

SAGECOMMERCIAL PROPERTIES
&
BUSINESS BROKERAGE

11983 Tamiami Trail N • Naples, Florida 34110

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

COMMERCIAL
PROPERTY
for
SALE

DESCRIPTION :

**7.8A Commercial Land -- International Speedway Blvd and SR92, DeLand, FL****Executive Summary**

- 7.8 +/- Acres
- Intersection of International Speedway Blvd. and N. Woodland Blvd. (SR92/17)
- Approximately 575' Frontage on International Speedway
- **Already Zoned for 126 Units**
- Ideal for Apartments, High Density Residential, Senior Living Facility
- Property is approx. 20 min. from I-95 and 9 min. from I-4 Interchanges
- DeLand is about 40 min. from Downtown Orlando, and 22 min. from Daytona Beach

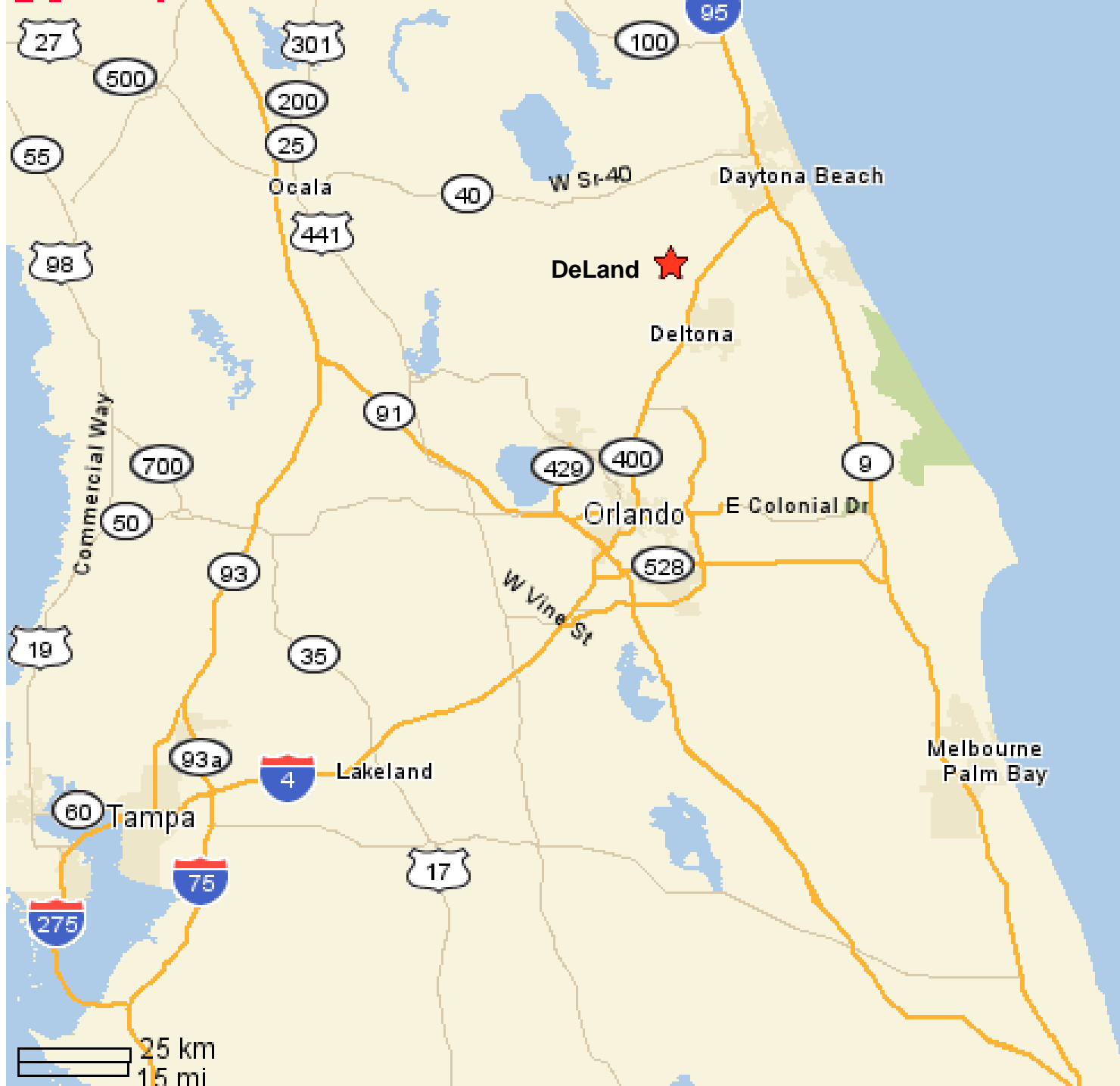
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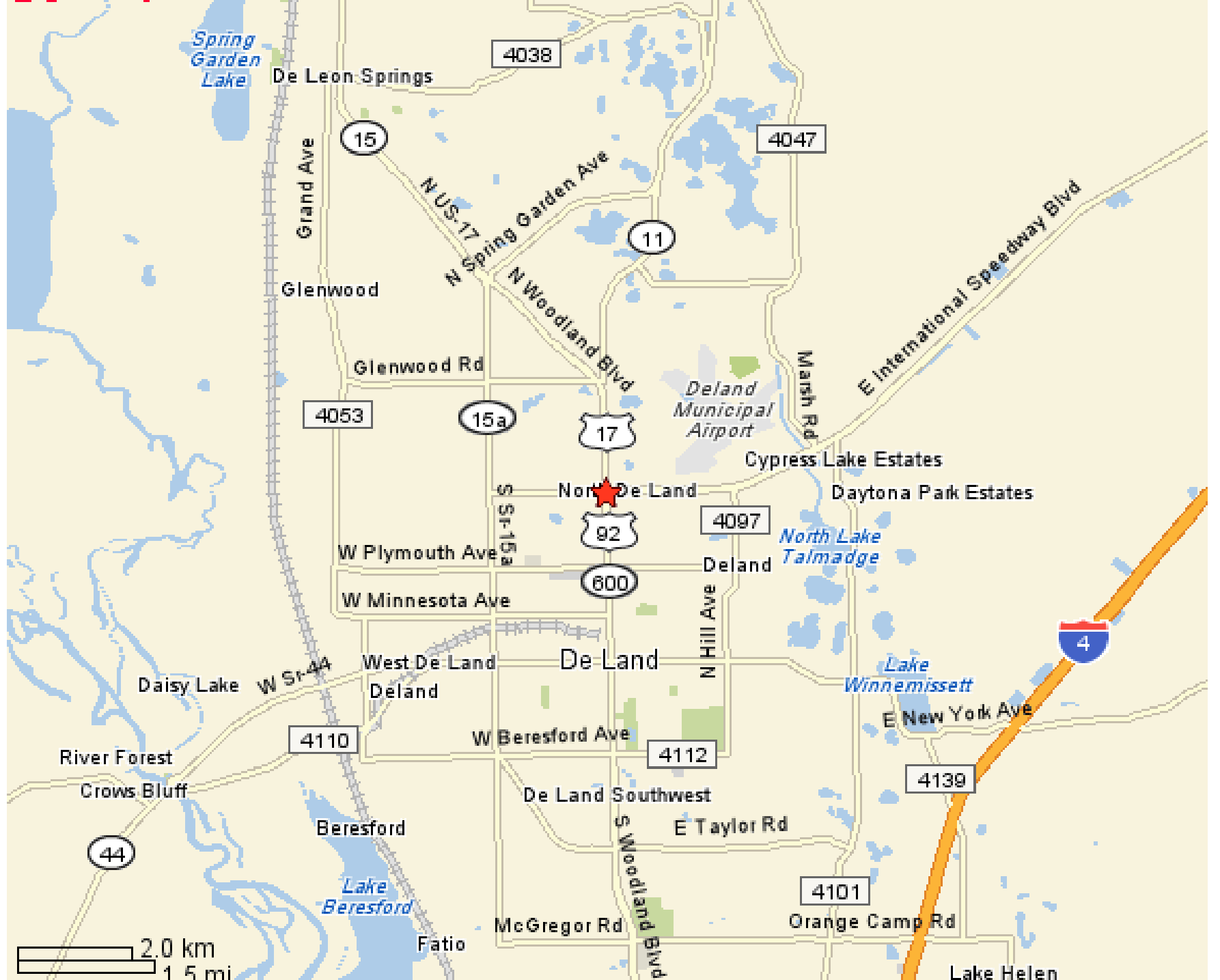
Documents Attached:

1. Locator Maps
2. Aerial Views
3. Boundary Survey
4. Photos
5. Zoning Map
6. Vicinity Map
7. Original Site Plan
8. Demographics
9. Environmental Report
10. Customer Registration Form

PRICE : **\$1,995,000 (\$5.87/SF)**CONTACT : **Dick Naedel (239) 250-3133 Dick@SAGEFLA.com**

NOTICE: All information herein subject to change without notice. Information obtained from Seller and other sources. No warranty is made as to the accuracy, fitness, or suitability of this information for any purpose. No responsibility is taken to ensure that this information is updated beyond initial entry. All pertinent information must be verified by prospective Buyers prior to entering into any transaction.







