



**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



The Oaks at DeLeon Springs

125 85' lots, 65.3± acres

PROPERTY DETAILS

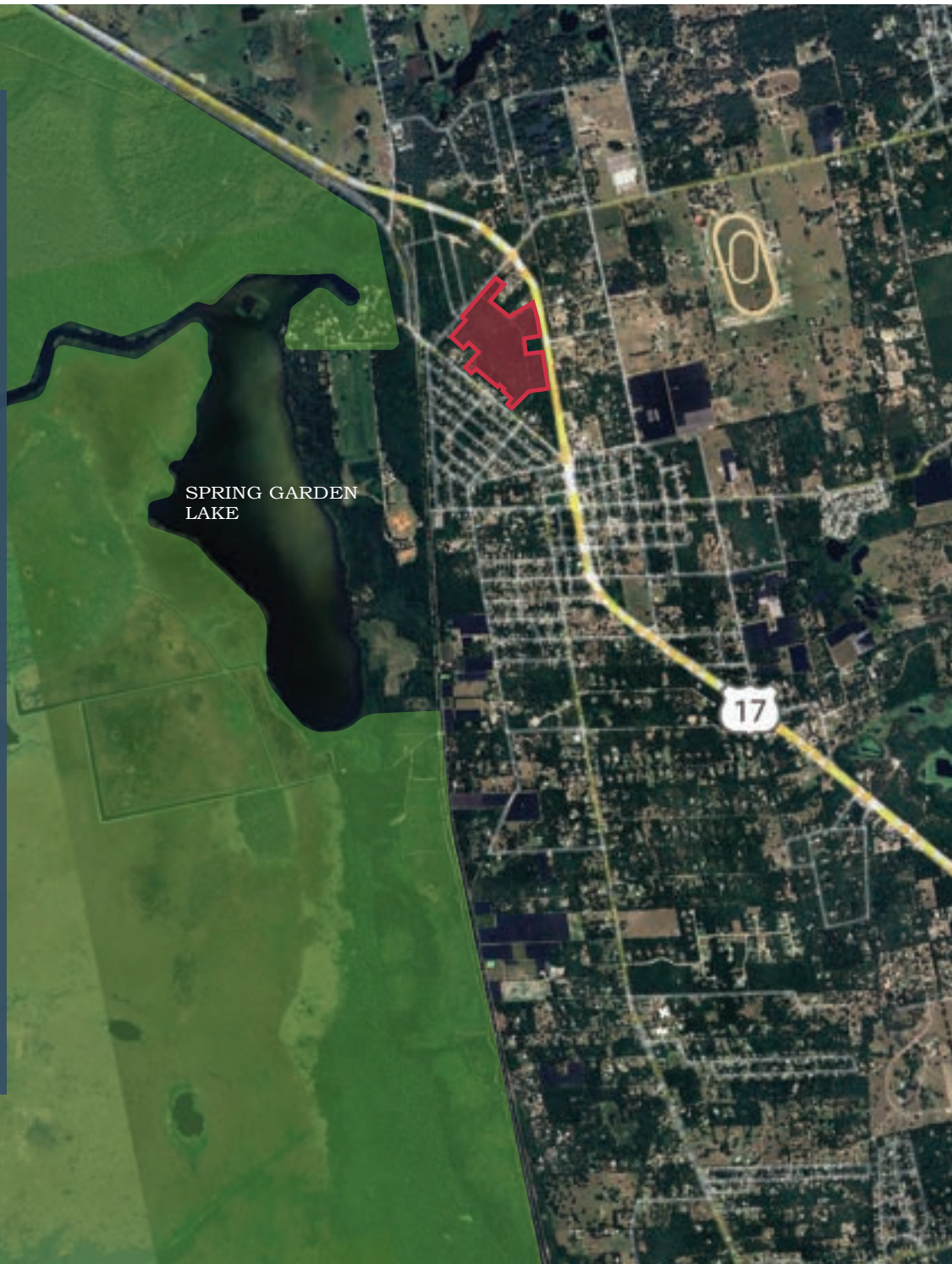
- Size: 125 lots, 65.3± acres
- Location: N US HWY 17
DeLeon Springs, FL 32130
- Zoning: R-3
- FLU: Rural Community
- Utilities: Water & Sewer
Available
- Frontage: 2800' ± on US
HWY 17
- Price: Call for more
information

Property Highlights

The Oaks at DeLeon Springs is a shovel ready 125 85' lot single family development opportunity. Nestled in DeLeon Springs only 1,500' from the entrance to DeLeon Springs State Park. Water and Sewer has recently been extended and is available in front of the site. Shovel ready sites such as this are hard to find in Volusia County and this will not last long.

LAKE WOODRUFF

Call us today for pricing!



GEOGRAPHICAL DETAILS

Traffic Details

- US HWY 17: 21,000
- US HWY 92: 16,000
- US HWY 44: 11,600
- Interstate 4: 24,500

DeLand Demographics

- Total Population: 39,800
- Median Age: 38.8
- Average HH Income: \$73,352
- Median Property Value: \$303,500

