

**FOR
SALE**

1.25 ACRES COMMERCIAL ZONED LAND NEAR DOWNTOWN DELAND

955 W New York Ave, DeLand, FL 32720



ABOUT THE PROPERTY

SIZE 1.25± acres

PRICE \$499,000

ZONING C-1 Commercial

FLU Mixed Office/Residential

UTILITIES Electric and water available;
sewer lines nearby at Brooks/Howry

**ROAD
FRONTAGE** 265'± on W New York Ave

PARCEL IDs 30170834060010
30170834060230

DESCRIPTION

Ideal for Development! This 1.25-acre property in DeLand, Florida offers 250 feet of frontage on W New York Ave, providing excellent visibility and access. Recently rezoned C-1, it presents a great opportunity for potential commercial use, with sewer hookup available nearby. Conveniently located between the new SunRail Station on SR 44 and 1 mile from downtown DeLand, this property is ideal for a variety of development possibilities.

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.



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DEMOGRAPHICS

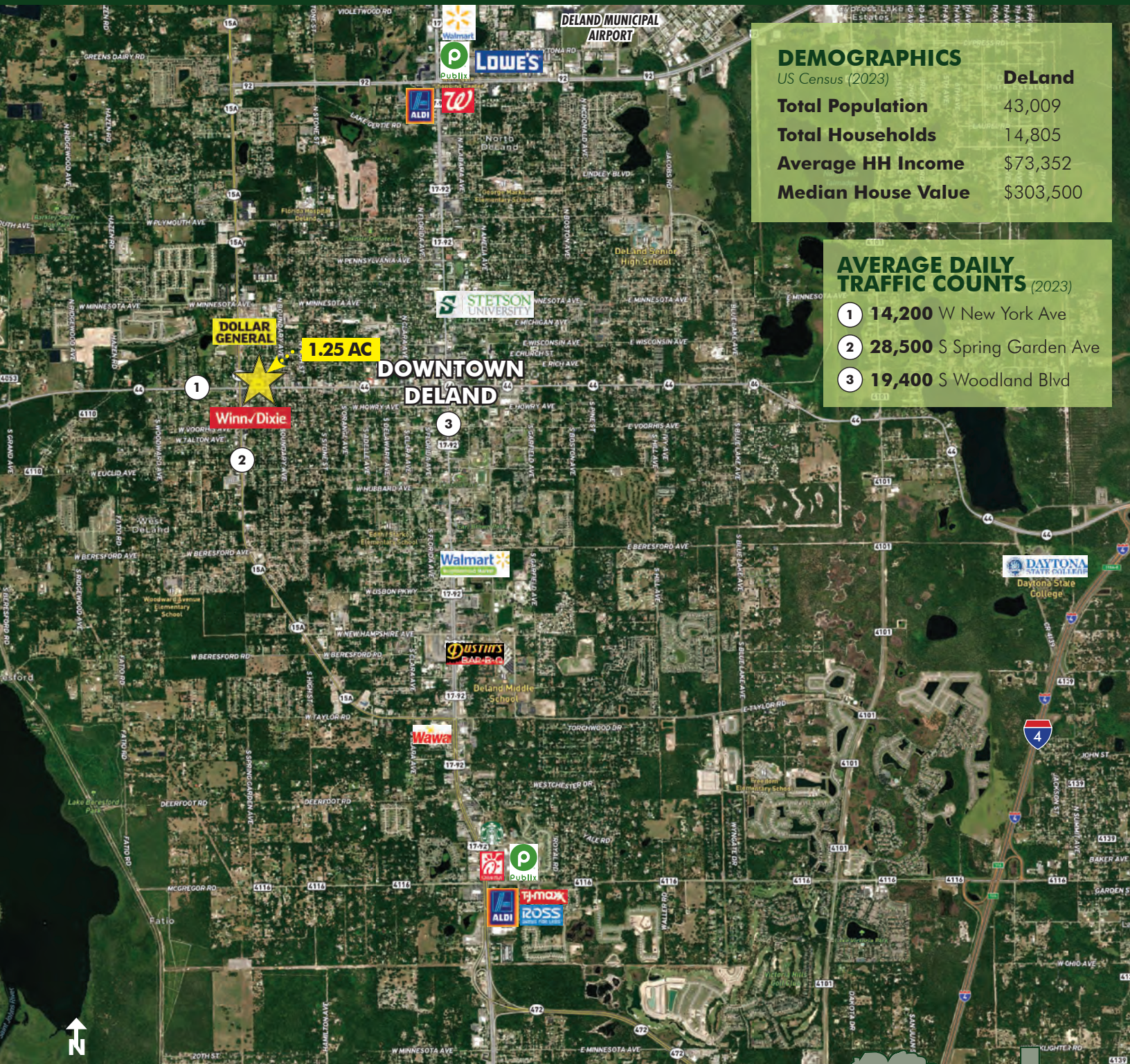
US Census (2023)

