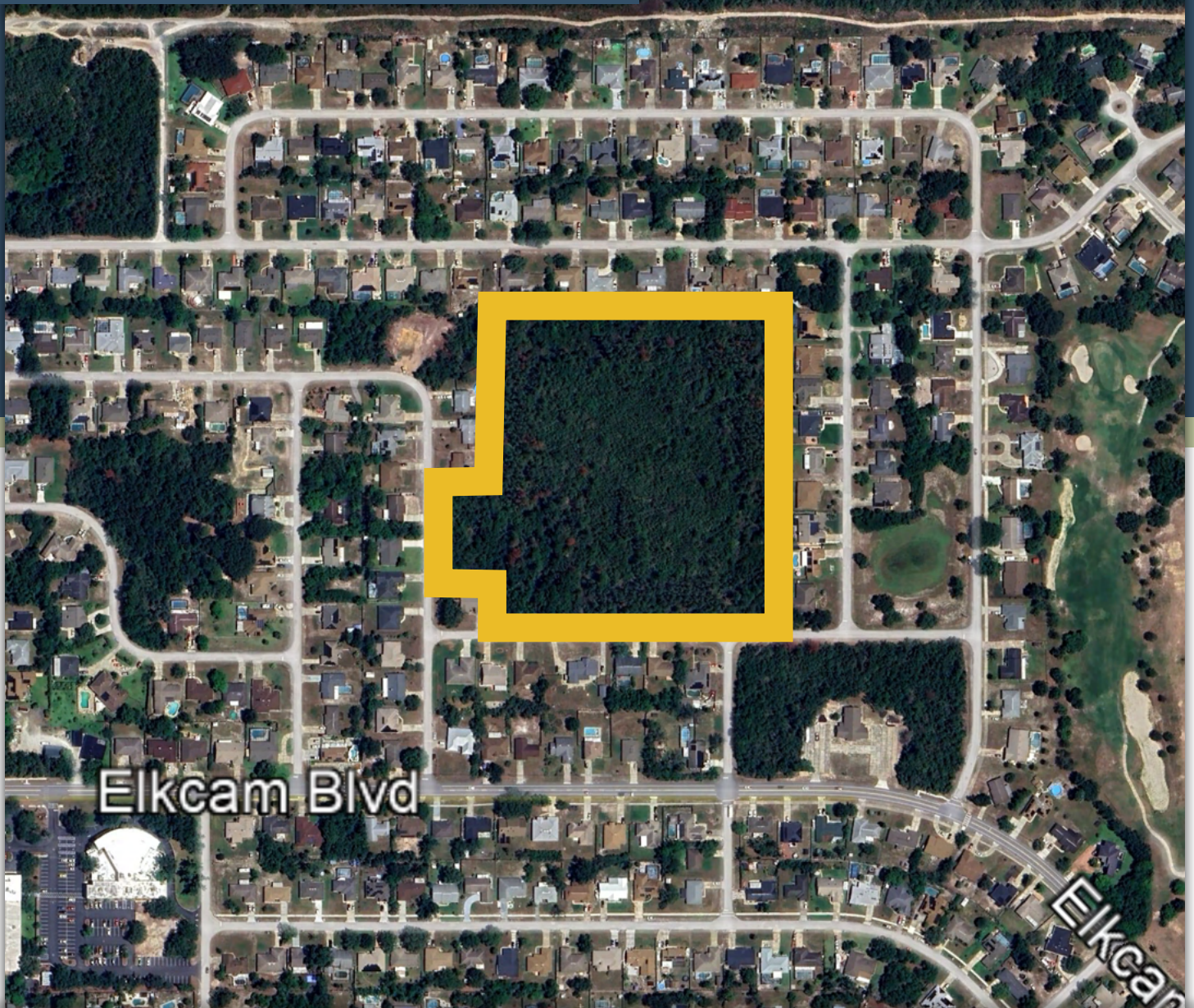




**MAURY L. CARTER  
& ASSOCIATES, INC.**  
FLORIDA LICENSED REAL ESTATE BROKER



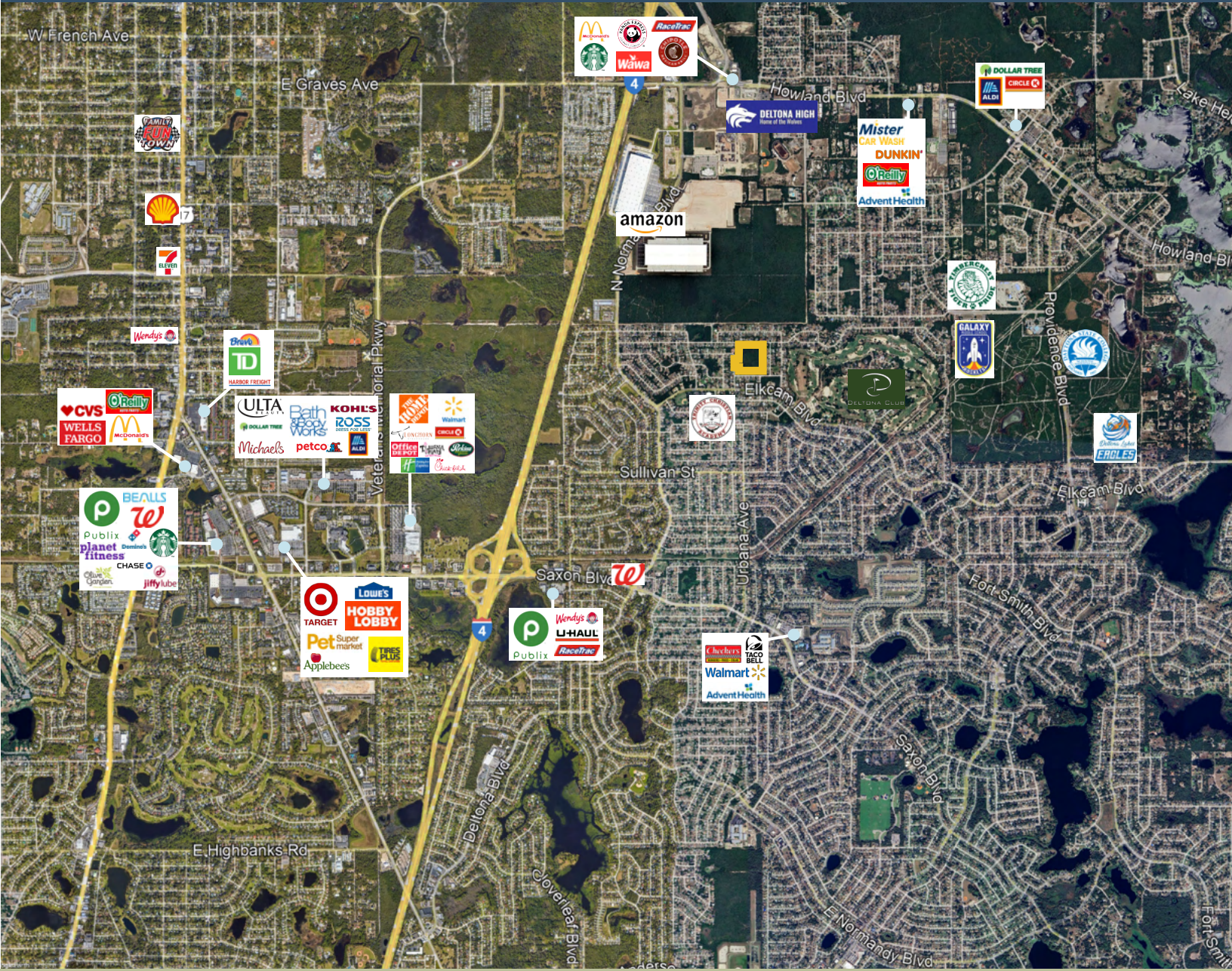
**12.69± AC DELTONA DEVELOPMENT  
SITE FOR SALE!  
Utica St. Deltona, FL 32725**

# PROPERTY DETAILS

- Size: 12.69± acres
- Location: Utica St. Deltona, FL 32725
- PIN: 813008060010
- Zoning: Public Use
- FLU: Recreational
- Utilities: Water
- Frontage: 800' on Utica St. & 230' on E. Fairbanks Dr.
- Price: \$750,000

## Property Highlights

12.69 acre development site for sale! This property is zoned for public use and is the perfect location for a school or other institutional type user looking to land in Deltona! Just a short distance from I-4, retail, jobs, and medical type uses! Access this property from both Utica Street and Fairbanks Drive!



