



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



**DOWNTOWN DELAND 8 ACRE FULLY
PERMITTED 50-UNIT TOWNHOME SITE
525 E. Kentucky Ave. DeLand, FL 32724**

PROPERTY DETAILS

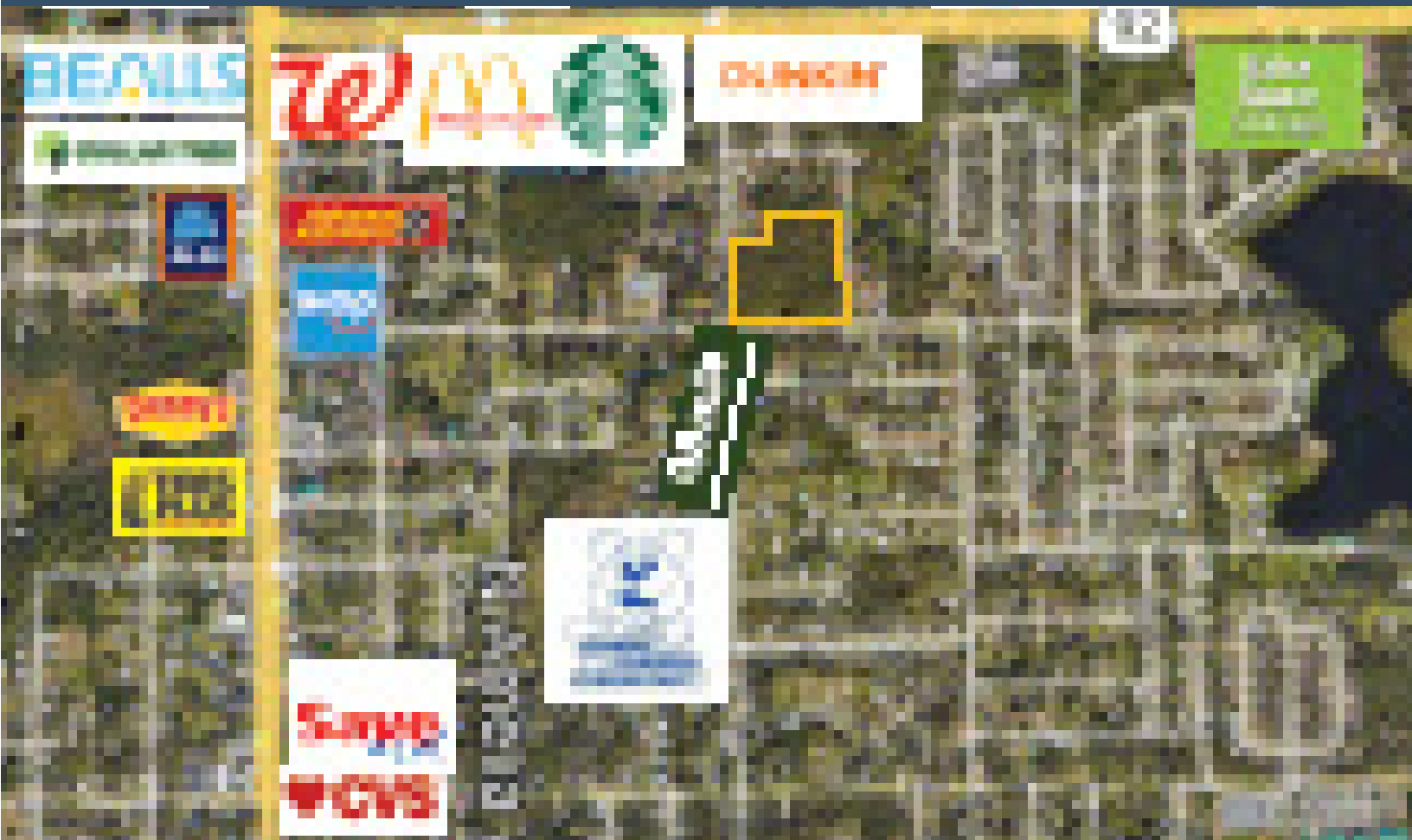
- Size: 8± acres
- Location: 525 E. Kentucky Ave. DeLand, FL 32724
- Parcel: 700400000280
- Zoning: R-4A
- FLU: Urban Medium Intensity
- Utilities: Water & Sewer available to site
- Frontage: 2,800' on US HWY 17
- Price: Please call for details!

