

# DE LEON SPRINGS COMMERCIAL DEVELOPMENT LAND

13.14± acres • Volusia County, FL

**PRICE  
REDUCED**

LAND FOR SALE



## LOCATION

Located on the northeast quadrant of US Highway 17 and Dundee Avenue within the Rural Community of De Leon Springs.

## SIZE

13.14± acres. Approximately 10 acres encumbered with an FDOT drainage easement.

## PRICE

**PRICE REDUCED Parcel A & B NOW: \$125,000**

~~ORIGINALLY: \$345,900 REDUCED TO: \$150,000~~

Parcel A - 8.35± Acres - \$75,000

Parcel B - 4.79± Acres - \$50,000

## ZONING/LAND USE

Parcels A & B are zoned B4 - General Commercial. The site has a Future Land Use of Rural Community that permits a variety of neighborhood businesses and low intensity commercial, retail and personal services developments.

## ROAD FRONTAGE

The primary frontage consists of 550 feet along the eastern right of way line of US 17.

## UTILITIES

Well and septic.

## DESCRIPTION

This land provides a unique development opportunity to provide commercial uses to the DeLeon Springs community. US Highway 17 is a major north/south arterial that extends from Deland to Palatka and beyond.

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

**Maury L. Carter & Associates, Inc.**  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)

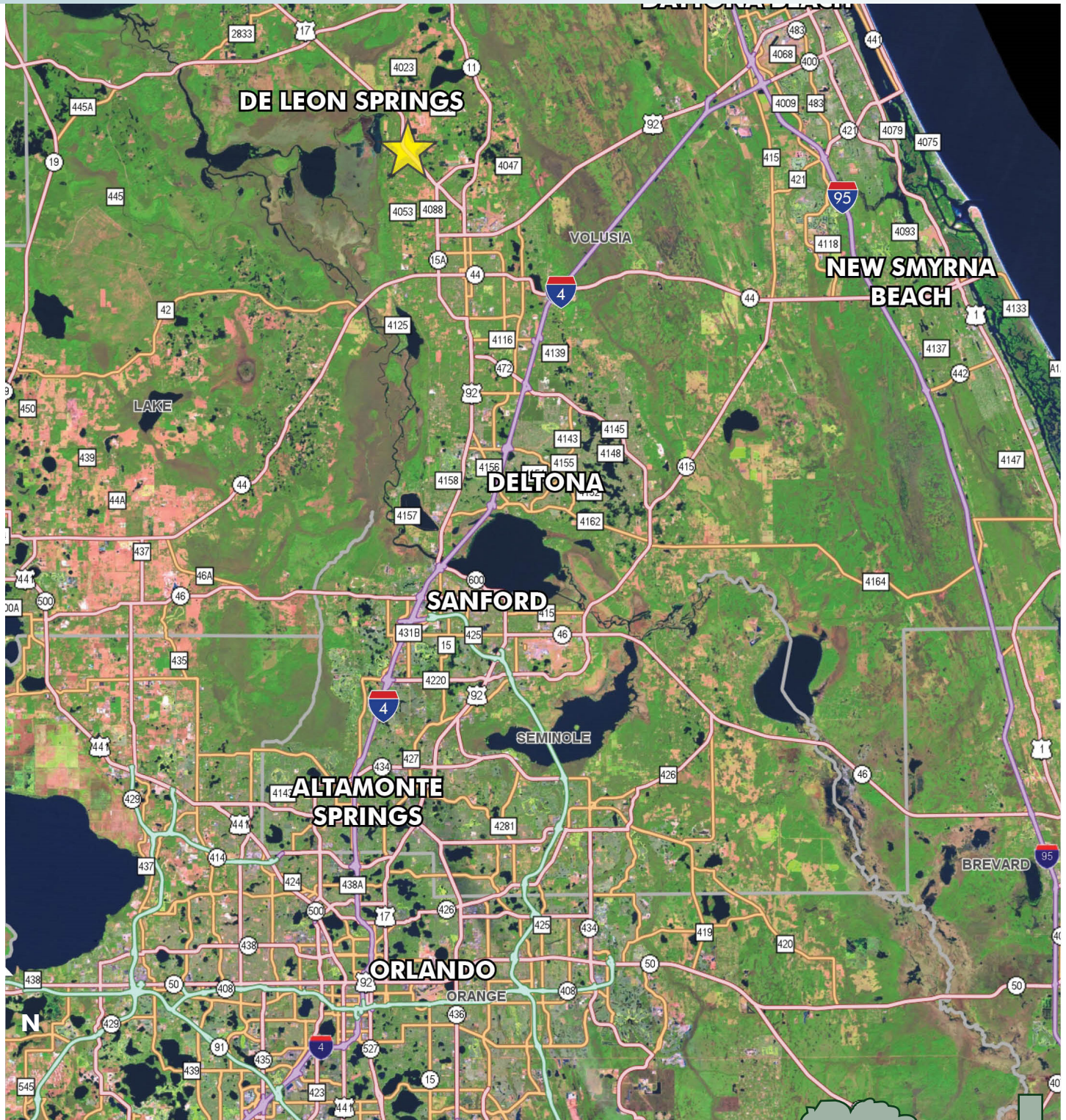




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LOCATION MAP

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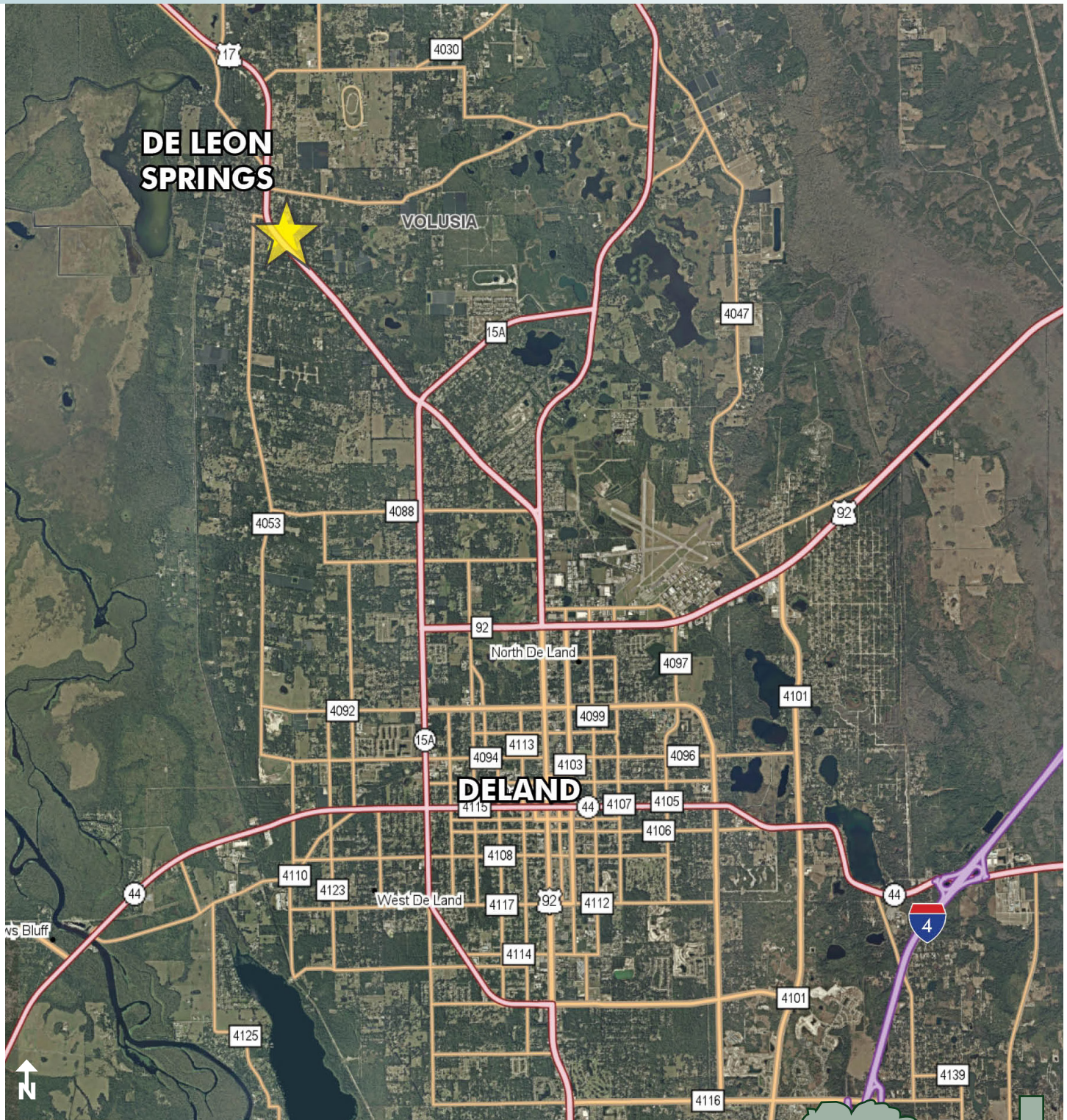




