

**FOR  
SALE**

# DELAND RESIDENTIAL INFILL OPPORTUNITY

2240 N Kepler Rd, DeLand, FL 32724



## AVERAGE DAILY TRAFFIC COUNTS (2022)

① 24,000 Int'l Speedway Blvd

## ABOUT THE PROPERTY

**LOT 1** .23± acres / \$35,000  
80' x 105'  
Parcel ID: 603501150301

**LOT 2** .30± acres / \$40,000  
85' on Kepler Rd, 195' N boundary,  
160' S boundary, 75' W boundary  
Parcel ID: 603507000150

**ZONING** R-4A, Single Family Standard or  
Manufactured Modular Dwelling  
Permitted

**FLU** Urban Low Intensity

**UTILITIES** Septic/Well

## DESCRIPTION

**Explore the possibilities** with these two residential infill lots off North Kepler Road in DeLand, FL. Spanning .23 and .3 acres, these lots present promising opportunities for new home construction. Situated in a convenient location, residents can enjoy easy access to nearby amenities and attractions.

***Don't miss out on the chance to create your ideal home in the vibrant community of DeLand, Florida.***

***Call for more information today!***

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

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Maury L. Carter & Associates, Inc.<sup>SM</sup>  
Licensed Real Estate Broker

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### LOT 2

**Size:** .30± acres

**Price:** \$40,000

**Lot Area:**

85' on Kepler Rd, 195' N boundary,  
160' S boundary, 75' W boundary

**Parcel ID:** 603507000150

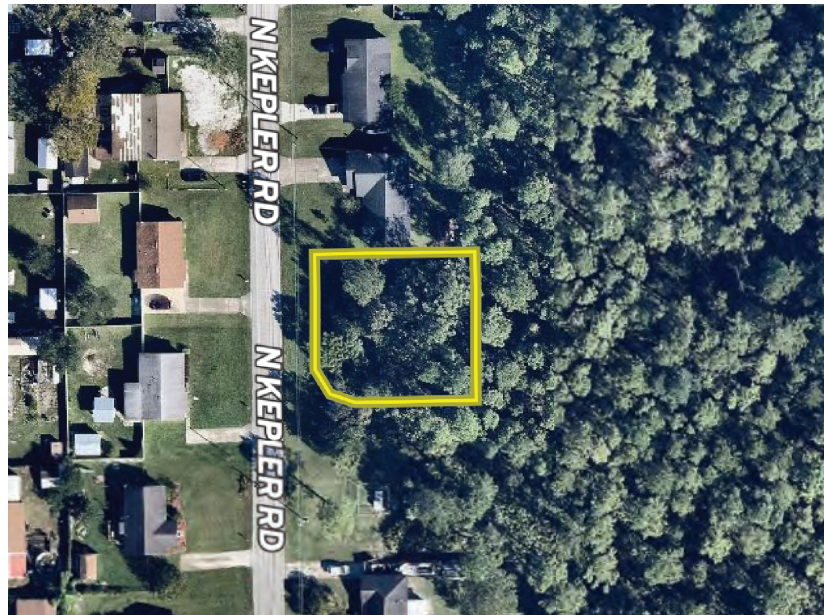
### LOT 1

**Size:** .23± acres

**Lot Area:** 80' x 105'

**Price:** \$35,000

**Parcel ID:** 603501150301



### PARCEL MAPS

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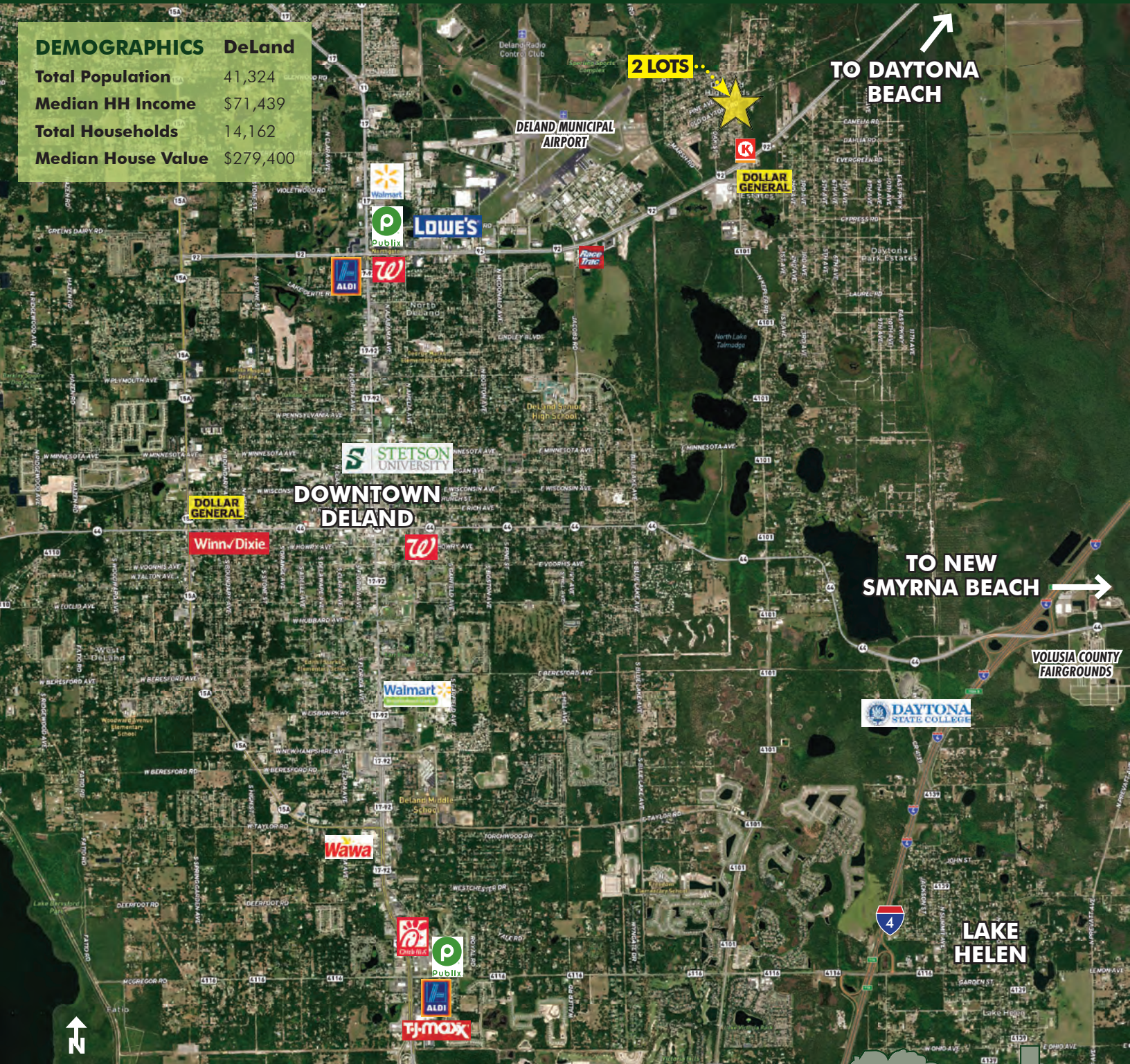
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## DEMOGRAPHICS DeLand

Total Population	41,324
Median HH Income	\$71,439
Total Households	14,162
Median House Value	\$279,400



