

**FOR
SALE**

DELEON SPRINGS RESIDENTIAL INFILL OPPORTUNITY

Ponce DeLeon Blvd/Desoto Ave, DeLeon Spgs, FL 32130



AVERAGE DAILY TRAFFIC COUNTS (2022)

① 11,700 US Hwy 17

ABOUT THE PROPERTY

LOT 1 .29± acres / \$40,000
532 Ponce DeLeon Blvd.
Parcel ID: 694003010080

LOT 2 .29± acres / \$45,000
425 Desoto Ave.
Parcel ID: 694003020380

ZONING R-3 - Urban Single Family Residential

FLU RLC - Rural Community

UTILITIES Septic/Well

DESCRIPTION

Two 0.29-acre residential infill lots in DeLeon Springs, Florida. Perfectly positioned for new home construction, these lots offer ample space for your dream residence. Complemented by convenient access to nearby amenities.

Don't miss this opportunity to shape your ideal living space in this picturesque Florida community.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

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

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



**FOR
SALE**

DELEON SPRINGS RESIDENTIAL INFILL OPPORTUNITY

Ponce DeLeon Blvd/Desoto Ave, DeLeon Spgs, FL 32130



LOT 1

Size: .29± acres

Price: \$40,000

Address: 532 Ponce DeLeon Blvd.

Parcel ID: 694003010080



LOT 2

Size: .29± acres

Price: \$45,000

Address: 425 Desoto Ave.

Parcel ID: 694003020380

PARCEL MAPS

MAURY L. CARTER & ASSOCIATES, INC.