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REGIONAL MAP

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PROPERTY MAP

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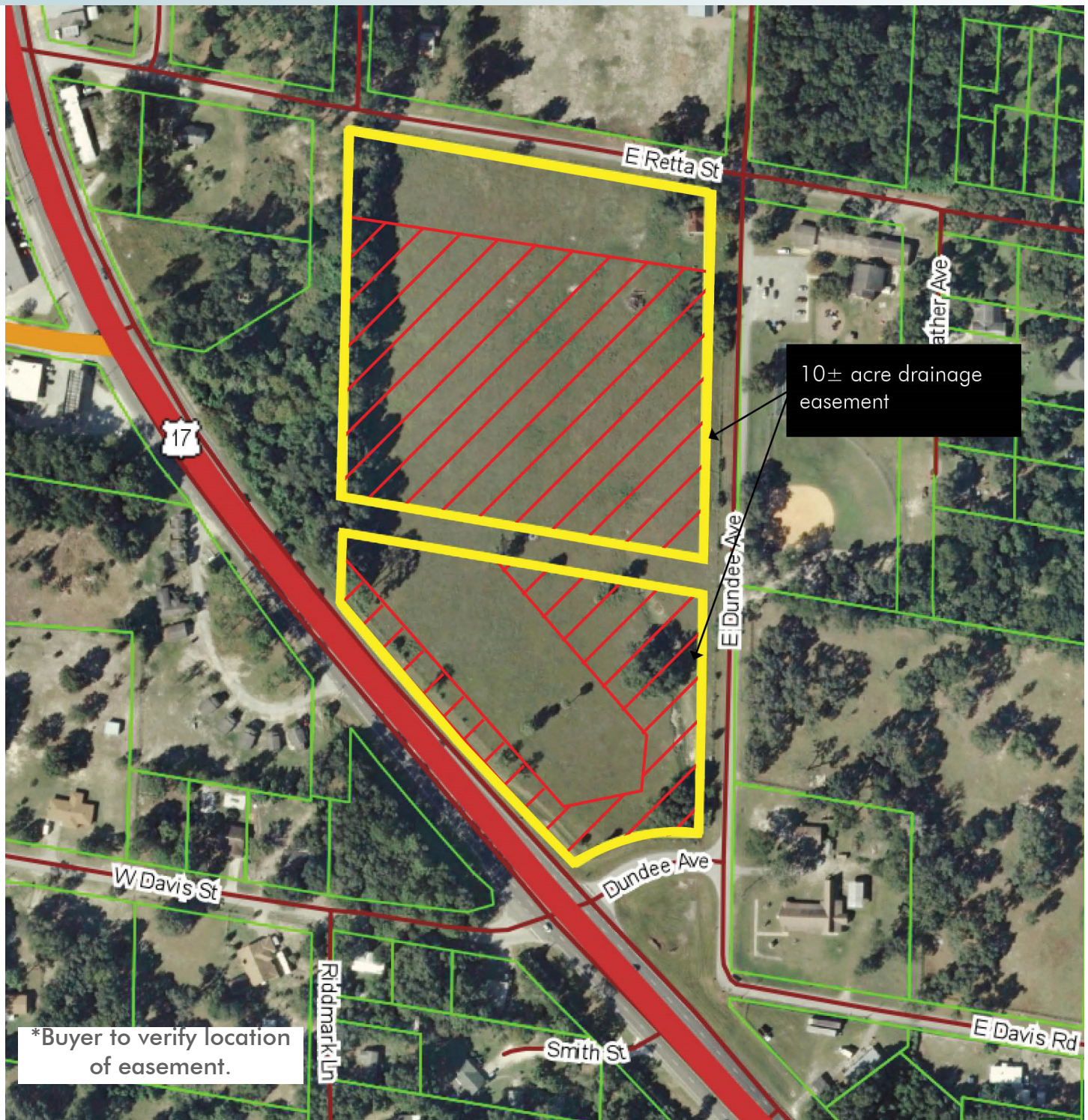




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