Subject parcel

Pine Lake

Lake Gertie

200 m
1000 ft

SUBJECT

Shopping Center

International Speedway Blvd

2154

2170

0231

0240

0260

0250

0420

0110

0090

0080

0060

0040

0030

0010

0140

North Rd

N. FLORIAN

N. FLORIAN



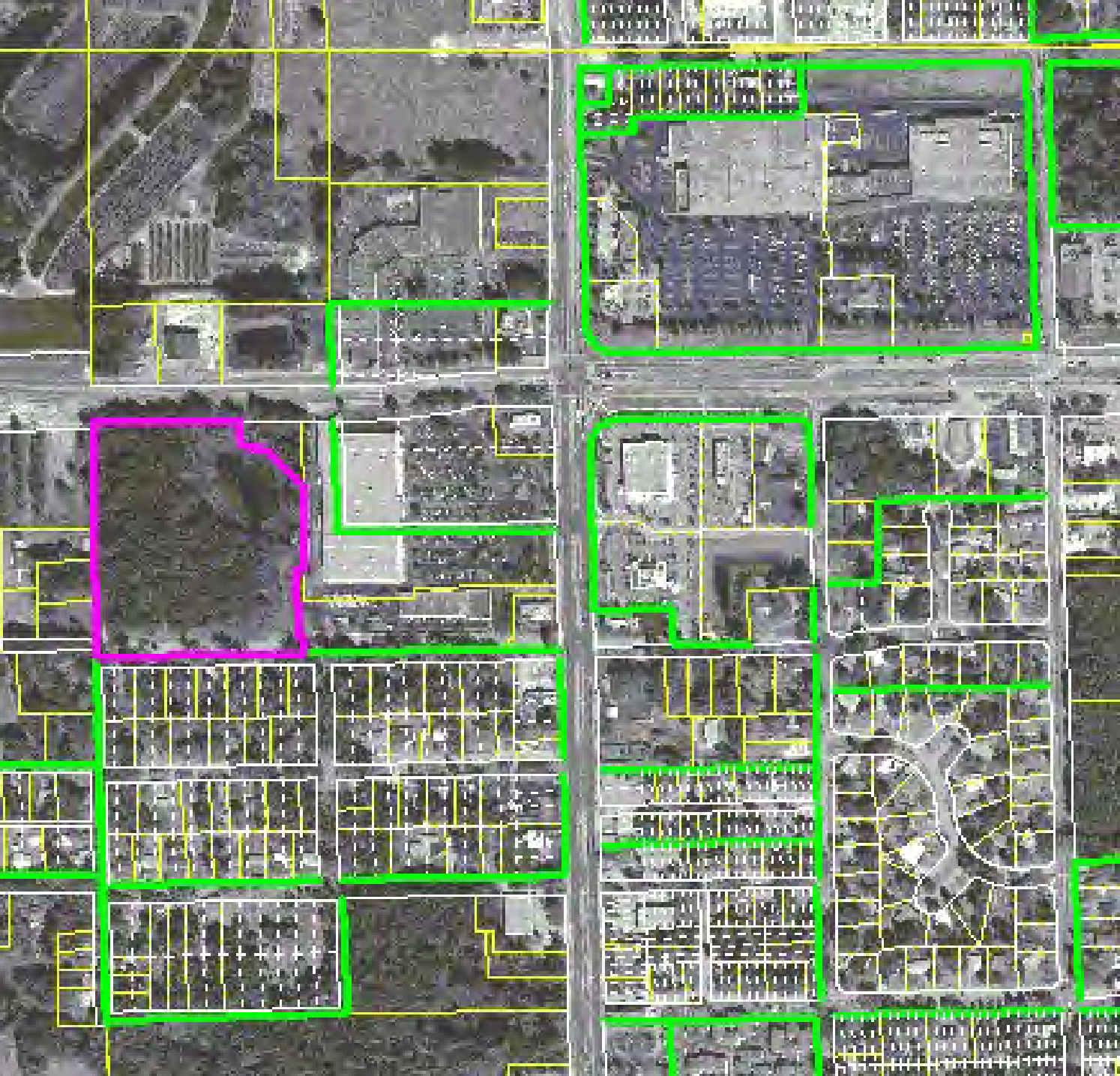


International Speedway Blvd

Woodland Blvd (SR92)

North Rd

Site of New Office Depot (formerly Wal-Mart)





View of Northern Boundary of Property (7.8+/- acres) Approx. 575' Frontage on International Speedway Boulevard (becomes SR92, behind the viewer, and runs straight back to the Daytona 500 grounds, 20 mi.).



Looking down North Avenue, property is to the left. SR92 straight ahead over the hill.



Looking toward Property from North Avenue side.
Allows side road access.



Another view from North Avenue side.
Secondary tree growth. Lot was clear in mid-80's



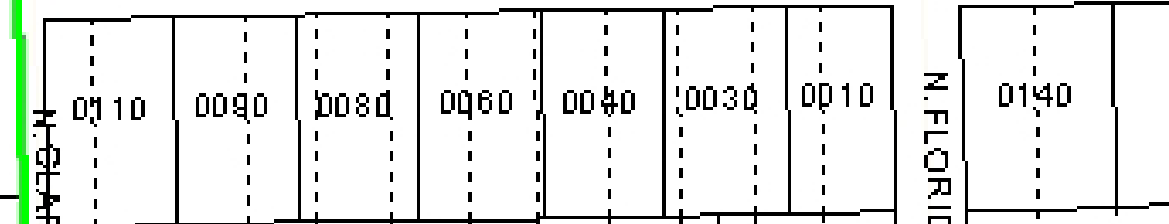
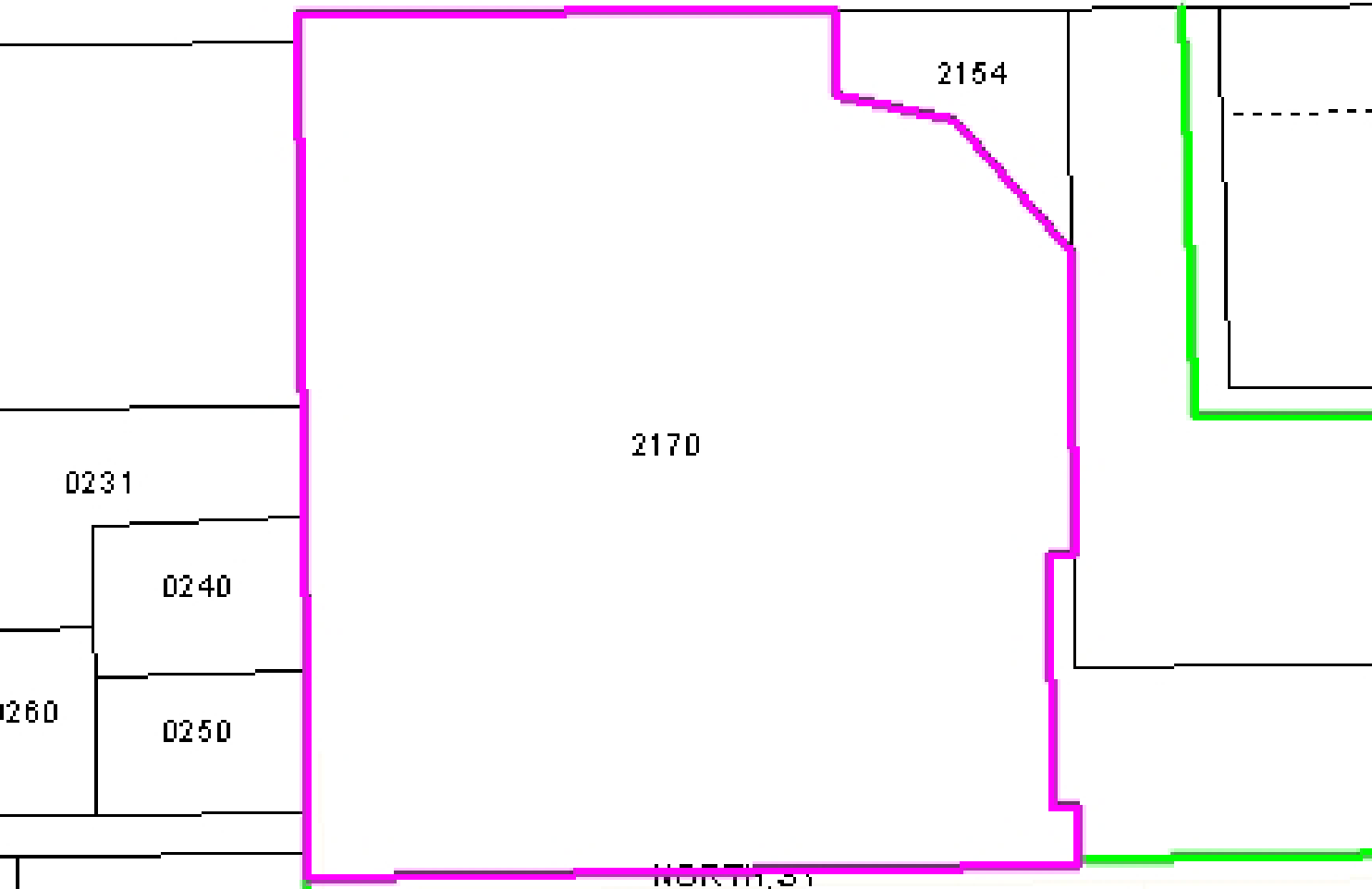
Property is straight ahead at end of shopping strip. North Avenue is to the left, entrance from SR92 side is behind you

