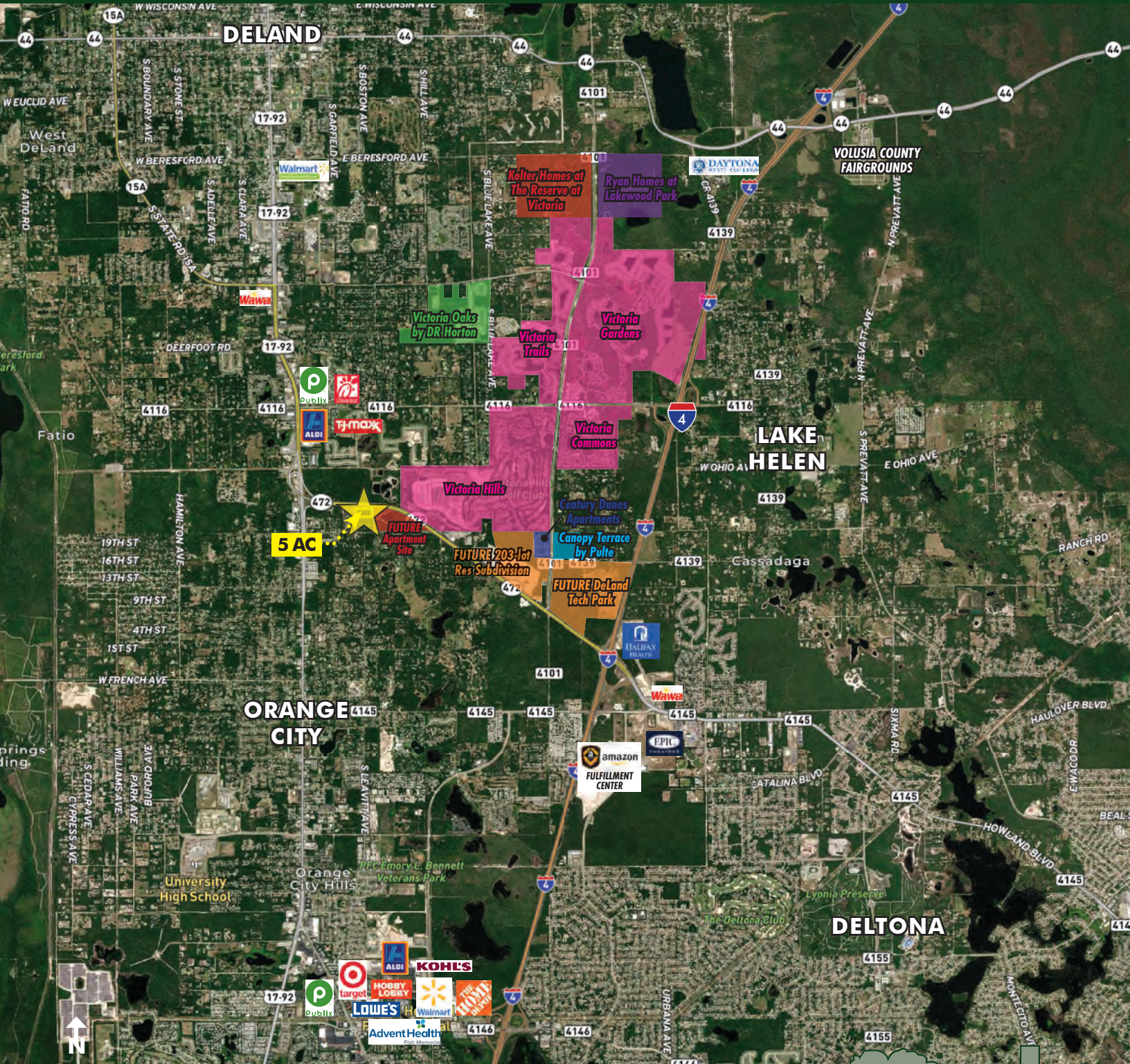


**FOR
SALE**

5 ACRE COMMERCIAL DEVELOPMENT SITE

2790 N Leavitt Ave, Orange City, FL 32763



REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

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AVERAGE DAILY TRAFFIC COUNTS

① 24,000 on SR 472

② 56,000 on Hwy 17-92

ABOUT THE PROPERTY

SIZE 5± acres

PRICE \$1,750,000

ZONING B-3 (Shopping Center)

FLU Commercial

UTILITIES Water and sewer available

**ROAD
FRONTAGE** 660'± on SR 472

PARCEL ID 703300000140

DESCRIPTION

This 5-acre parcel is located along SR 472, strategically located between Woodland Boulevard (major commercial corridor through DeLand) and I-4. Surrounding the site are several large residential development projects with active communities including well-known national homebuilders Kolter Homes, Pulte Homes, Taylor Morrison, and more. This site currently has full access onto SR 472 with daily traffic counts of 24,000.

Call for more information today!

