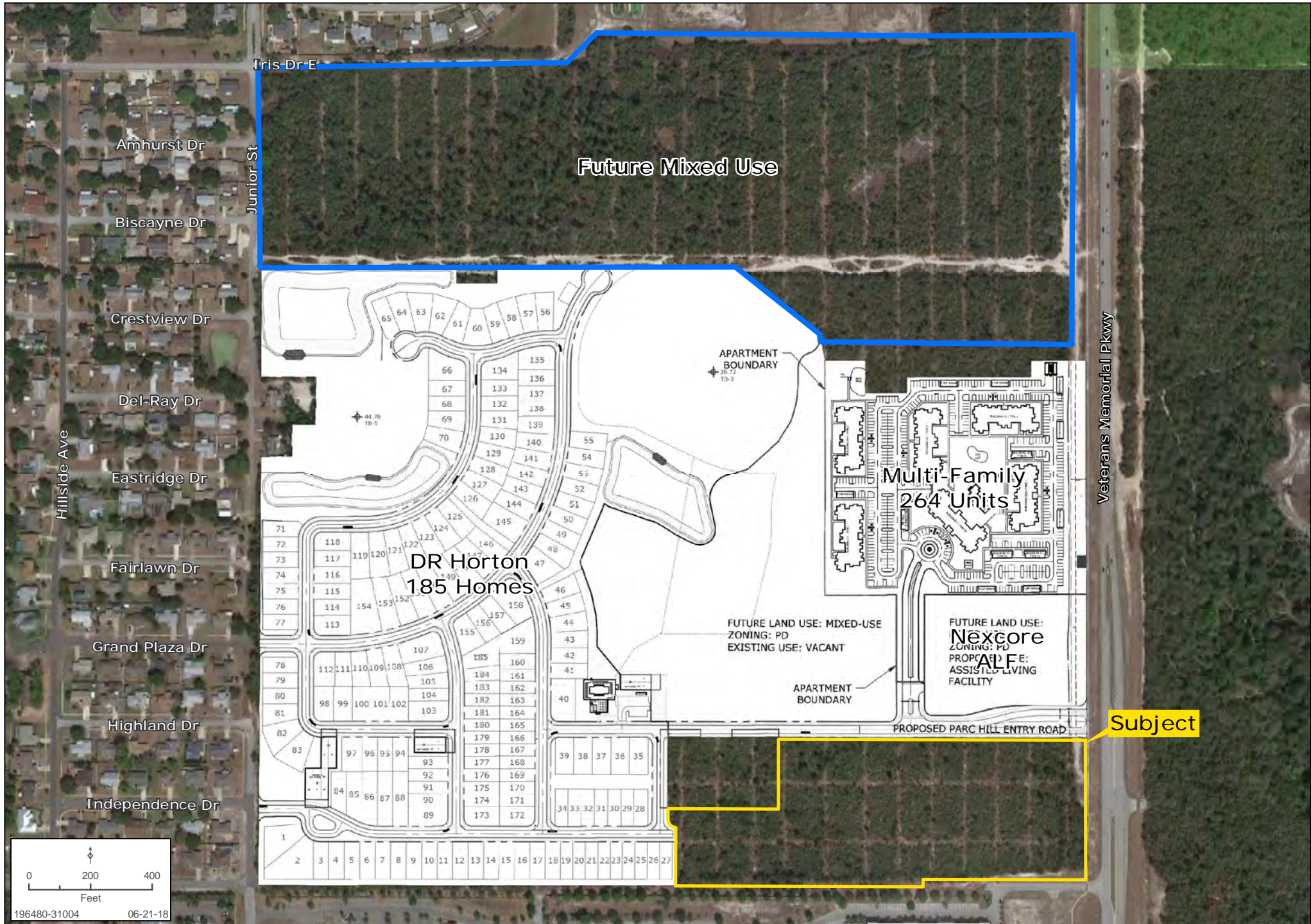
PARC HILL MIXED USE COMMERCIAL REGIONAL MAP

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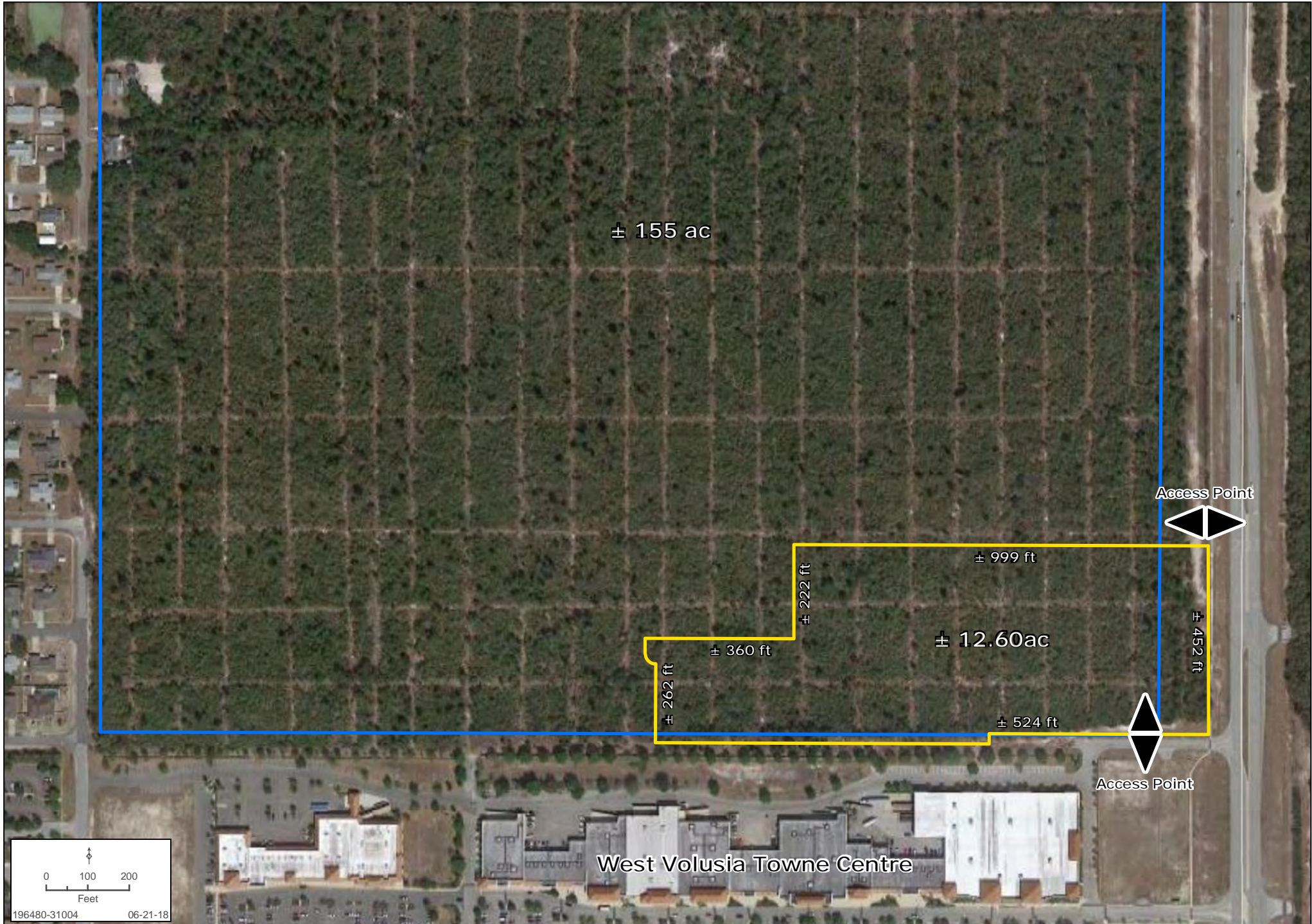