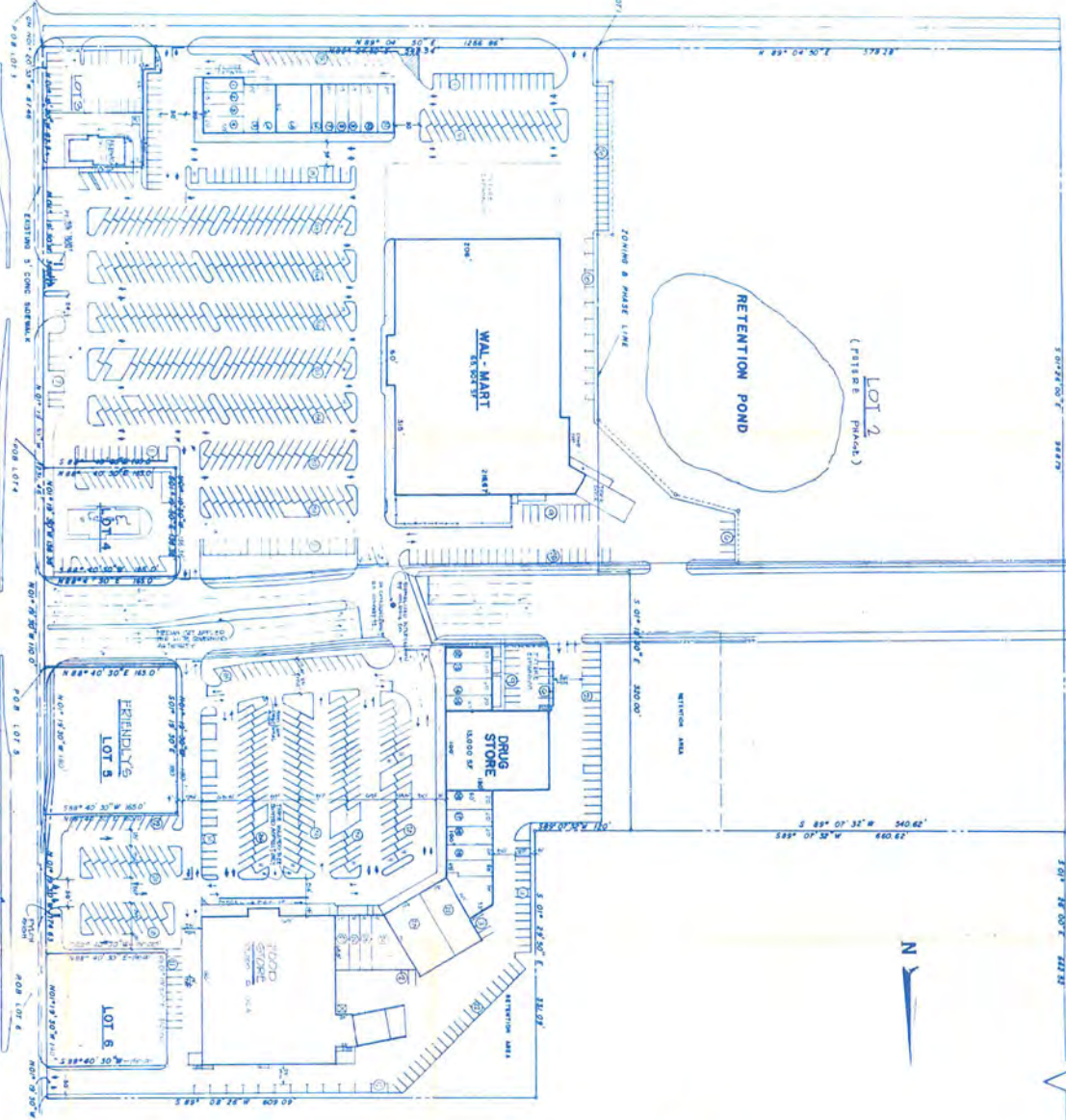
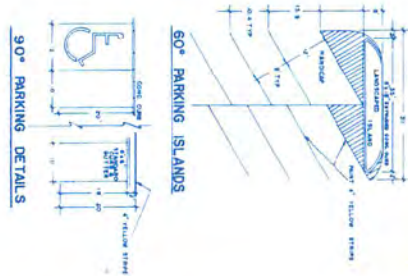
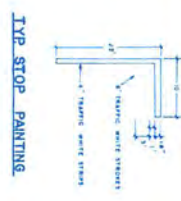
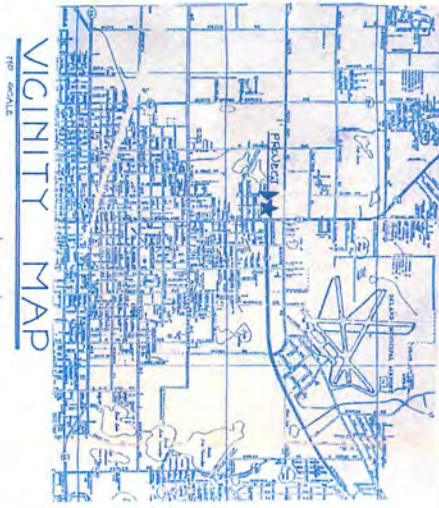


(Super) Wal-Mart moved diagonally across the intersection of International Speedway Blvd and SR92



New Smyrna Beach Sunday Morning in July.
Beach is 20 min. from Property.





PARKING RATIO

Category	Ratio
WAL-MART	1.00/1,000 sq ft
DRUG STORE	0.50/1,000 sq ft
FOOD STORE	0.50/1,000 sq ft
TOTAL	0.67



TOTAL NORTH SECTION

WAL-MART	150,000 sq ft
DRUG STORE	10,000 sq ft
FOOD STORE	10,000 sq ft
TOTAL	170,000 sq ft

PROPOSED LOT CAPACITY

Lot	Area (sq ft)	Capacity
LOT 1	20,000	100
LOT 2	15,000	75
LOT 3	15,000	75
LOT 4	15,000	75
LOT 5	15,000	75
LOT 6	15,000	75
TOTAL	90,000	450

REVISIONS

NO.	DATE	DESCRIPTION
1	3/15/05	ISSUE FOR PERMITS
2	4/15/05	REVISIONS PER CITY ENGINEER
3	5/15/05	REVISIONS PER CITY ENGINEER
4	6/15/05	REVISIONS PER CITY ENGINEER
5	7/15/05	REVISIONS PER CITY ENGINEER

PROJECT INFORMATION

CLIENT: LILES CONSTRUCTION COMPANY, INC.
PROJECT: GATEWAY VILLAGE SHOPPING CENTER
ADDRESS: DELAND, FLORIDA

DATE: 7/15/05
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
SCALE: AS SHOWN

LILES CONSTRUCTION COMPANY, INC.
1000 WEST FORECASTER AVENUE • DELAND, FLORIDA 32704
TELEPHONE: 386-337-1111 • FAX: 386-337-1112