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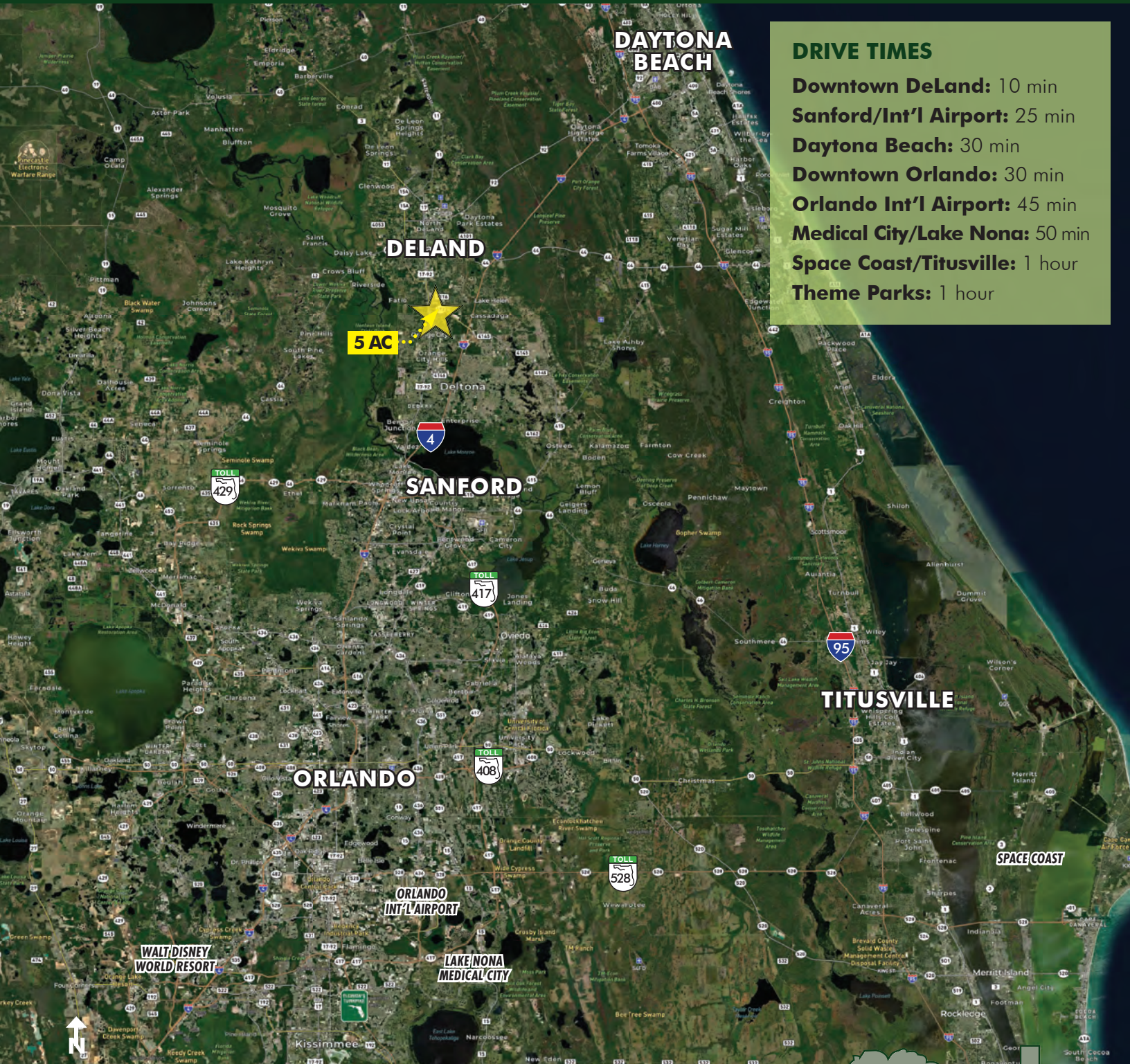
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DRIVE TIMES

- Downtown DeLand:** 10 min
- Sanford/Int'l Airport:** 25 min
- Daytona Beach:** 30 min
- Downtown Orlando:** 30 min
- Orlando Int'l Airport:** 45 min
- Medical City/Lake Nona:** 50 min
- Space Coast/Titusville:** 1 hour
- Theme Parks:** 1 hour

LOCATION MAP

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AREA NEWS

Planned Tech Park promises to bring 1.5 million square feet of warehouse space to DeLand

By Matt Bruce matt.bruce@news-jrnl.com Published: Monday, March 28, 2016

"An Indianapolis-based developer is gearing up to bring DeLand a 142-acre tech park with restaurants, retailers, and 1.5 million square feet of industrial space.

And while it's too early to know how many jobs it will create or what tenants will one day occupy the site along S.R. 472 near the I-4 interchange, a member of the project team said the location is already generating buzz.

"This is an area that's getting a lot of attention right now," Mark Watts, a land-use attorney with Cobb Cole told the DeLand City Commission in August before they granted a rezoning request for the project."



<https://www.growthspotter.com/2023/03/21/updated-planned-tech-park-promises-to-bring-15-million-square-feet-of-warehouse-space-to-deland/>

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