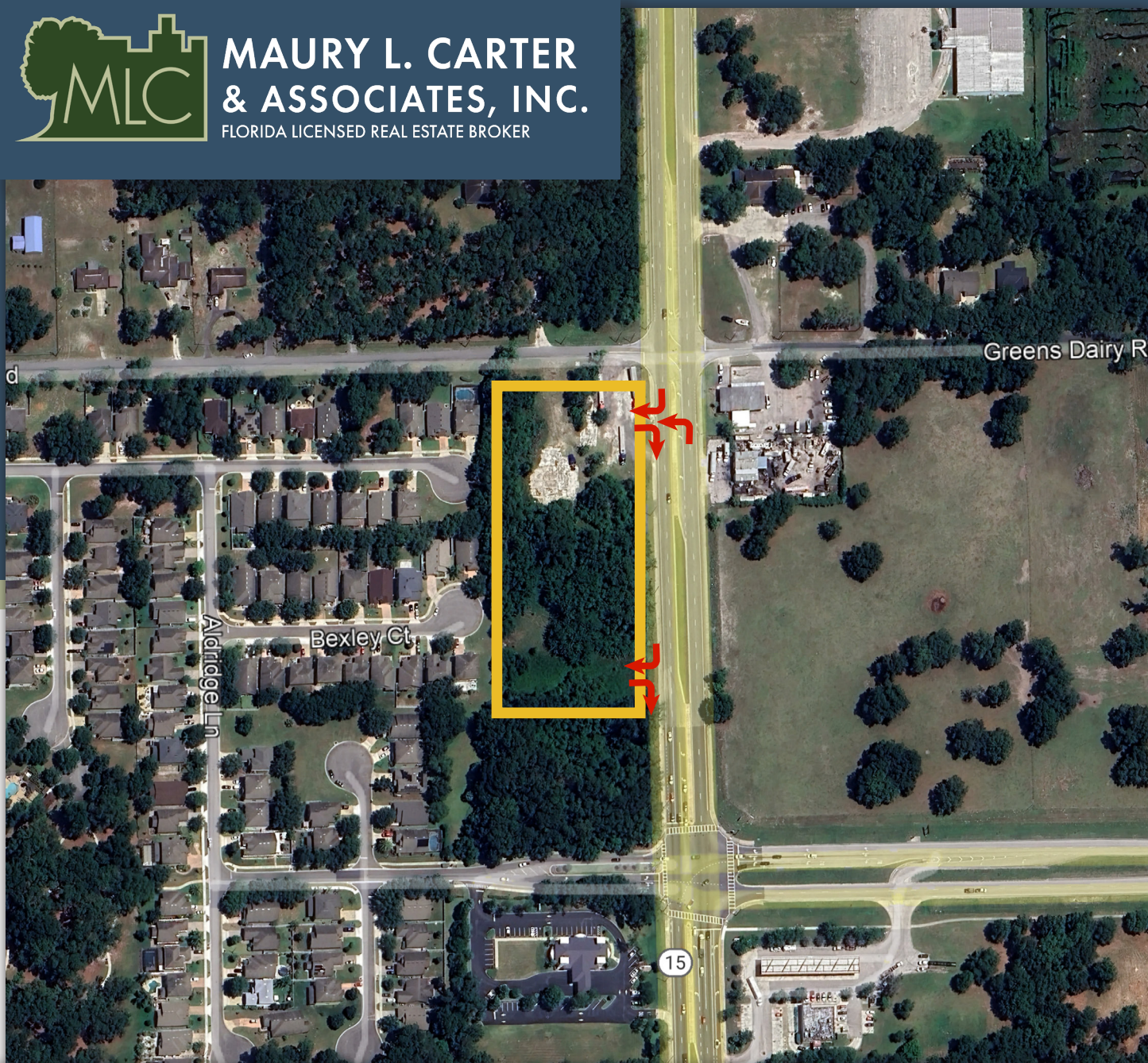




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



4.05± ACRE RETAIL DEVELOPMENT FOR SALE!