Property Highlights

An outstanding shovel-ready development opportunity in the heart of historic Downtown DeLand. Located at 525 E Kentucky Avenue, this fully entitled and fully permitted 50-unit townhome site offers a rare chance to deliver a high-demand residential product in one of Central Florida's fastest-growing and most charming downtown corridors.

Positioned just steps from award-winning Main Street DeLand, the site spans multiple parcels with approved plans for 50 thoughtfully designed townhome units. The project is engineered and ready to break ground—streamlining the path from acquisition to vertical construction. All city approvals, civil engineering, and permits are in place, allowing developers to capitalize on strong buyer and renter demand in a highly walkable, amenity-rich location.

Downtown DeLand has experienced significant growth, fueled by its vibrant cultural scene, historic architecture, boutique retail, and close proximity to Stetson University. The area continues to attract a diverse population of professionals, students, and retirees, making this a strategic location for for-sale or for-rent townhomes.



GEOGRAPHICAL DETAILS

Local Demographics

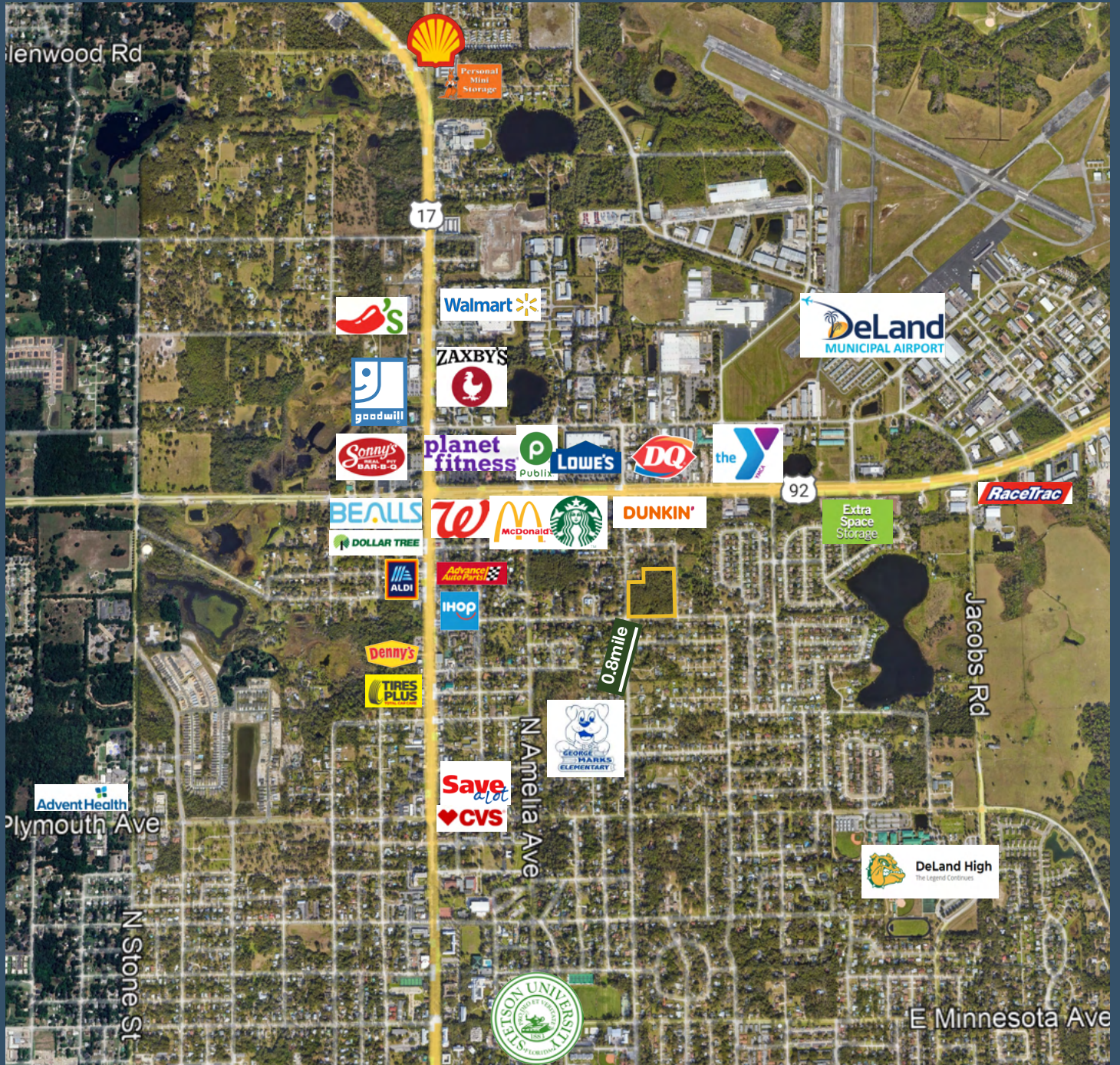
- Total Population: 45,587
- Median HH Income: \$73,352
- Median Home Value: \$303,500

