

**FOR  
SALE**

# 1 ACRE COMMERCIAL SITE FOR DEVELOPMENT

606 & 608 S Spring Garden Ave, DeLand, FL 32720



## ABOUT THE PROPERTY

**SIZE** 1.08± acres

**PRICE** \$335,000

**ZONING** B-4C

**FLU** Commercial

**UTILITIES** Water and sewer available

**ROAD FRONTAGE** 150'± on S Spring Garden Ave

**PARCEL IDs** 701820010160, 701820010110

## DESCRIPTION

**Frontage on S Spring Garden Avenue!** This 1.08-acre commercial development parcel on South Spring Garden Ave commands exceptional visibility, with an impressive average traffic count of 27,500. Offering a secure, fully developable environment within an X flood zone, seize the opportunity for a lucrative venture on this strategically located property.

**Call for more information today!**

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

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

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



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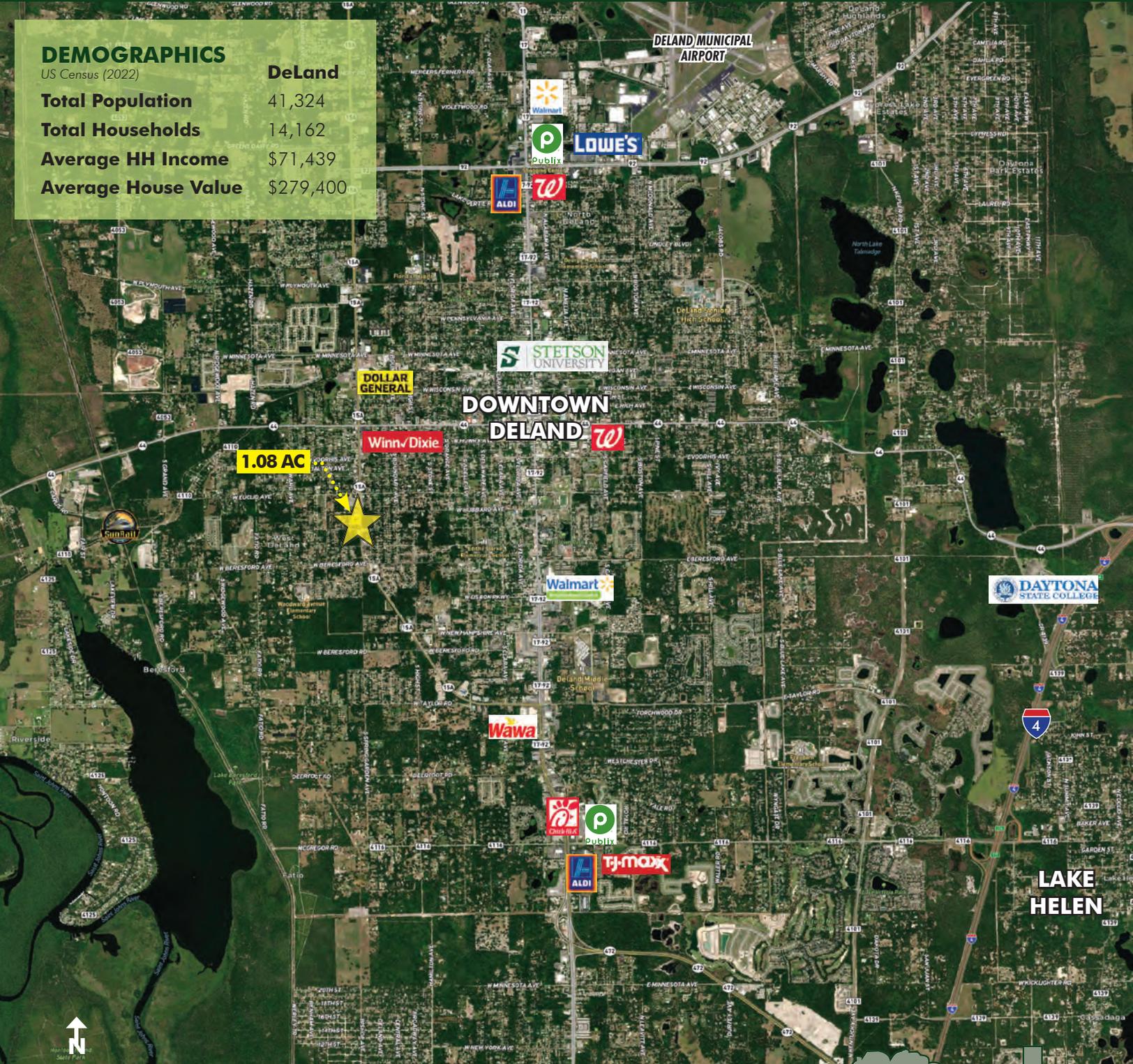
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## DEMOGRAPHICS