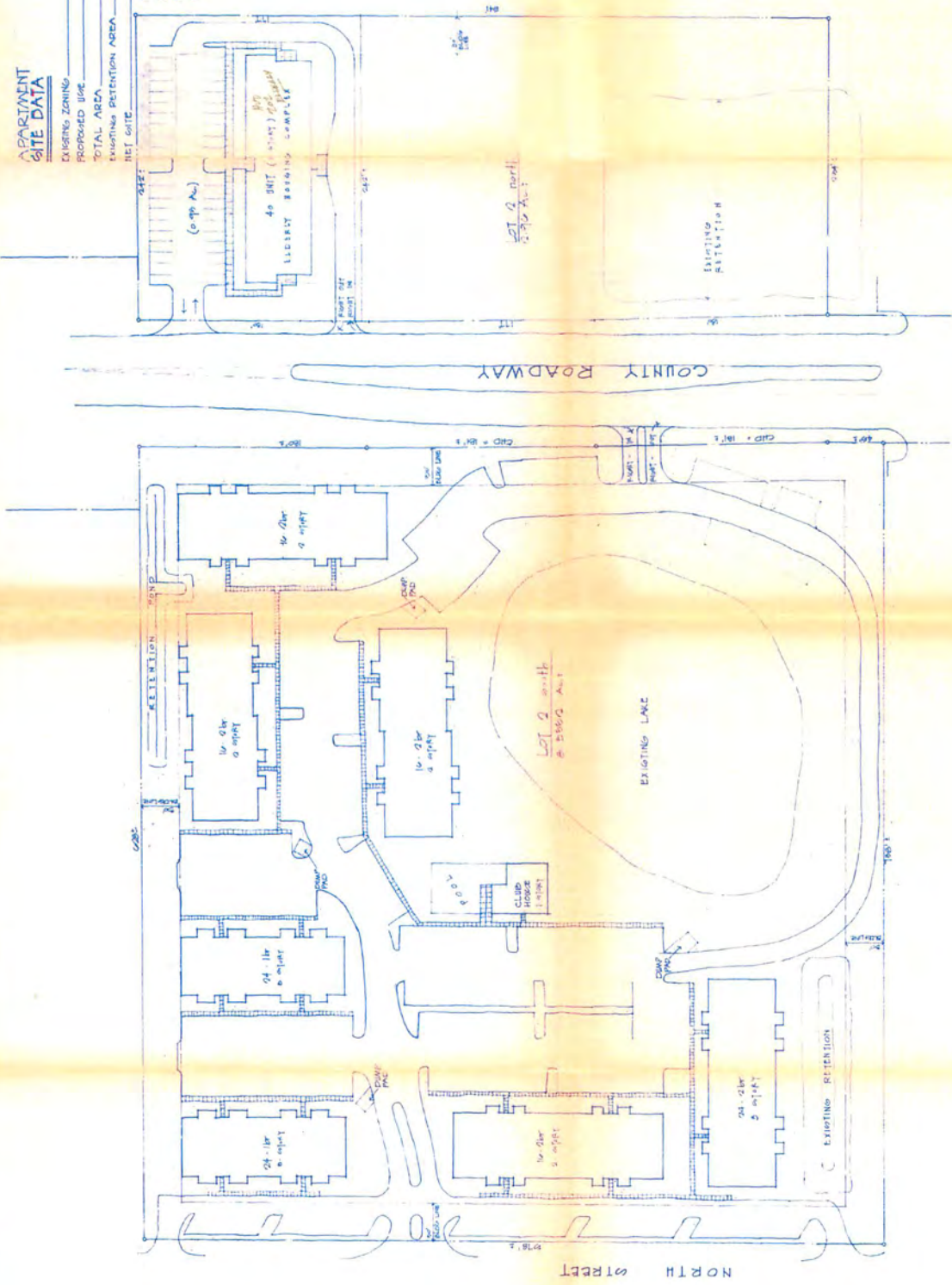
GATEWAY VILLAGE SHOPPING CENTER
DELAND, FLORIDA

SITE PLAN
SCALE: AS SHOWN
DATE: 7/15/05



**APARTMENT
SITE DATA**

DUESING ZONING: R-4 (10 D1/A-1)
 PROPOSED USE: RESIDENTIAL APARTMENTS
 TOTAL AREA: 8.9892 A.C.
 EXISTING RETENTION AREA: 48 A.C.
 NET GATE: 7.1882 A.C.
 NUMBER OF UNITS: 186
 DENSITY: 21.15 D1/A-1
 REQUIRED PARKING (100-1): 212 SPACES
 PARKING PROVIDED: 212 SPACES



SITE PLAN

LILES CONSTRUCTION COMPANY, INC.
 228 West Edgemoor Avenue
 Montgomery, Alabama 36105
 (205) 271-6717

JAN. 22, 1970

Site Map

7.8A Vacant Land DeLand FL

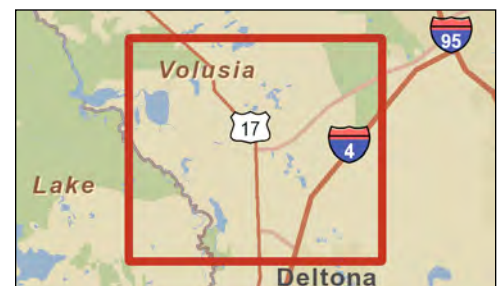
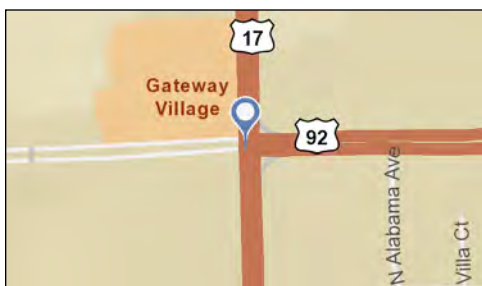
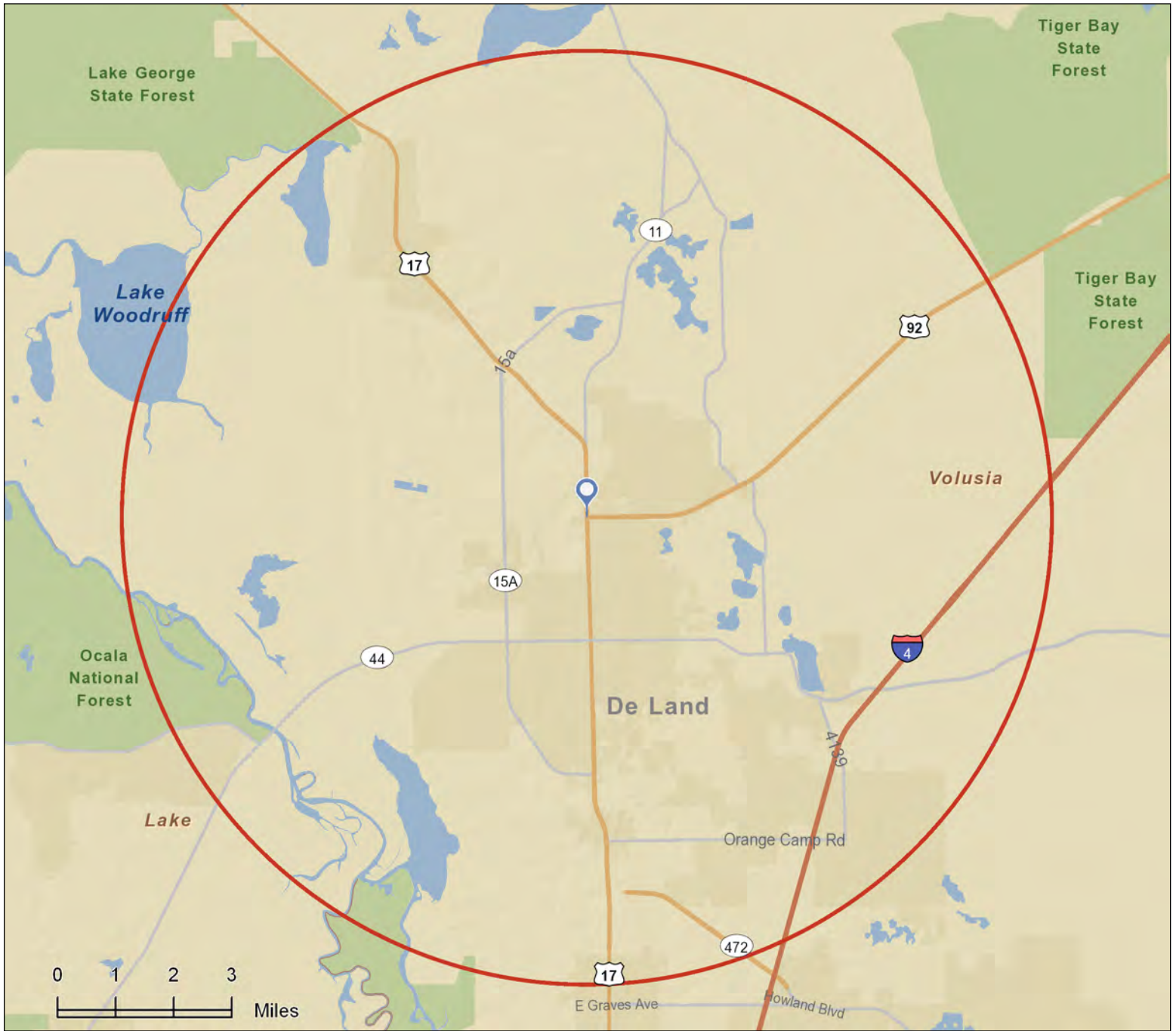
Prepared by Dick Naedel 239-250-3133

W International Speedway Blvd & N Woodland Blvd, DeLand, Florida, 32720

Latitude: 29.05474

Ring: 7 Miles

Longitude: -81.304378



Demographic and Income Profile

7.8A Vacant Land Deland FL
W International Speedway Blvd & N Woodland Blvd, DeLand, ...
Ring: 7 mile radius

Prepared by Dick Naedel 239-250-3133
Latitude: 29.054740363
Longitude: -81.30437829

