

**FOR  
SALE**

# 1.25 ACRES PROFESSIONAL ZONED LAND NEAR DOWNTOWN DELAND

955 W New York Ave, DeLand, FL 32720



## ABOUT THE PROPERTY

<b>SIZE</b>	1.25± acres
<b>PRICE</b>	Please Call for Pricing Info
<b>ZONING</b>	P-1 Residential or Office
<b>FLU</b>	Mixed Office/Residential
<b>UTILITIES</b>	Electric and water available; sewer lines nearby at Brooks/Howry
<b>ROAD FRONTAGE</b>	265'± on W New York Ave
<b>PARCEL IDS</b>	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. Zoned P-1, it presents a great opportunity for professional or 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](http://www.maurycarter.com) | 407-422-3144

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## DEMOGRAPHICS

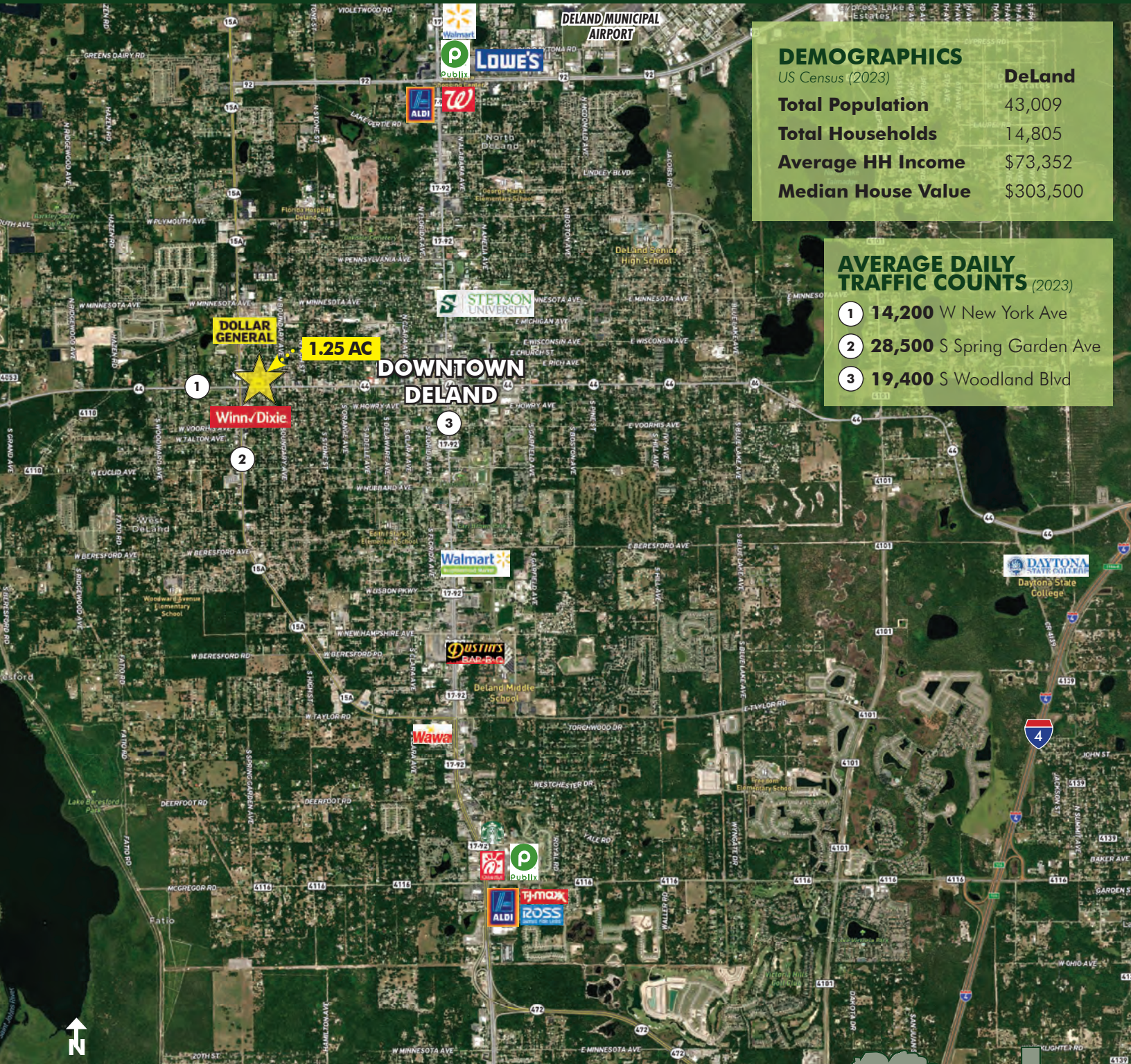
US Census (2023)