DeLand

Total Population	43,009
Total Households	14,805
Average HH Income	\$73,352
Median House Value	\$303,500

AVERAGE DAILY TRAFFIC COUNTS (2023)

- 1 14,200** W New York Ave
- 2 28,500** S Spring Garden Ave
- 3 19,400** S Woodland Blvd



REGIONAL MAP

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DRIVE TIMES

Sanford: 25 min

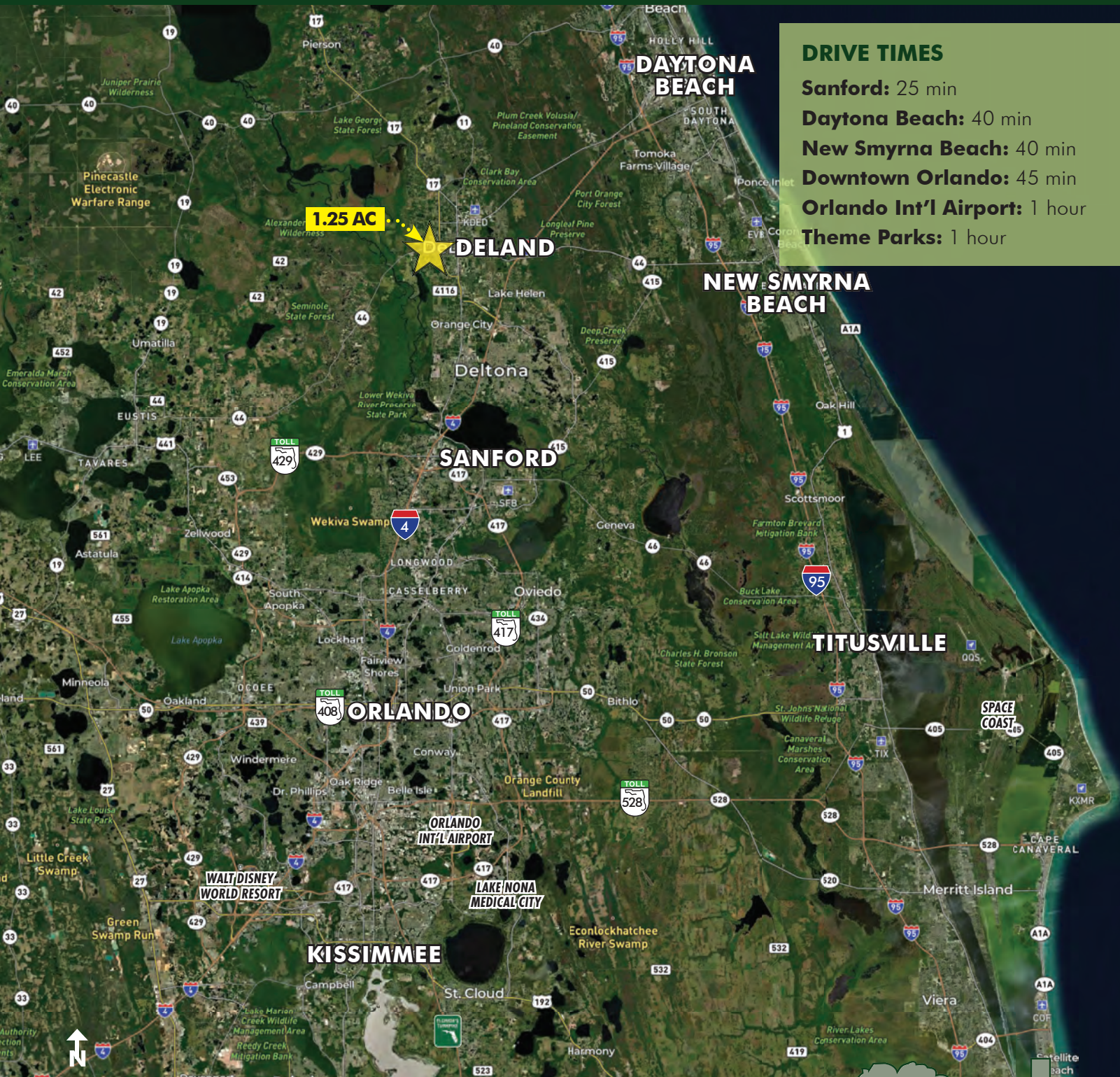
Daytona Beach: 40 min

New Smyrna Beach: 40 min

Downtown Orlando: 45 min

Orlando Int'l Airport: 1 hour

Theme Parks: 1 hour



LOCATION MAP

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