US Census (2022)

**DeLand**

<b>Total Population</b>	41,324
<b>Total Households</b>	14,162
<b>Average HH Income</b>	\$71,439
<b>Average House Value</b>	\$279,400



## REGIONAL MAP

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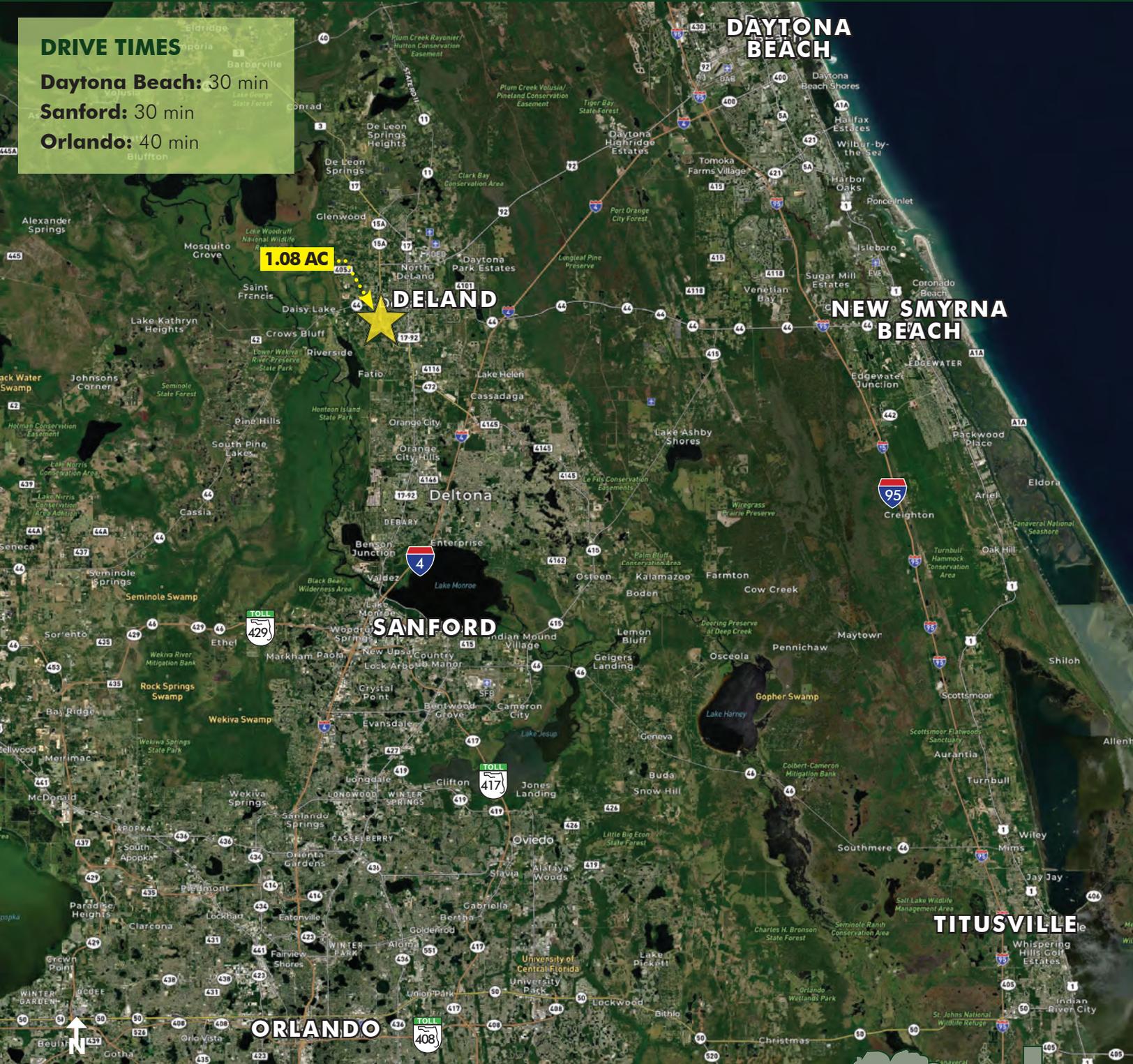
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## DRIVE TIMES

**Daytona Beach: 30 min**

**Sanford: 30 min**

**Orlando: 40 min**



## LOCATION MAP

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