**DeLand**

<b>Total Population</b>	43,009
<b>Total Households</b>	14,805
<b>Average HH Income</b>	\$73,352
<b>Median House Value</b>	\$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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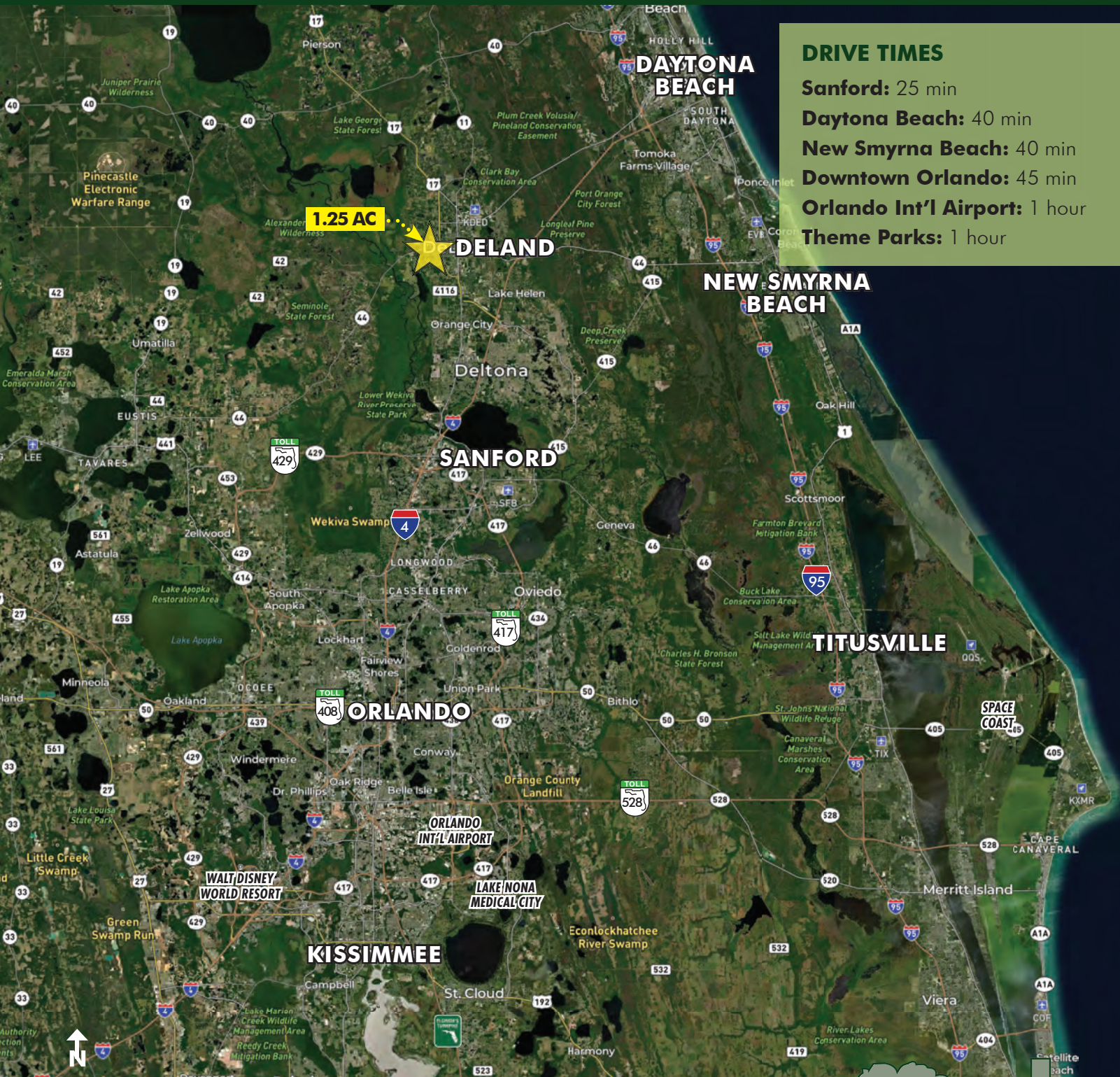
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## DRIVE TIMES

**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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