REGIONAL MAP

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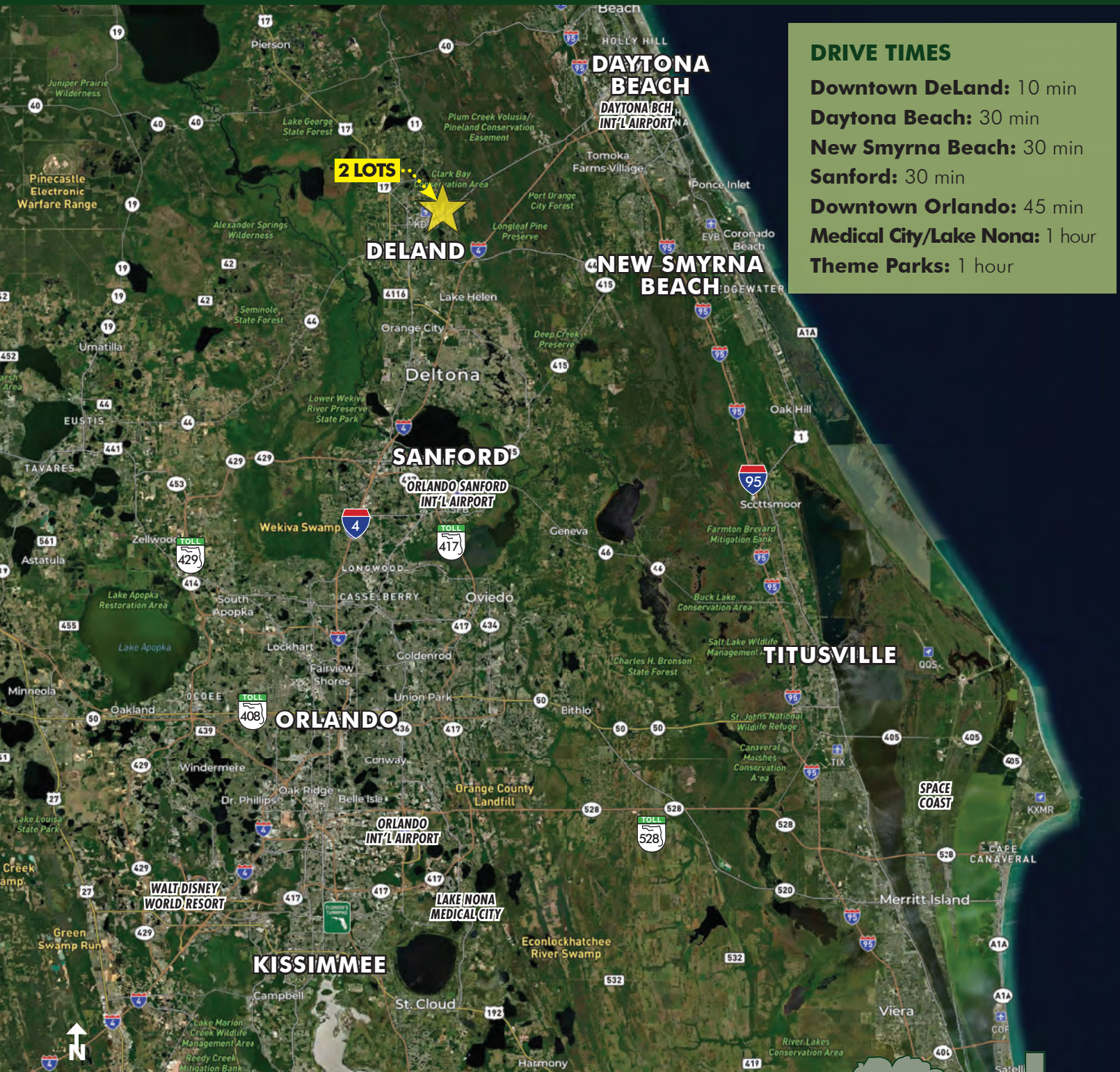
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## DRIVE TIMES

**Downtown DeLand:** 10 min

**Daytona Beach:** 30 min

**New Smyrna Beach:** 30 min

**Sanford:** 30 min

**Downtown Orlando:** 45 min

**Medical City/Lake Nona:** 1 hour

**Theme Parks:** 1 hour

## LOCATION MAP

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