Price: \$1,150,000

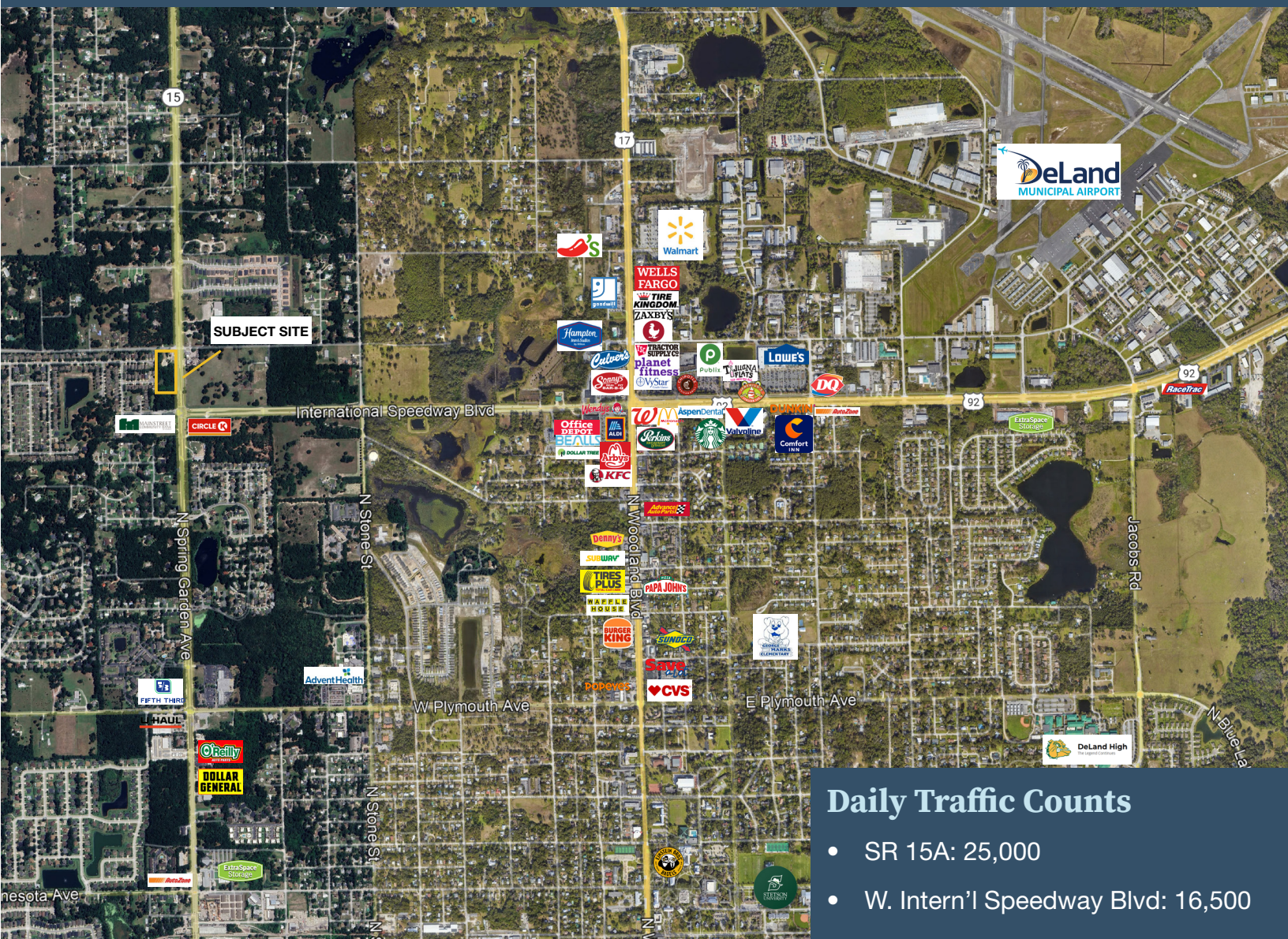
1626 N Spring Garden Avenue Deland, Florida 32720

PROPERTY DETAILS

- Size: 4.05± acres
- Zoning: B-4CA and R-3CA
- Frontage: 650' on SR 15A
- Parcels: 700600000030,
700600000040,
700600000050,
700600000060,
700600000020
- FLU: Commercial/
Residential
- Sale Price: \$1,150,000
- Utilities: Water & Sewer
Available

Property Highlights

4.05 acre retail development site is available for sale! Located at the SWC of Greens Dairy and N Spring Garden Avenue with 650 feet of frontage along N Spring Garden Avenue. Located in a retail desert this property offers a great opportunity for retailers looking to be this corridor.



