

Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS

Deltona Self Storage Development Site

273 Enterprise Rd.
Deltona, FL 32725

Presented by:

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LIST PRICE: \$1,550,000

INVESTMENT HIGHLIGHTS

- 5.19+/- acre self-storage development opportunity in Deltona, FL
- 64,000 GSF/ 51,327 NRSF Class A, single-story climate-controlled storage building with 551 units
- Fully Entitled and Permit ready
- 530' of frontage along Enterprise Rd and visibility from Debarry Ave with 32,000 AADT
- Less than a mile to I-4 and within proximity of major retailers such as Publix, Walmart, Dollar Tree, Lowes and more
- Undersupplied market with a SF/capita of 5.59 within 3 miles
- Residential development within the market underway totaling over 2,160+ units
- Survey (boundary, topo, tree and ecological), Civil Engineering, soil sampling and Environmental Studies completed
- Mitigation credits, Development Order, site plan, building permit and Right of Way permits ready!