# GEOGRAPHICAL DETAILS

## Local Demographics

- Total Population: 95,682
- Median HH Income: \$72,967
- Median Home Value: \$254,100

Deltona, 2023 US Census

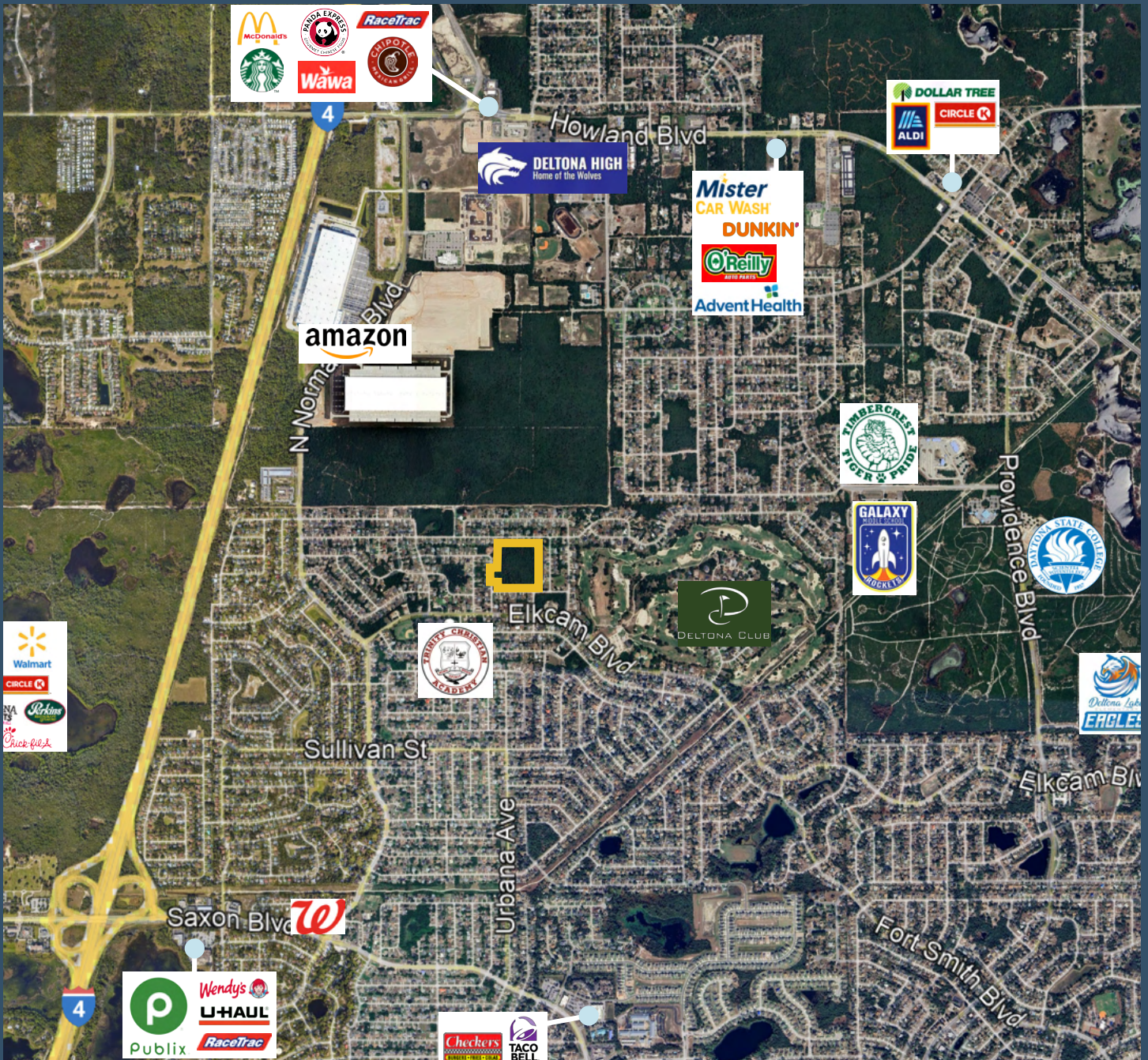
## County Demographics

- Total Population: 568,229
- Median HH Income: \$66,581
- Median Home Value: \$278,000

Volusia County, 2023 US Census

## Daily Traffic Counts

- Elkhart Blvd: 7,700
- N Normandy Blvd: 14,200
- Howland Blvd: 27,500
- I-4 at Saxon Blvd: 108,500
- Saxon Blvd: 26,000



# REGIONAL MAP

## Drive Times

- DeLand: 20 min
- Sanford: 30 min
- Sanford Intern'l Aiport: 35 min
- Daytona Beach: 35 min
- Orlando: 50 min
- Mt. Dora: 50 min
- Titusville: 1 hr