PARC HILL MIXED USE COMMERCIAL SITE PLAN MAP

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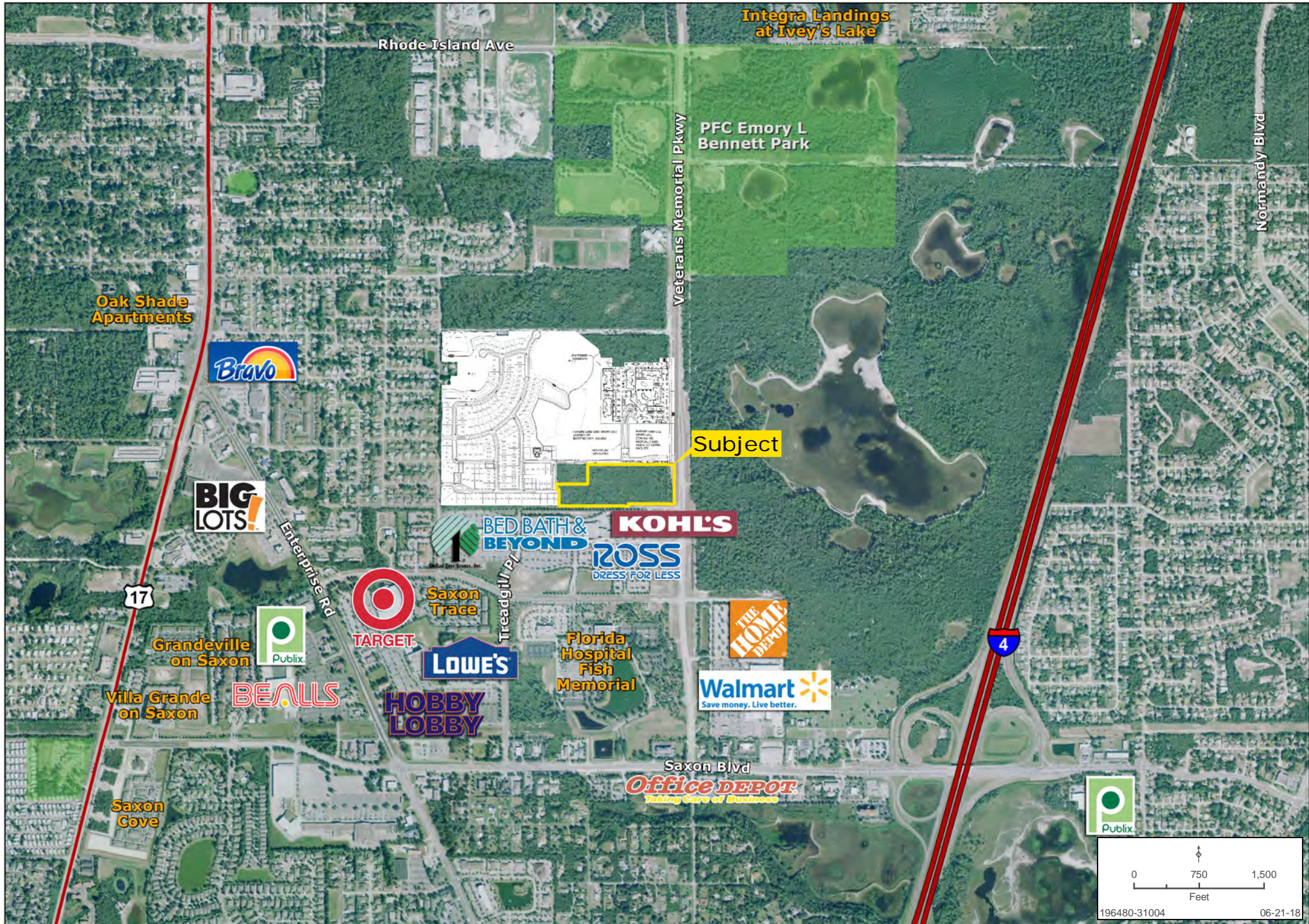
PARC HILL MIXED USE COMMERCIAL PROPERTY DETAIL MAP

