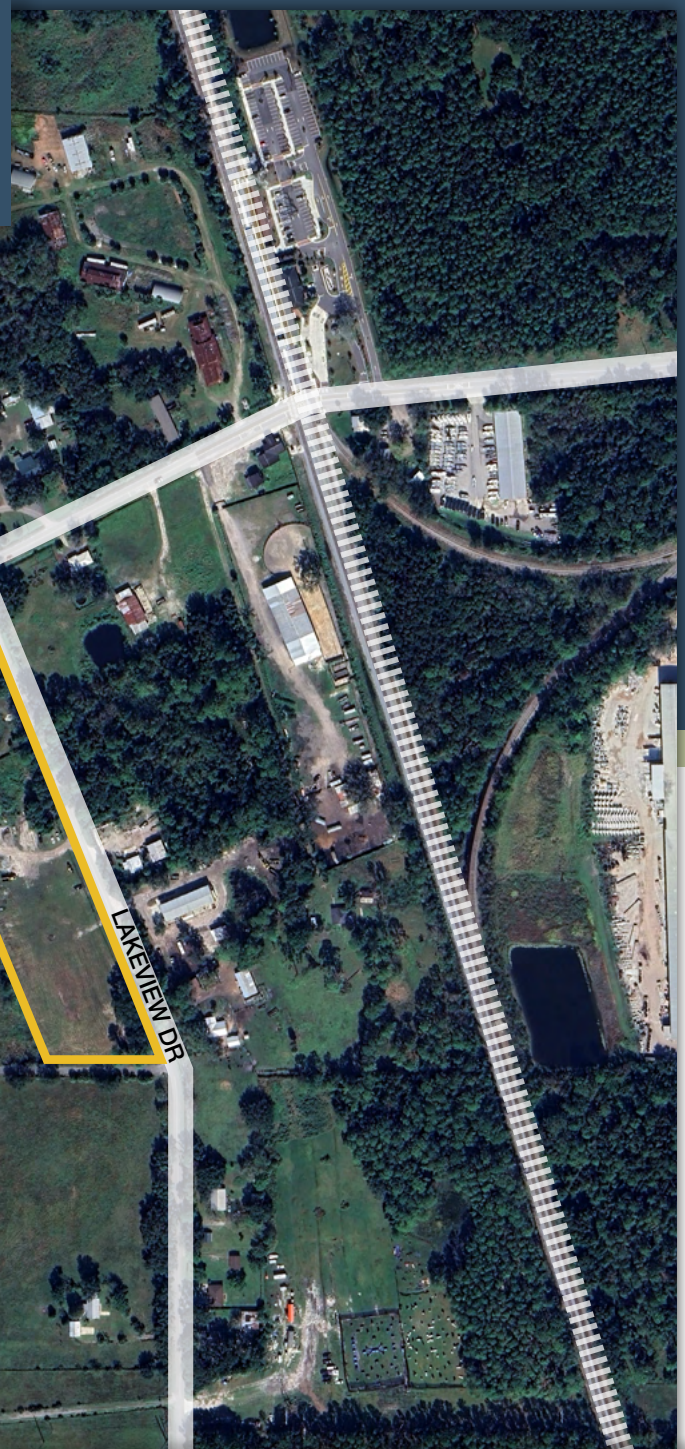




**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



DELAND SUNRAIL INDUSTRIAL LAND OPPORTUNITY

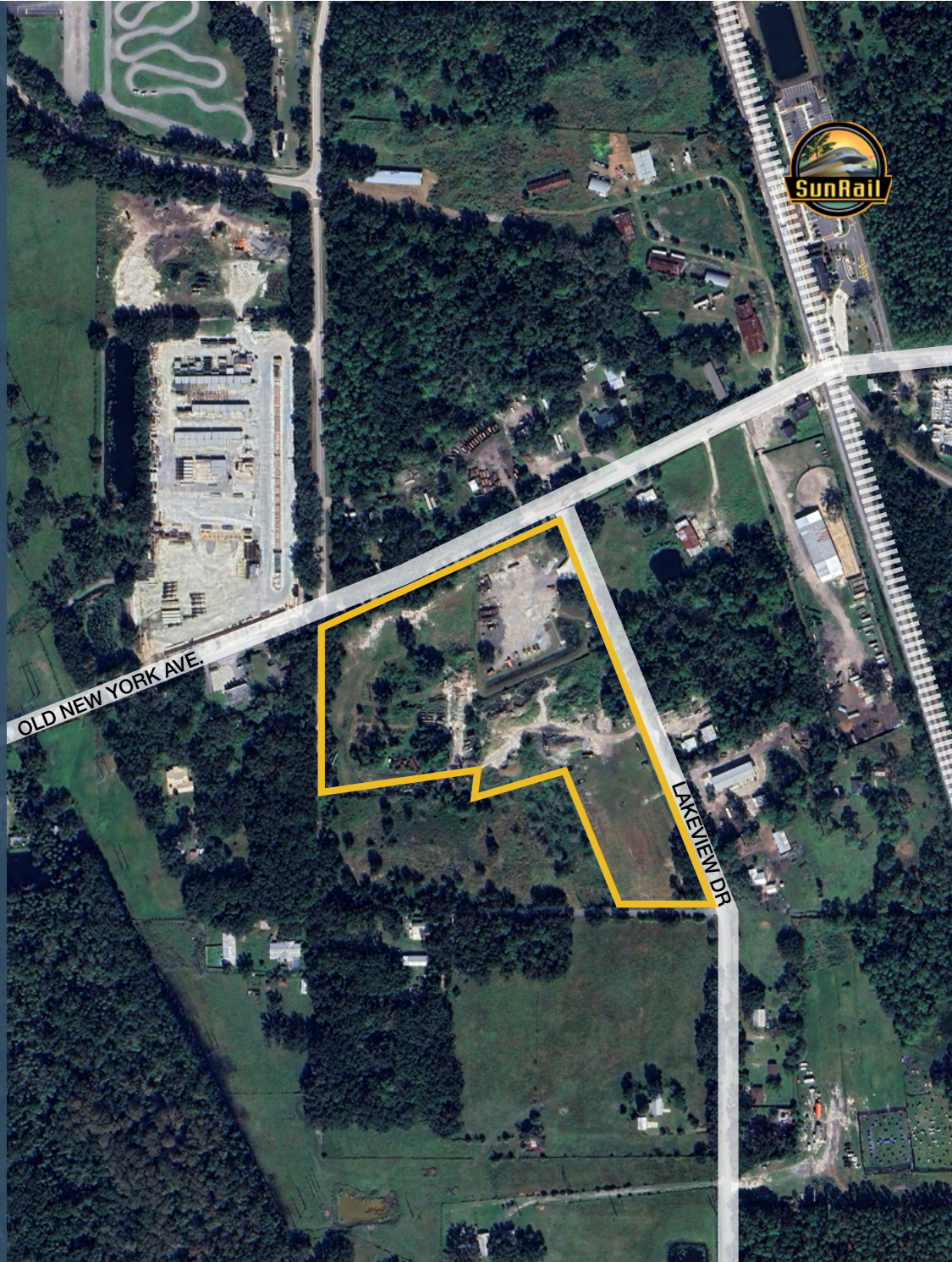
12.75 ± ac in Volusia County

PROPERTY DETAILS

- Size: 12.75 ± acres
- Location: 2550 Old New York Ave.
DeLand, FL 32720
- Parcels: 791304000167, 791304000168
791304000163, 791304000169,
791304000165
- Zoning: I-1 (Industrial)
- FLU: Industrial
- Utilities: Water & Sewer
Available
- Road Frontage: 690'
on Old New York Ave.
- Price: \$5,700,000

Property Highlights

- » 12.75 acres located just west of the DeLand SunRail Station
- » Access on both Old New York Avenue and Lakeview Drive
- » Great location for a contractor laydown yard
- » Land lease opportunities available



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population:
45,587
- Median HH Income:
\$73,352
- Median Home Value:
\$303,500