Summary	Census 2010	2013	2018
Population	71,909	73,133	74,880
Households	28,400	28,871	29,573
Families	18,373	18,577	18,913
Average Household Size	2.44	2.44	2.44
Owner Occupied Housing Units	20,458	19,966	20,728
Renter Occupied Housing Units	7,942	8,905	8,844
Median Age	42.4	43.0	44.2
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.47%	0.99%	0.71%
Households	0.48%	0.98%	0.74%
Families	0.36%	0.87%	0.63%
Owner HHs	0.75%	1.32%	0.94%
Median Household Income	3.68%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	4,572	15.8%	4,411	14.9%
\$15,000 - \$24,999	3,750	13.0%	2,732	9.2%
\$25,000 - \$34,999	3,386	11.7%	2,979	10.1%
\$35,000 - \$49,999	4,689	16.2%	4,329	14.6%
\$50,000 - \$74,999	6,147	21.3%	6,201	21.0%
\$75,000 - \$99,999	3,017	10.4%	4,238	14.3%
\$100,000 - \$149,999	1,963	6.8%	2,863	9.7%
\$150,000 - \$199,999	723	2.5%	1,023	3.5%
\$200,000+	623	2.2%	797	2.7%
Median Household Income	\$42,468		\$50,869	
Average Household Income	\$57,259		\$67,569	
Per Capita Income	\$23,015		\$27,088	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,218	5.9%	4,145	5.7%	4,206	5.6%
5 - 9	4,166	5.8%	4,183	5.7%	4,091	5.5%
10 - 14	4,292	6.0%	4,229	5.8%	4,235	5.7%
15 - 19	4,884	6.8%	4,674	6.4%	4,577	6.1%
20 - 24	4,849	6.7%	5,011	6.9%	4,699	6.3%
25 - 34	7,468	10.4%	7,931	10.8%	8,482	11.3%
35 - 44	8,360	11.6%	8,066	11.0%	7,731	10.3%
45 - 54	10,185	14.2%	9,846	13.5%	9,189	12.3%
55 - 64	9,536	13.3%	10,013	13.7%	10,468	14.0%
65 - 74	7,097	9.9%	7,843	10.7%	9,094	12.1%
75 - 84	4,596	6.4%	4,705	6.4%	5,411	7.2%
85+	2,258	3.1%	2,489	3.4%	2,697	3.6%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	58,890	81.9%	59,012	80.7%	58,892	78.6%
Black Alone	7,163	10.0%	7,588	10.4%	8,190	10.9%
American Indian Alone	257	0.4%	271	0.4%	302	0.4%
Asian Alone	906	1.3%	976	1.3%	1,120	1.5%
Pacific Islander Alone	41	0.1%	43	0.1%	46	0.1%
Some Other Race Alone	3,167	4.4%	3,616	4.9%	4,443	5.9%
Two or More Races	1,484	2.1%	1,628	2.2%	1,889	2.5%
Hispanic Origin (Any Race)	9,172	12.8%	10,474	14.3%	12,947	17.3%

Data Note: Income is expressed in current dollars.

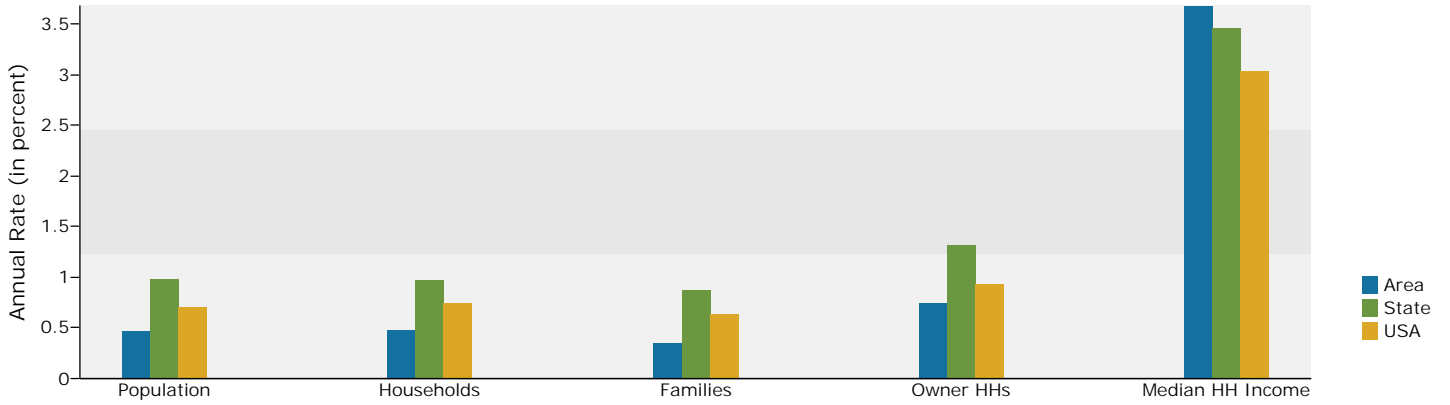
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

Demographic and Income Profile

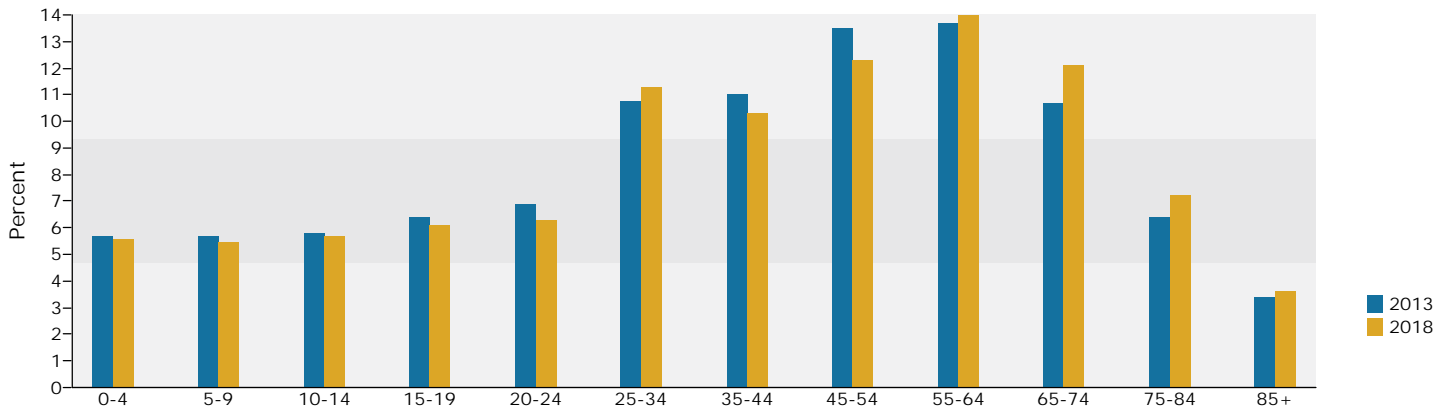
7.8A Vacant Land Deland FL
W International Speedway Blvd & N Woodland Blvd, DeLand, ...
Ring: 7 mile radius

Prepared by Dick Naedel 239-250-3133
Latitude: 29.054740363
Longitude: -81.30437829

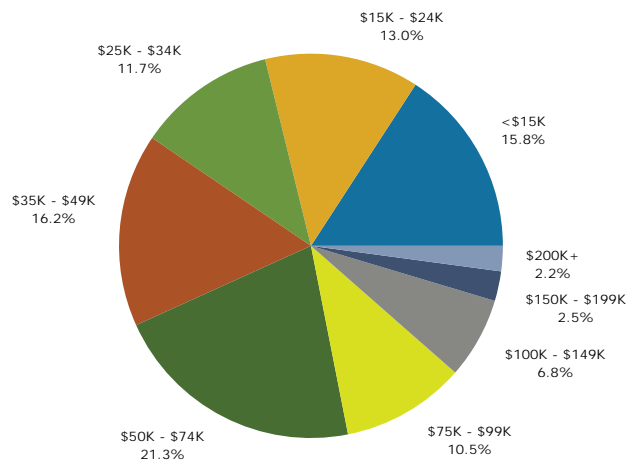
Trends 2013-2018



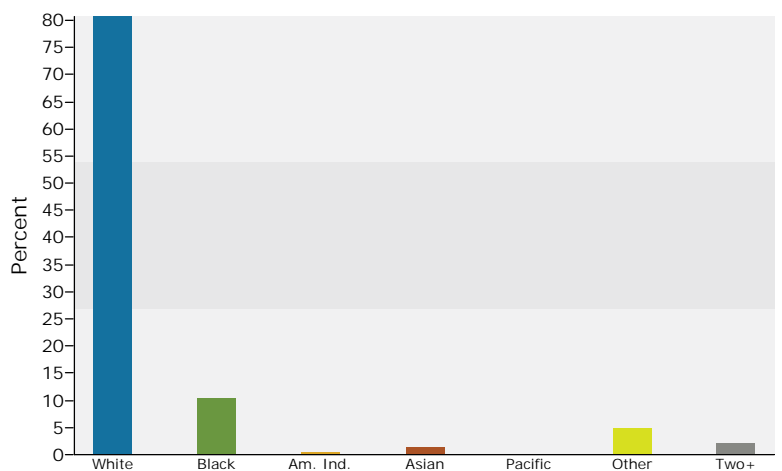
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 14.3%

ACS Housing Summary

7.8A Vacant Land DeLand FL
W International Speedway Blvd & N Woodland Blvd, DeLand, ...
Ring: 7 mile radius