Daily Traffic Counts

- SR 15A: 25,000
- W. Intern'l Speedway Blvd: 16,500

LOCAL DEVELOPMENTS

LOCAL DEVELOPMENTS

UNDER CONSTRUCTION:
75 SF HOMES

SUBJECT SITE

PROPOSED:
POINT GRANDE
204 UNITS

PROPOSED:
90 MF UNITS

CITRUS GROVE ELEMENTARY
843 STUDENTS

W PLYMOUTH AVE

458 UNITS

GRANDVIEW GARDENS
100 SF HOMES

VOLUSIA COUNTY PUBLIC WORKS

46 SF HOMES

PROPOSED:
EDGEWOOD SUBDIVISION
69 SF HOMES

BERESFORD WOODS
289 SF HOMES

670 UNITS & 43K SF SENIOR LIVING

PROPOSED:
254 SF HOMES & 154 TOWNHOMES

UNDER CONSTRUCTION:
RESERVE AT VICTORIA
265 SF HOMES

APPROVED:
WISTERIA
42 TOWNHOMES

GEORGE W. MARKS ELEMENTARY
743 STUDENTS

DELAND HIGH SCHOOL
2,926 STUDENTS

BLUE LAKES ELEMENTARY
520 STUDENTS

DELAND MUNICIPAL AIRPORT
~212 AIRCRAFT OPERATIONS/DAY

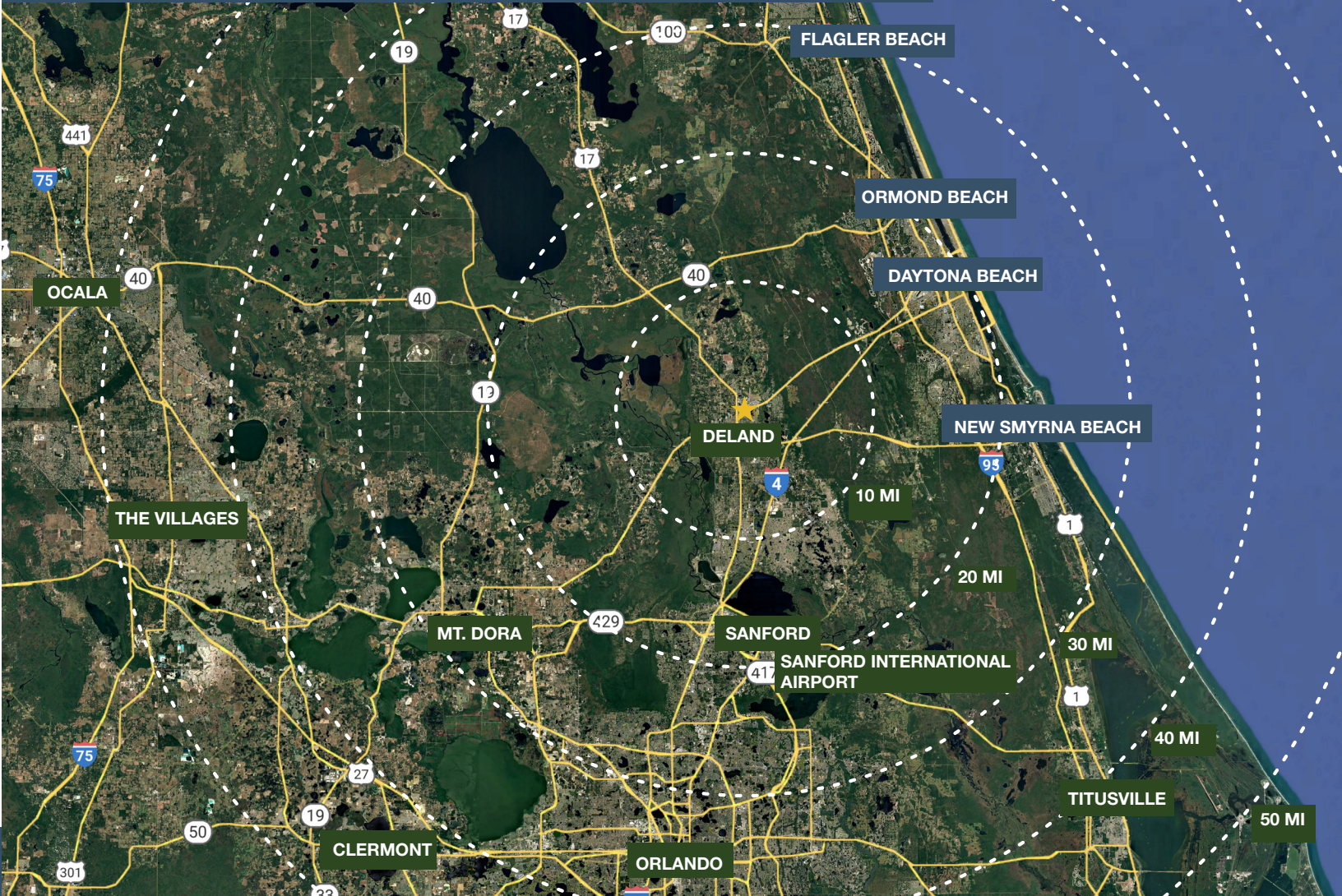
MAJOR ROADS:
Grand Ave, W Plymouth Ave, E Minnesota Ave, S Blue Lk Ave, I-17, I-92, I-44, I-15, N Kepler Rd, S Kepler Rd, S Beltway

3333 S. ORANGE AVENUE, SUITE 200 | ORLANDO, FLORIDA 32806 | 407-422-3144 | MAURYCARTER.COM

REGIONAL MAP

Drive Times

- Daytona Beach: 35 min
- Sanford: 35 min
- Sanford Int'l Airport: 38 min
- Orlando: 45 min
- Flagler Beach: 50 min
- Titusville: 1 hr
- Clermont: 1 hr 15 min
- The Villages: 1 hr 15 min



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