DeLand, US Census

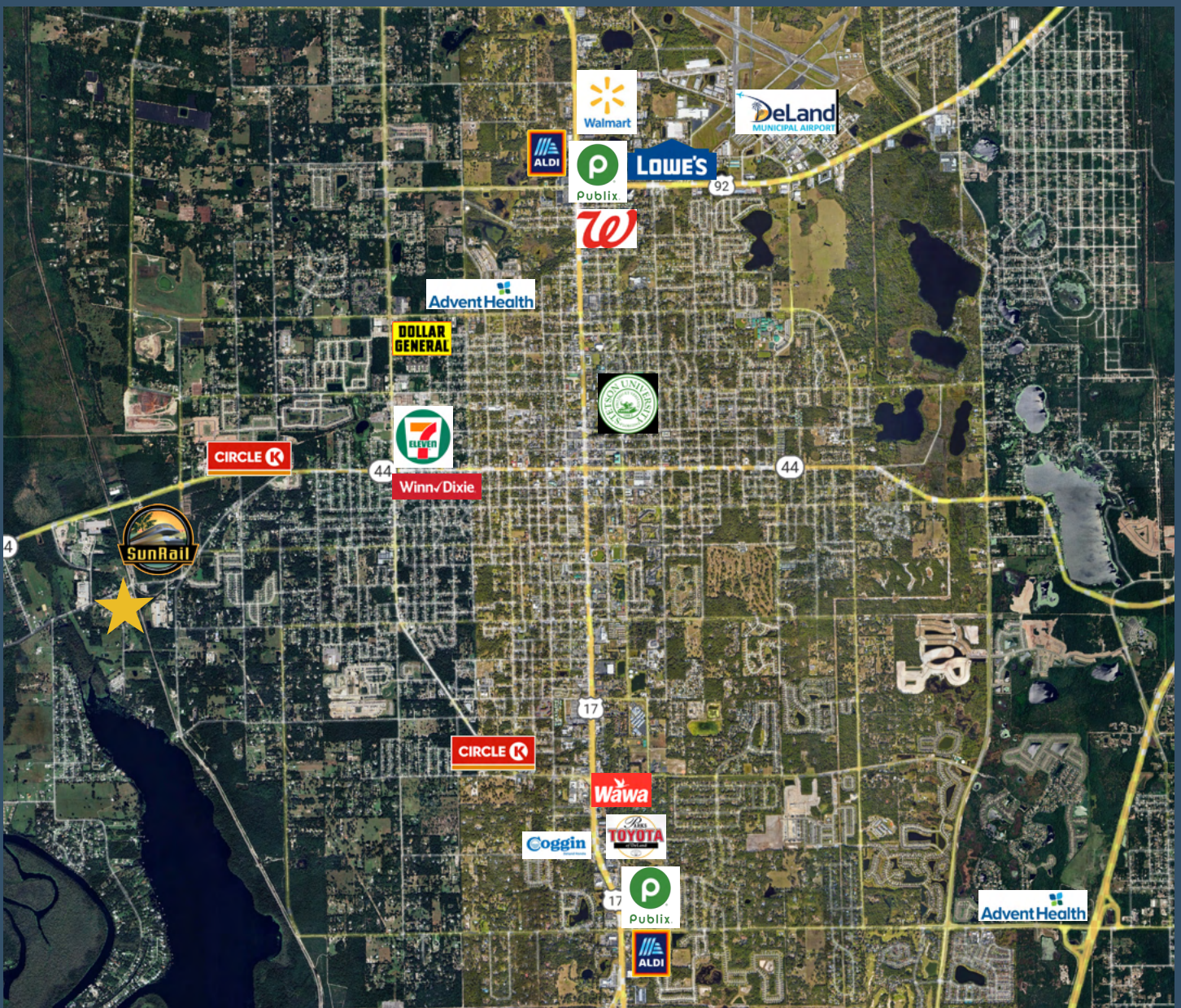
County Demographics

- Total Population:
602,772
- Median HH Income:
\$66,581
- Median Home Value:
\$278,000

Volusia County, US Census

Drive Times

- Daytona Beach: 30 min
- Sanford: 30 min
- Orlando: 40 min



LOCAL DEVELOPMENTS

Legend

	Dean River - 192 Lots		Subject property		Oak Hammock Reserve &
	Hontoon Subdivision - 140 Lots		Pelham Square - 648		Beresford Woods - 310 Lots
	Glenwood Pines - 83 Lots		Grandview Gardens - 101 Lots		Fern Garden Estates
	Hanover Subdivision - 160 Lots		Edgewood - 69 Lots		