County Demographics

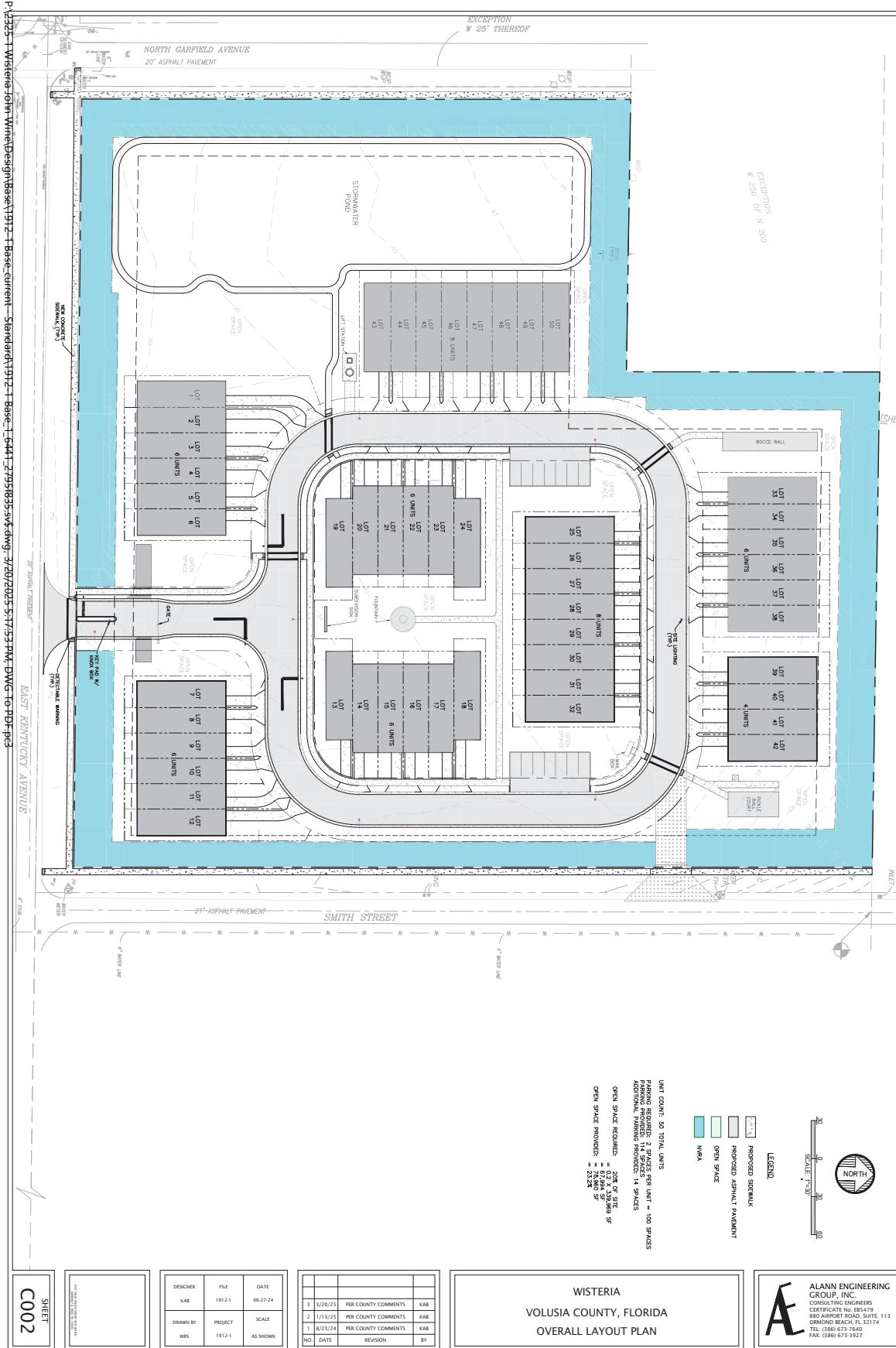
- Total Population: 602,772
- Median HH Income: \$66,581
- Median Home Value: \$278,000

Daily Traffic Counts

- Kentucky Ave: 1,550
- HWY 92: 28,000
- HWY 17: 26,000



SITE PLANS



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