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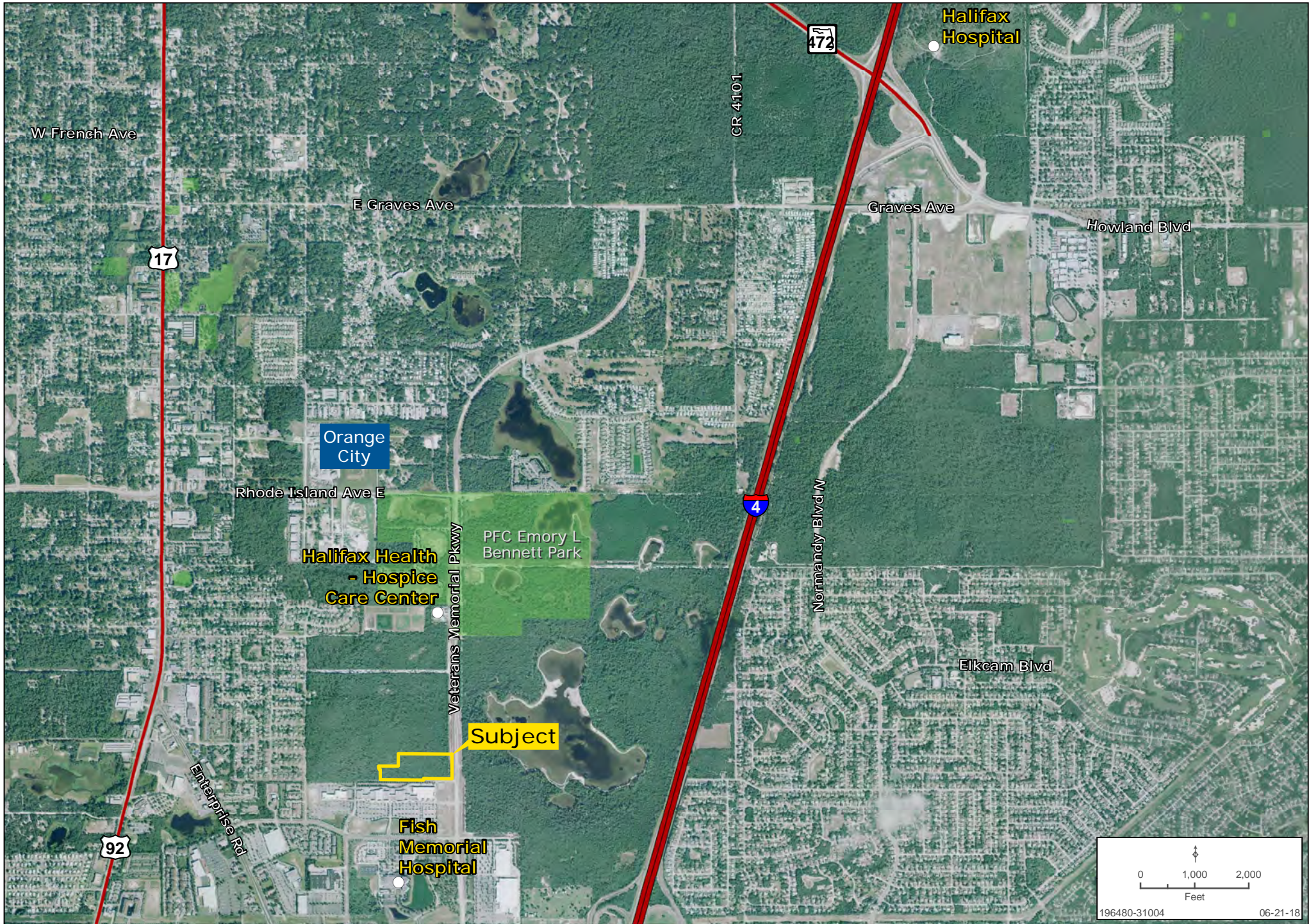
PARC HILL MIXED USE COMMERCIAL SURROUNDING AREA MAP

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PARC HILL MIXED USE COMMERCIAL AREA MEDICAL MAP

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PARC HILL PROPERTY AERIAL



PARC