Prepared by Dick Naedel 239-250-3133

Latitude: 29.054740363
Longitude: -81.30437829

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	70,873		2,752	■■■
Total Households	26,934		796	■■■
Total Housing Units	30,832		851	■■■
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	20,113	100.0%	685	■■■
Less than \$10,000	242	1.2%	78	■■
\$10,000 to \$14,999	3	0.0%	11	■
\$15,000 to \$19,999	217	1.1%	111	■■
\$20,000 to \$24,999	300	1.5%	119	■■
\$25,000 to \$29,999	131	0.7%	68	■■
\$30,000 to \$34,999	171	0.9%	71	■■
\$35,000 to \$39,999	66	0.3%	46	■
\$40,000 to \$49,999	384	1.9%	115	■■
\$50,000 to \$59,999	675	3.4%	194	■■
\$60,000 to \$69,999	550	2.7%	138	■■
\$70,000 to \$79,999	636	3.2%	163	■■
\$80,000 to \$89,999	343	1.7%	113	■■
\$90,000 to \$99,999	704	3.5%	173	■■
\$100,000 to \$124,999	1,733	8.6%	268	■■■
\$125,000 to \$149,999	1,895	9.4%	272	■■■
\$150,000 to \$174,999	2,433	12.1%	304	■■■
\$175,000 to \$199,999	1,685	8.4%	278	■■■
\$200,000 to \$249,999	2,350	11.7%	288	■■■
\$250,000 to \$299,999	1,420	7.1%	238	■■■
\$300,000 to \$399,999	2,274	11.3%	279	■■■
\$400,000 to \$499,999	1,103	5.5%	247	■■
\$500,000 to \$749,999	538	2.7%	141	■■
\$750,000 to \$999,999	145	0.7%	70	■■
\$1,000,000 or more	116	0.6%	70	■■
Median Home Value	\$170,623		N/A	
Average Home Value	N/A		N/A	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	20,113	100.0%	685	■■■
Housing units with a mortgage/contract to purchase/similar debt	12,915	64.2%	622	■■■
Second mortgage only	816	4.1%	168	■■
Home equity loan only	2,097	10.4%	269	■■■
Both second mortgage and home equity loan	134	0.7%	78	■■
No second mortgage and no home equity loan	9,867	49.1%	586	■■■
Housing units without a mortgage	7,198	35.8%	482	■■■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	

ACS Housing Summary

7.8A Vacant Land Deland FL
W International Speedway Blvd & N Woodland Blvd, DeLand, ...
Ring: 7 mile radius

Prepared by Dick Naedel 239-250-3133

Latitude: 29.054740363
Longitude: -81.30437829

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	6,821	100.0%	548	■■■
With cash rent	6,395	93.8%	529	■■■
Less than \$100	62	0.9%	79	■
\$100 to \$149	20	0.3%	34	■
\$150 to \$199	46	0.7%	33	■
\$200 to \$249	115	1.7%	77	■
\$250 to \$299	64	0.9%	45	■
\$300 to \$349	119	1.7%	61	■■
\$350 to \$399	278	4.1%	94	■■
\$400 to \$449	255	3.7%	108	■■
\$450 to \$499	446	6.5%	155	■■
\$500 to \$549	309	4.5%	139	■■
\$550 to \$599	460	6.7%	171	■■
\$600 to \$649	594	8.7%	192	■■
\$650 to \$699	667	9.8%	242	■■
\$700 to \$749	414	6.1%	142	■■
\$750 to \$799	537	7.9%	170	■■
\$800 to \$899	613	9.0%	175	■■
\$900 to \$999	335	4.9%	127	■■
\$1,000 to \$1,249	574	8.4%	175	■■
\$1,250 to \$1,499	139	2.0%	89	■■
\$1,500 to \$1,999	217	3.2%	85	■■
\$2,000 or more	130	1.9%	51	■■
No cash rent	426	6.2%	180	■■
Median Contract Rent	N/A		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	6,821	100.0%	548	■■■
Pay extra for one or more utilities	5,897	86.5%	533	■■■
No extra payment for any utilities	924	13.5%	168	■■■
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	30,832	100.0%	851	■■■
1, detached	22,186	72.0%	758	■■■
1, attached	721	2.3%	171	■■
2	558	1.8%	186	■■
3 or 4	852	2.8%	231	■■
5 to 9	858	2.8%	226	■■
10 to 19	937	3.0%	282	■■
20 to 49	339	1.1%	134	■■
50 or more	1,175	3.8%	191	■■■
Mobile home	3,125	10.1%	300	■■■
Boat, RV, van, etc.	79	0.3%	55	■

ACS Housing Summary

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W International Speedway Blvd & N Woodland Blvd, DeLand, ...
Ring: 7 mile radius

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Latitude: 29.054740363
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	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	30,832	100.0%	851	■■■
Built 2005 or later	1,443	4.7%	240	■■■
Built 2000 to 2004	3,690	12.0%	384	■■■
Built 1990 to 1999	4,675	15.2%	452	■■■
Built 1980 to 1989	6,416	20.8%	541	■■■
Built 1970 to 1979	6,392	20.7%	520	■■■
Built 1960 to 1969	2,967	9.6%	402	■■■
Built 1950 to 1959	3,058	9.9%	352	■■■
Built 1940 to 1949	845	2.7%	209	■■■
Built 1939 or earlier	1,345	4.4%	249	■■■
Median Year Structure Built	1981		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	26,934	100.0%	796	■■■
Owner occupied				
Moved in 2005 or later	3,824	14.2%	393	■■■
Moved in 2000 to 2004	6,426	23.9%	475	■■■
Moved in 1990 to 1999	5,256	19.5%	441	■■■
Moved in 1980 to 1989	2,607	9.7%	310	■■■
Moved in 1970 to 1979	1,284	4.8%	227	■■■
Moved in 1969 or earlier	717	2.7%	175	■■■
Renter occupied				
Moved in 2005 or later	3,863	14.3%	447	■■■
Moved in 2000 to 2004	2,069	7.7%	323	■■■
Moved in 1990 to 1999	589	2.2%	163	■■■
Moved in 1980 to 1989	155	0.6%	87	■■■
Moved in 1970 to 1979	87	0.3%	105	■■■
Moved in 1969 or earlier	57	0.2%	52	■■■
Median Year Householder Moved Into Unit	2002		N/A	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	26,934	100.0%	796	■■■
Utility gas	1,192	4.4%	192	■■■
Bottled, tank, or LP gas	591	2.2%	147	■■■
Electricity	24,759	91.9%	793	■■■
Fuel oil, kerosene, etc.	208	0.8%	89	■■■
Coal or coke	0	0.0%	0	■■■
Wood	135	0.5%	68	■■■
Solar energy	22	0.1%	35	■■■
Other fuel	0	0.0%	0	■■■
No fuel used	26	0.1%	30	■■■

ACS Housing Summary

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W International Speedway Blvd & N Woodland Blvd, DeLand, ...
Ring: 7 mile radius

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	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	26,934	100.0%	796	■■■
Owner occupied				
No vehicle available	502	1.9%	141	■
1 vehicle available	6,419	23.8%	478	■■■
2 vehicles available	8,788	32.6%	534	■■■
3 vehicles available	3,166	11.8%	358	■■■
4 vehicles available	904	3.4%	209	■
5 or more vehicles available	334	1.2%	110	■
Renter occupied				
No vehicle available	1,439	5.3%	296	■
1 vehicle available	3,015	11.2%	392	■■■
2 vehicles available	1,954	7.3%	308	■■■
3 vehicles available	319	1.2%	160	■
4 vehicles available	7	0.0%	12	■
5 or more vehicles available	87	0.3%	51	■
Average Number of Vehicles Available	N/A		N/A	

Data Note: N/A means not available.

2005-2009 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2005-2009 ACS estimates, five-year period data collected monthly from January 1, 2005 through December 31, 2009. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Traffic Count Map - Close Up

