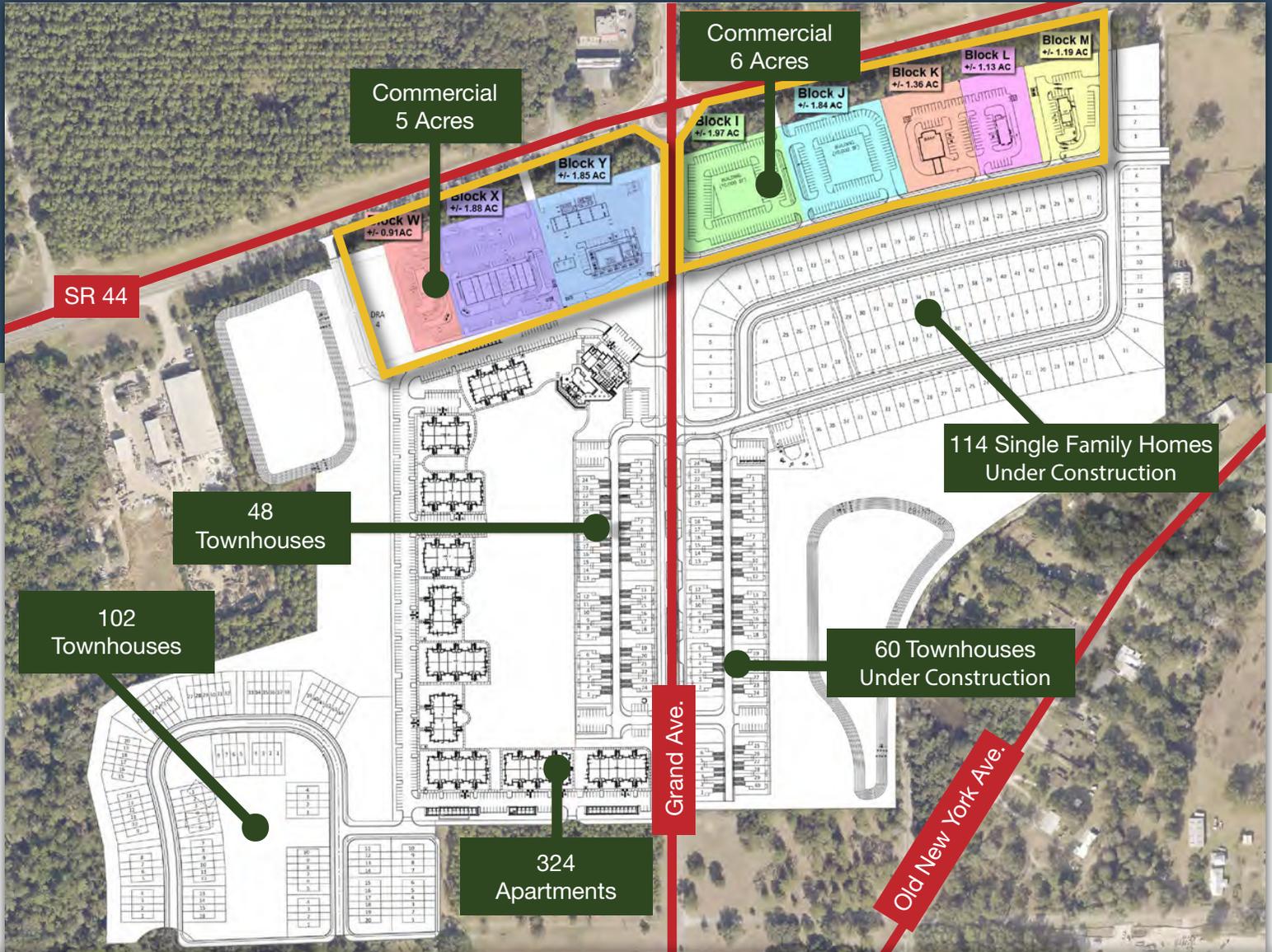




**MAURY L. CARTER  
& ASSOCIATES, INC.**  
FLORIDA LICENSED REAL ESTATE BROKER



# 11± AC RETAIL OUTPARCEL DEVELOPMENT SITE IN DELAND Villages at Pelham Square

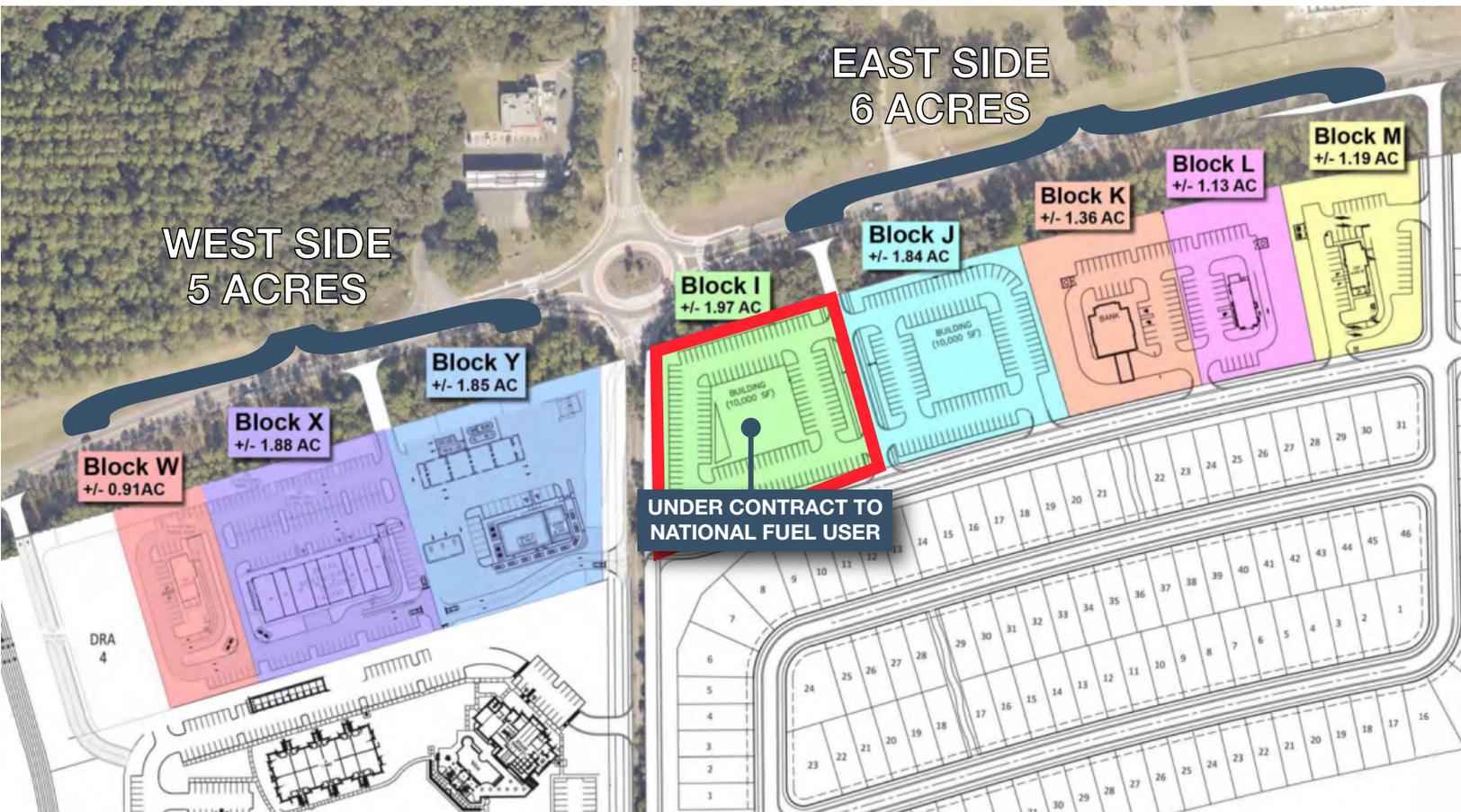
# PROPERTY DETAILS

- Size: ±11 acres
- Location: 400 S. Grand Ave., DeLand, FL 32720
- Road Frontage: ±2,220 ft. along SR 44
- Zoning: PUD
- FLU: Generalized Activity Center
- Utilities: Water & Sewer Available

- **Price: \$3,300,000**
- West side: \$1,500,000
- East Side: \$1,800,000

## Property Highlights

Located on the west side of DeLand, Florida, this exceptional commercial land opportunity offers endless possibilities for development. Spanning 11 acres, the site is perfectly positioned for high-visibility retail with + 2,220 feet of frontage on State Road 44 (14,500 ADT). With easy access to major roads and highways, this property provides the ideal location for businesses seeking to capitalize on the growing demand in this thriving area. This site captures all of the traffic traveling to and from both Volusia and Lake County daily. The construction of the residential portions of Pelham Square are currently under development and there are 2,000± units in the development pipeline in the immediate area. The Sunrail station, just .75 mile away, provides for excellent access and transit.