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

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

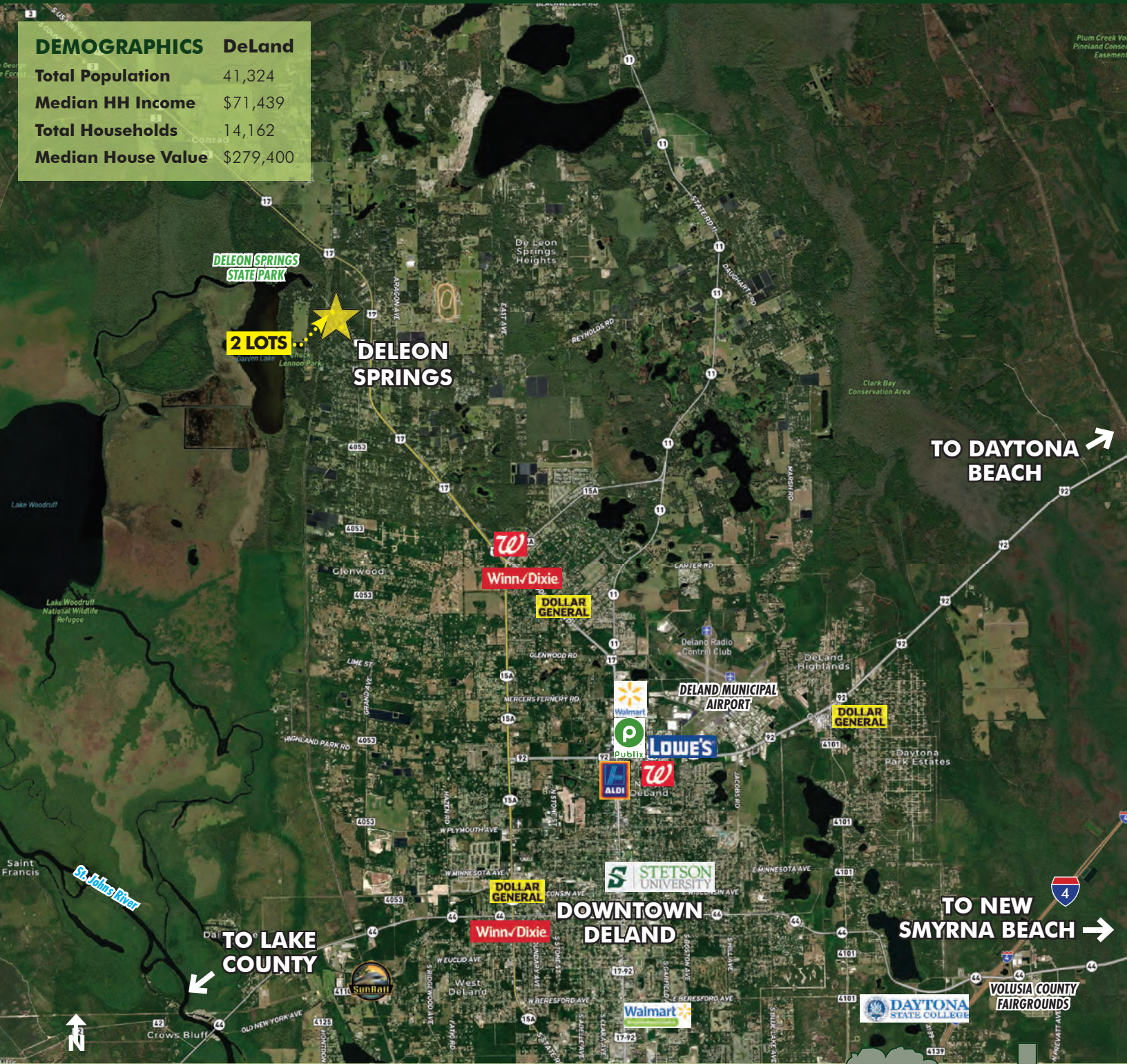


**FOR
SALE**

DELEON SPRINGS RESIDENTIAL INFILL OPPORTUNITY

Ponce DeLeon Blvd/Desoto Ave, DeLeon Spgs, FL 32130

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



REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

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

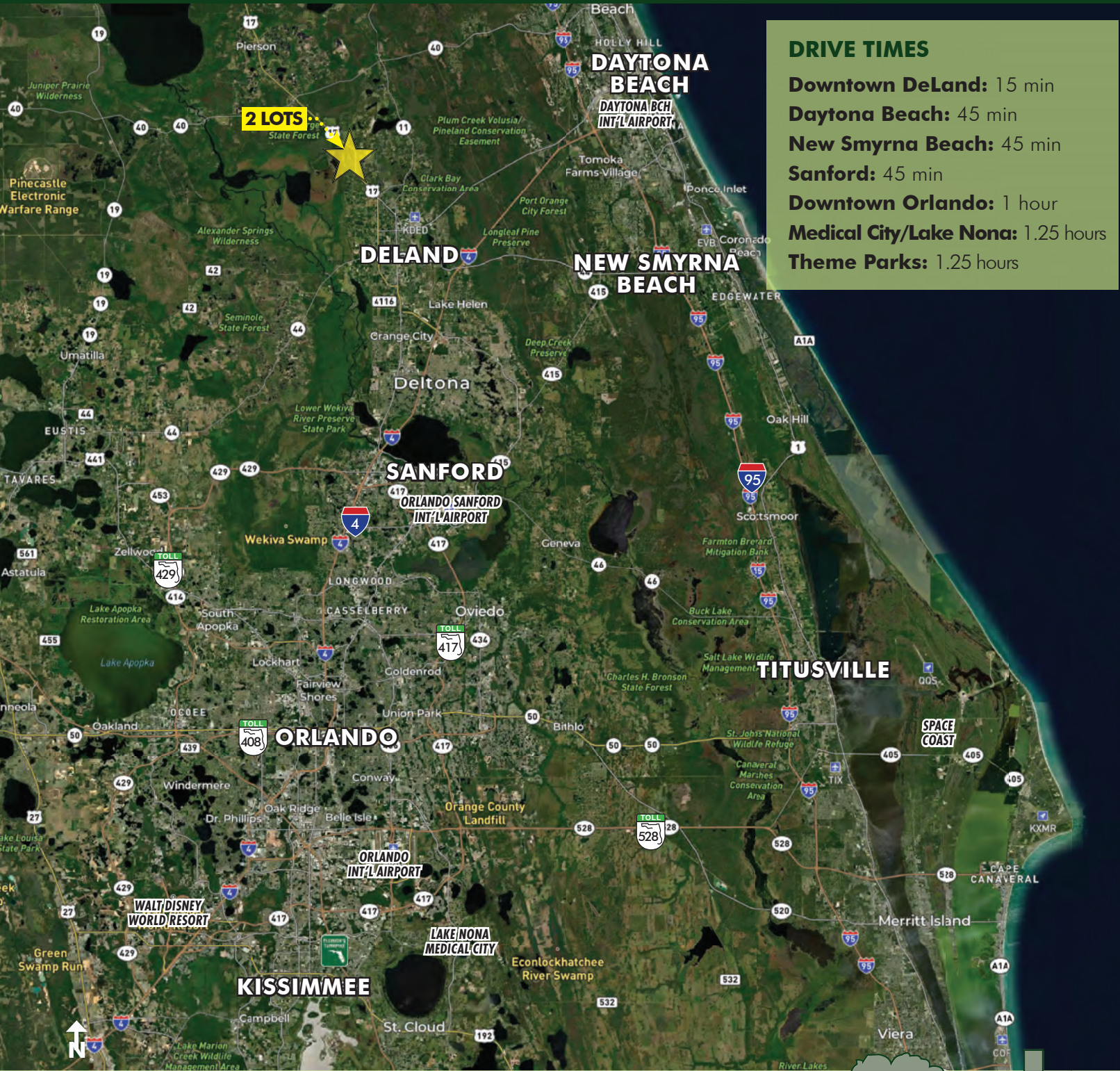
Offering subject to errors, omission, prior sale or withdrawal without notice.



**FOR
SALE**

DELEON SPRINGS RESIDENTIAL INFILL OPPORTUNITY

Ponce DeLeon Blvd/Desoto Ave, DeLeon Spgs, FL 32130



DRIVE TIMES

- Downtown DeLand:** 15 min
- Daytona Beach:** 45 min
- New Smyrna Beach:** 45 min
- Sanford:** 45 min
- Downtown Orlando:** 1 hour
- Medical City/Lake Nona:** 1.25 hours
- Theme Parks:** 1.25 hours

LOCATION MAP

MAURY L. CARTER & ASSOCIATES, INC.

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

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