7.8A Vacant Land DeLand FL

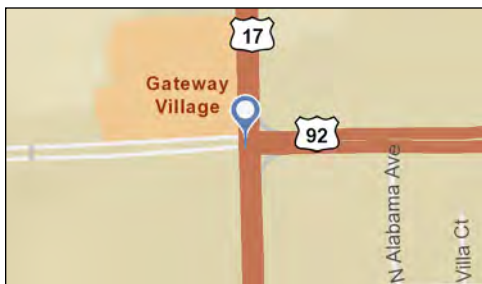
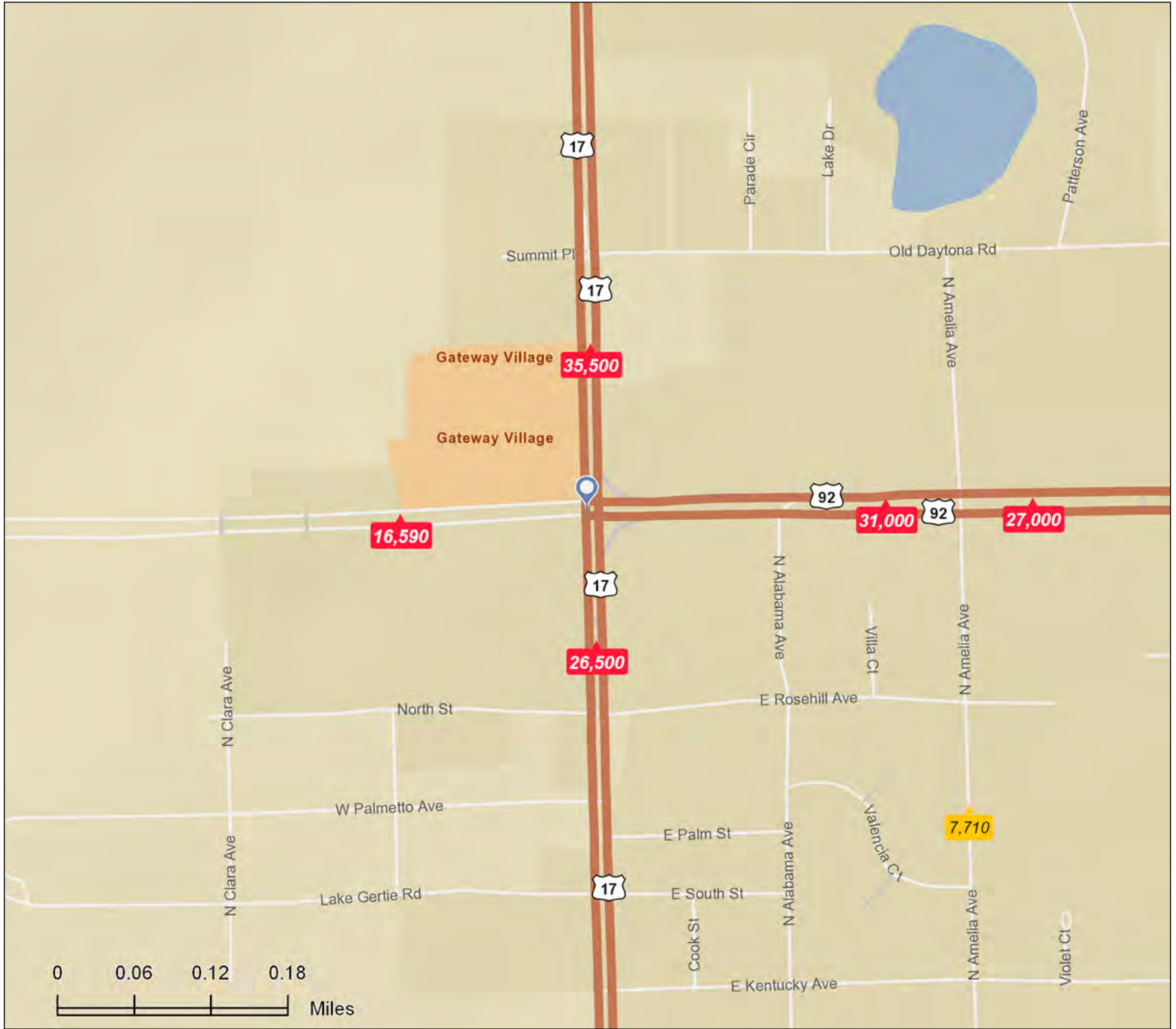
Prepared by Dick Naedel 239-250-3133

W International Speedway Blvd & N Woodland Blvd, DeLand, Florida, 32720

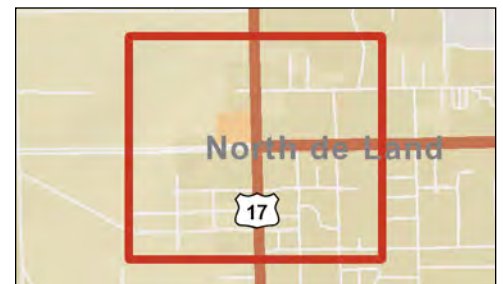
Latitude: 29.05474

Ring: 7 Miles

Longitude: -81.304378



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





Lotspeich and Associates, Inc.
ECOLOGICAL CONSULTANTS

13 September 2000
L&A No. 2000-139.41
Doc. VMHD\2000-139\13.LTR

Mr. Ray Gustafson
ALA Realty & Development
P.O. Box 757
Flagler Beach, Florida 32136

RE: Gateway Village - Lot 2
7.8 ± acres in Section 4, Township 17 South, Range 30 East
Volusia County, Florida
Preliminary Ecological Assessment

Dear Mr. Gustafson:

Pursuant to your request and authorization, Lotspeich and Associates, Inc. (L&A) has conducted a preliminary Ecological Assessment of the Gateway Village - Lot 2 parcel. This parcel was investigated during a site inspection as well as through a review of published data containing information about the site's soils, vegetation, and topography. The purpose of our investigation was to determine the presence of ecological conditions that could pose constraints to the proposed development of the parcel. The scope of our investigation was limited to biological elements, primarily jurisdictional wetlands, and Federal or State listed plant and animal species. No subsurface soil, water quality, archaeological, or hazardous materials investigations were conducted by L&A. This letter documents the findings of this investigation and the potential ecological permitting requirements applicable to the study parcel. These findings reflect conditions on-site at the time of the investigation and do not preclude the possibility that on-site conditions may change. The opinions expressed are those of the writer and should not be viewed as binding upon any governmental agency.

The 7.8 ± acre parcel lies within a developing portion of Deland, Florida (Figure 1). The site is located on the west side of U.S. Highway (U.S.) 92 and consists of undeveloped uplands and a sinkhole depression. The parcel is bordered to the west by a single family residence, to the east by Wal-Mart, to the south by residential development, and to the north by U.S. 92.

The United States Geographical Survey (USGS) topographic map (Deland, FL Quadrangle) indicates that elevations across the parcel are gently sloping with a deep depression located along the eastern boundary (Figure 2). On-site elevations range from a high of 75 ± feet National Geodetic Vertical Datum (NGVD) to a low of 40 ± feet NGVD at the bottom of the above referenced depression. The primary site drainage appears to occur via percolation or sheet flow into the on-site depression.

The Natural Resource Conservation Service (NRCS) (formerly known as the Soil Conservation Service) mapped the on-site soil type as Astatula fine sand, 0 to 8 percent slopes (Figure 3). This soil is excessively drained, nearly level to sloping. This soil is not considered hydric by the U.S. Army Corps of Engineers (USACE) nor the Florida Department of Environmental Protection. It should be noted that the current status of these soils may be quite different from the NRCS description due to the effects of adjacent development activities. The specific limitations and restrictions of these soils should be reviewed by a licensed engineer or soils scientist.

The field investigation was conducted by a representative of L&A on 28 July 2000. The site was traversed by a series of pedestrian transects to ascertain its vegetative communities, and to determine the likelihood that it is inhabited by protected species. A list of plant species encountered was recorded for the site. The list reflects representative species and is not a complete floristic inventory. The field sheets and plant lists generated for the project site will be retained in the files of L&A and are available upon request. A map depicting the existing vegetation and land use (indexed to Florida Land Use Cover and Forms Classification System (FLUCFCS), 1999) is attached as Figure 4.

The site is dominated by a mixed hardwoods community (FLUCFCS 438). A dense canopy of laurel oak (*Quercus laurifolia*), water oak (*Q. nigra*), and black cherry (*Prunus serotina*) is present with the occasional citrus tree located throughout. These trees are growing in rows suggesting the site was once utilized as a citrus grove and is achieving a high level of natural succession. The dense canopy has limited the growth of understory vegetation to grape vine (*Vitis rotundifolia*), lantana (*Lantana camara*), and sapling hardwood tree species. A sinkhole depression (FLUCFCS S24) is located in the northeast corner of the site. This depression has steeply sloped sidewalls which are densely vegetated by laurel oak, camphor (*Cinnamomum camphora*), the occasional southern magnolia (*Magnolia grandiflora*), and grape vine. The open water portions of the depression are dominated by cattail (*Typha sp.*), Carolina willow (*Salix caroliniana*), and maidencane (*Panicum hemitomon*). A large inlet pipe was observed during our preliminary site assessment, suggesting that this depression is being utilized as some form of surface water management area.

The USACE, the St. Johns River Water Management District (SJRWMD), and the City of Deland regulate the use of natural resources, including wetland areas. The specific jurisdictional status of the sinkhole depression is dependent upon whether or not it is associated with a previously approved stormwater management plan. If permitted as some form of surface water management area the depression would be considered a "surface water," and neither agency is likely to exert wetlands jurisdiction over the area. If not specifically approved by formal agency action, the depression would likely be claimed as "wetland" and thus, fall under the jurisdiction of all three agencies. If considered a wetland, any impacts to this depression would require the preparation and submittal of a Joint Application for a Federal Dredge and Fill Permit and an Environmental Resource Permit regardless of the level of activity proposed. In addition, a wetland alteration permit from the City of Deland would also be required. This permit may be obtained concurrently with other land development permits obtained from the City.

Certain activities which impact wetlands may qualify for a Nationwide permit from the USACE (generally less than 0.5 acre of impacts) and may not require compensatory mitigation, while actions resulting in impacts greater than 0.5 acre would require a full Section 404 - Individual Permit, inter-agency coordination, and potentially mitigation. The SJRWMD and the City of Deland have no significant and relevant permitting threshold except that isolated wetlands less than 0.5 acre in size can generally be impacted without providing compensatory mitigation. If the referenced depression was previously permitted as a surface water management area, any modification would require appropriate coordination with the SJRWMD and the City of Deland, and a formal permit modification. A licensed engineering firm should be contacted to accurately determine the specific approved use and jurisdictional status of the depression located on this parcel. Also, the presence of a depression with historic sinkhole attributes would warrant more intensive investigations by a geotechnical professional.