# GEOGRAPHICAL DETAILS

## Local Demographics

- Total Population: 39,832
- Median HH Income: \$73,352
- Median Home Value: \$303,500

DeLand, US Census

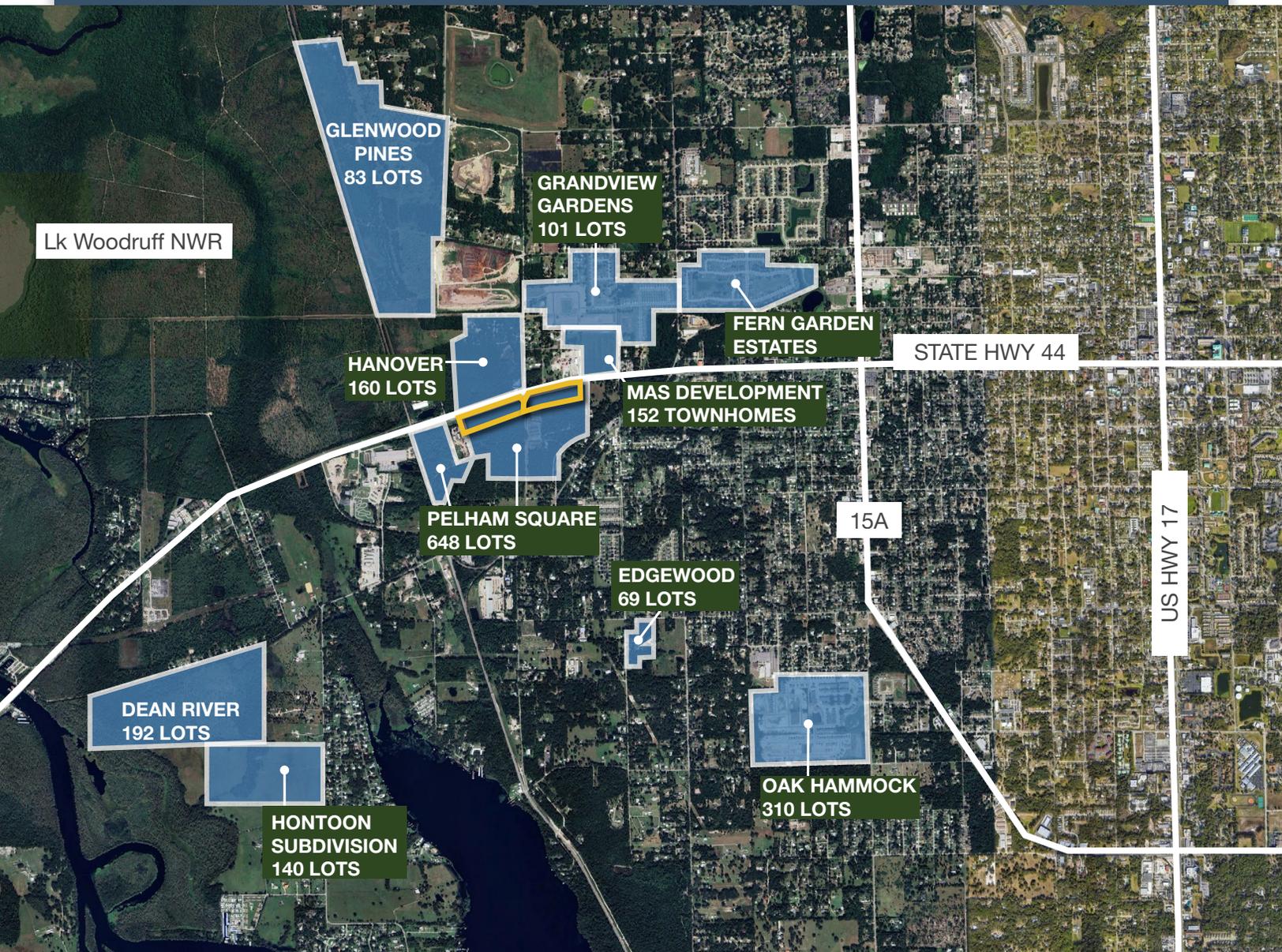
## County Demographics

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

Volusia County, US Census

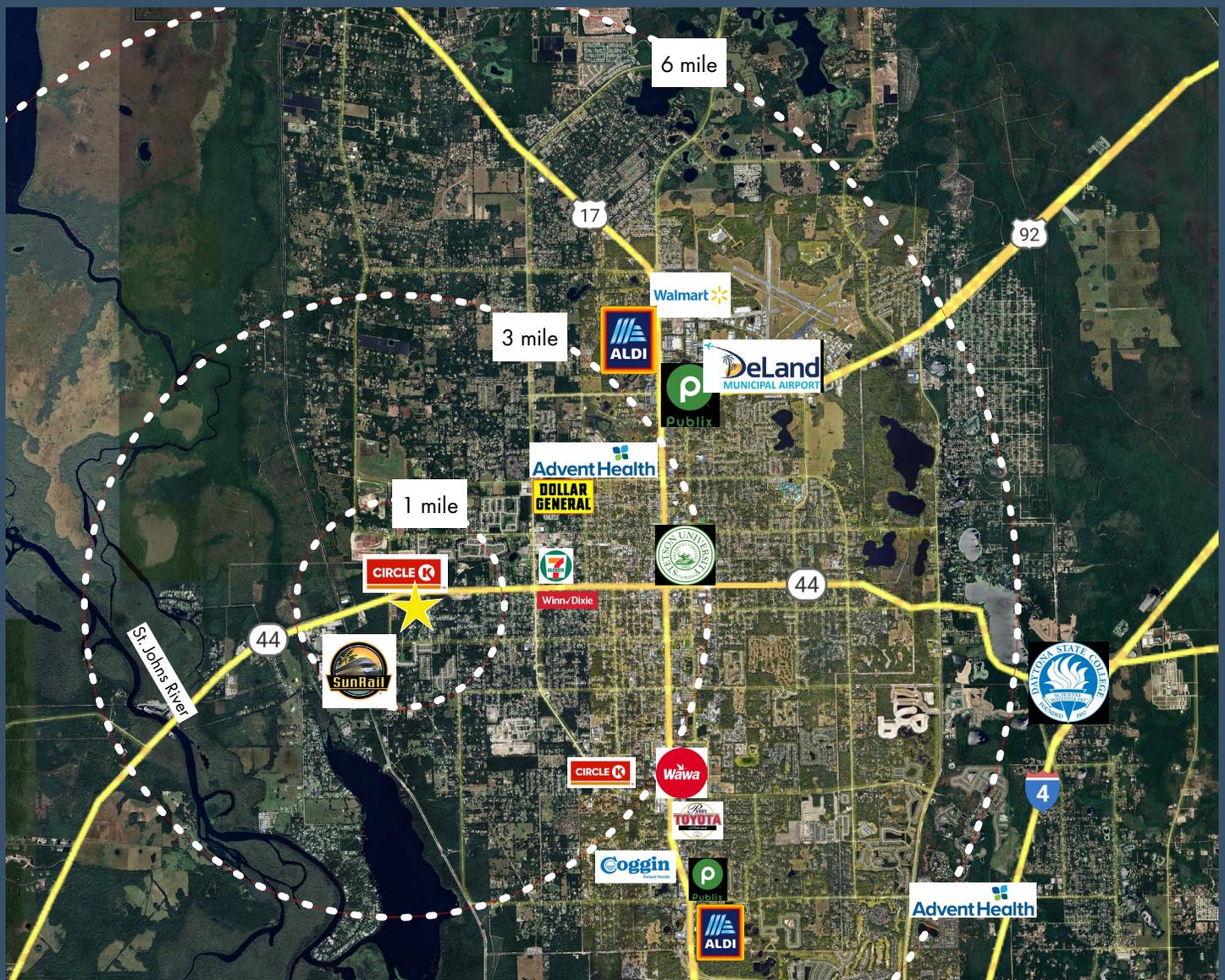
## Daily Traffic Counts

- HWY 44: 15,500
- Grand Ave: 2,600
- 15A: 25,000
- HWY 17: 20,300



# INVESTMENT DETAILS

DeLand is a growing city with a rich history and a vibrant downtown, making it an attractive location for businesses looking to establish a presence in Central Florida. The city is home to Stetson University, one of the state's oldest and most prestigious private universities, which contributes to the lively atmosphere and educational focus of the area. Downtown DeLand features beautifully preserved architecture, boutique shops, art galleries, and a variety of locally-owned restaurants, creating a warm and welcoming environment for residents and visitors alike. DeLand, Florida, has experienced significant growth and development in recent years, benefiting from its prime location in Central Florida and its proximity to major cities like Orlando and Daytona Beach. The city's growth is a blend of residential, commercial, and infrastructural development, driven by its appeal to both newcomers and businesses looking for a vibrant community with access to larger regional opportunities. According to the 2020 U.S. Census, DeLand's population was 37,351, a notable increase from 27,031 in 2010. This represents a growth of about 38% over the past decade. Don't miss out on this opportunity of commercial land in one of the area's fastest growing and most desirable locations.





# DELAND DEVELOPMENT NEWS

## MAS Development advancing townhome community near DeLand SunRail station

Reported by By James Wilkins | GrowthSpotter | PUBLISHED: December 15, 2025

The DeLand City Commission recently granted approval to Florida-based MAS Development for a 152-unit townhome project along SR 44 and Ridgewood Ave. in DeLand. “...Now, all of a sudden, everything around that SunRail station is happening. You’re seeing construction and you’re seeing things happen,” said Attorney Glenn Storch, who represents MAS Development. The project required annexation, a land use change, and rezoning—all of which passed 5-0 as consistent with the City’s 2050 Vision Plan for growth and development.

Read entire article here: <https://www.growthspotter.com/2025/12/15/mas-development-advancing-townhome-community-near-deland-sunrail-station/>