Compensatory mitigation is typically required for wetland impacts resulting from a development project. This mitigation can take several forms and is typically evaluated on a case-by-case basis in close coordination with the project engineer and the regulatory agencies. Ratios are applied to different types of mitigation as they apply to each project and these ratios can be used to estimate the cost of mitigation for the project as a whole. Typically, any combination of on-site measures (preservation, enhancement, creation) or off-site activities (preservation, enhancement, creation, mitigation banking) can be used to satisfy the regulatory agencies. Table 1 provides some ranges of ratios and estimated costs for comparison purposes. It is important to note that all mitigation proposals involve close coordination with the agencies. The cost of mitigation is directly related to the location, severity, and necessity of proposed wetland impacts.

Table 1. Mitigation Evaluation

Mitigation Type	Ratio	Estimated Cost	Notes
Wetland Preservation	10:1 to 50:1	\$2,000/acre	no direct cost if on-site, generally little to no credit from the USACE
Wetland Enhancement	4:1 to 20:1	varies	may require preservation plus cost of improvement actions
Upland Preservation	3:1 to 20:1	varies	generally associated with wetland preservation on-site or off-site
Wetland Creation	2:1 to 5:1	\$30,000/acre	excludes land cost, includes all monitoring/maintenance
Mitigation Bank	1.5:1 to 2:1	\$30,000/credit	no service areas for this parcel, not applicable

The site investigation also included a search for the presence or potential presence of any Federal and State listed plants or animals. The U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) list wildlife species that are considered endangered or threatened. The FFWCC uses an additional category - species of special concern (SSC) - for several animals that may ultimately be listed as endangered or threatened. This classification provides the SSC-listed animal with a particular level of protection that varies from species to species. Our research also included a database search for bald eagles. In their response the FFWCC indicated that there were no eagle nests within 1 mile of the project site. The USFWS and the Florida Department of Agriculture and Consumer Services (FDACS) also compile lists of protected plant species. The USFWS classifies protected plants as either endangered or threatened, while the FDACS's plant list is categorized as endangered, threatened, and commercially exploited species.

No protected plant or animal species were observed on the site during the investigation conducted on 28 July 2000. This parcel lies in a rapidly developing urban area and has already experienced a significant amount of disturbance from surrounding development. Based on the current level of activity occurring adjacent to the site and the historic citrus activities that once occurred on-site, the probability that protected animal species would use the site has been reduced. These findings do not preclude the fact that protected animals or plants could occur on the site at a later date.

In summary, the site is a former citrus grove with a sinkhole depression, which is apparently being utilized as a storm water retention area. While the jurisdictional status of this depression is reliant upon past permit approval, any mitigation necessitated by a development impact would not be anticipated to be significant (at the lower end of the ratios identified in Table 2). No protected plants

AIA Realty & Development, Inc.

Gateway Village -Lot 2

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or animals were observed on-site. The following recommendations are provided to assist in the overall evaluation of possible restrictions upon development of the subject parcel: 1) the depression should be located by a licensed surveyor (whether topographically or by wetland limit), 2) the SJRWMD and the USACE should be contacted to verify any past permitting of the project and verify the established jurisdictional limits, and 3) some degree of geotechnical evaluation should be conducted to determine any karste sensitive issues relative to development of the parcel.

Please feel free to contact me if you would like to discuss our findings in greater detail or if you would like us to proceed with additional services. Thank you for the opportunity to provide AIA Realty & Development with ecological consulting services for the Gateway Village - Lot 2 project site.

Sincerely,

LOTSPEICH AND ASSOCIATES, INC.

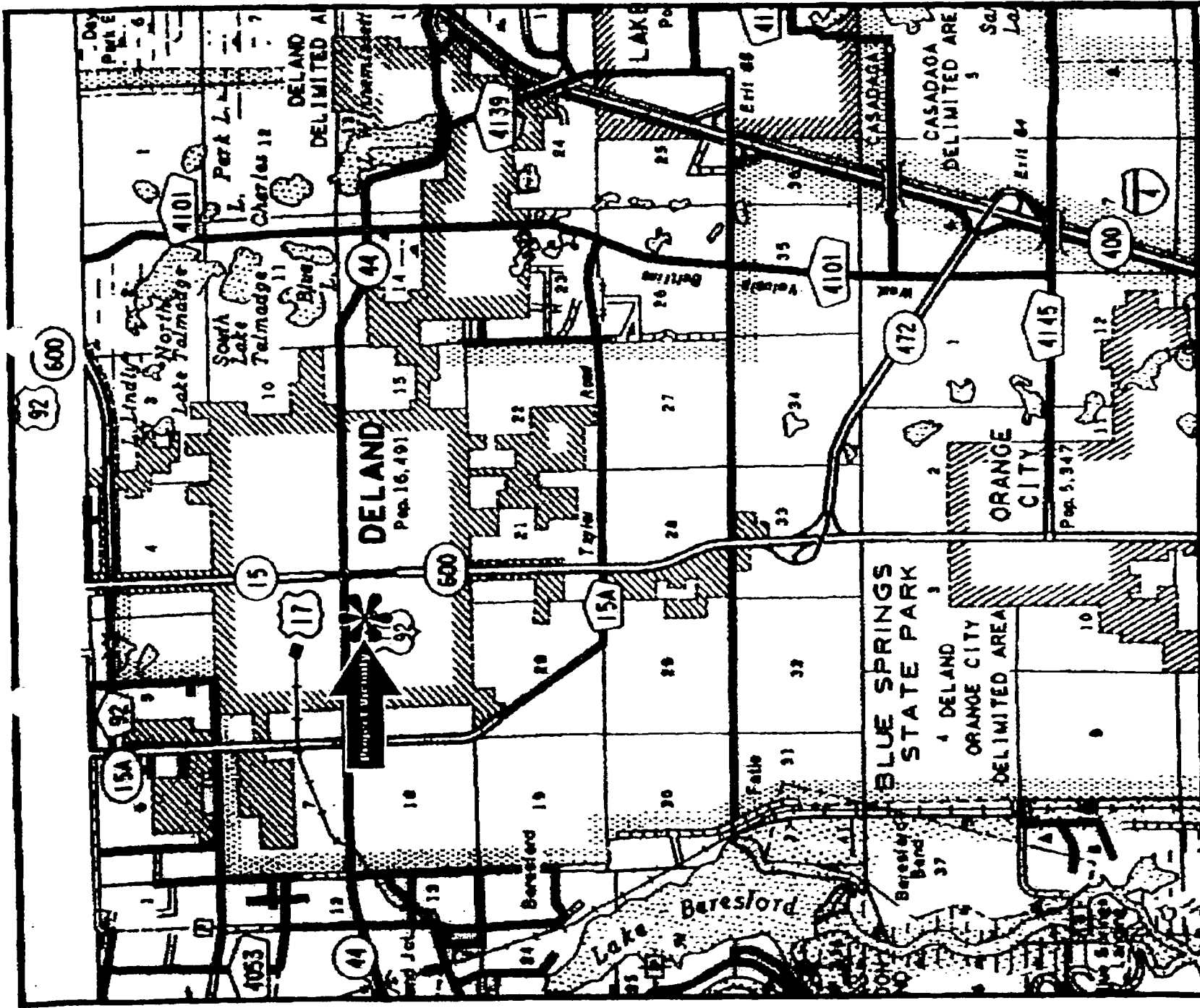


Karl G. Lotspeich
Vice President

KGL/AWP/jm

Attachments (4)

cc: Andrew W. Phillips; L&A
File/Renee L. Richardson, President; L&A



Loupetch and Associates, Inc.
ECOLOGICAL CONSULTANTS
 421 West Fairview Avenue, Suite 201, Winter Park, FL 32789
 (407) 746-6443 Fax (407) 746-1200 email: loupetch@aol.com

Gateway Village - Lot 2
 41.78 acres in
 Section 1, Township 17 South, Range 30 East
 City of Deland, Volusia County, Florida

Vicinity Map

File: 8000-136-L-00R Drawn By: JIM Job No: 2000-136-33 Date: 31 August 2000

Scale: 1" = 1mi.
 North
 Figure 1



FAX Back To:
1-(866) 848-5898

SAGE Commercial Properties & Business Brokerage, Inc.
9130 Galleria Court ● Naples, Florida 34109 ● PH (239) 250-3133 ● FAX 1-(866) 848-5898

PLEASE PRINT CLEARLY

TO: Dick Naedel, Broker

CUSTOMER REGISTRATION for PROPERTY(IES):

- 7.8A Commercial Land -- International Speedway Blvd and SR92, DeLand, FL

1. Name of Customer: _____

2. Address of Customer: _____

3. Contact Information: PH _____ FAX _____
e-mail _____

4. Date: _____

Below section filled in only if Customer is being registered by a real estate agent or broker:

A. Purpose: Register Qualified Investor/Developer

B. Registered by: _____ (Agent)

_____ (Firm)

_____ (Address+Zip)

_____ (Phone) _____ (e-mail)

C. Registering Agent's Signature: _____